



Dear

On 23 June 2017, the Ministry received a transfer of your request from the Treasury requesting, under the Official Information Act 1982, information regarding the sale of 1,138 tenancies in the Bay of Plenty to Accessible Homes.

The 2016 Social Housing Purchasing Strategy is the Ministry's strategy for purchasing subsidised social housing places (Income-Related Rent Subsidy or 'IRRS' places) through to June 2020. A key purpose of the Strategy is to share information with existing and potential providers about the types and locations of social housing places that are needed, and how the Ministry will fund and contract for these places, to support a provider's investment decisions.

The Ministry has consulted with the Treasury and was provided the following answers to the following parts of your request.

- *Where are these tenancies/houses based?*

The houses are located throughout the Western Bay of Plenty region including Tauranga, Mt Maunganui and Te Puke, including suburbs such as Gate Pa and Parkvale. To protect the privacy of individual tenants the specific addresses are withheld under section 9(2)(a) of the Official Information Act to maintain the privacy of natural persons.

- *A breakdown of the portfolio in regards to location, size of houses etc.*

As with the previous answer, the specific locations of the houses are withheld under section 9(2)(a) of the Act which relates to the privacy of natural persons. The majority of the houses (87%) have two or three bedrooms.

- *What did Accessible Properties pay for the portfolio?*

The price is withheld under section 9(2)(b)(ii) of the Act to protect the commercial position of Accessible Properties. It is also withheld under section 9(2)(i) of the Act to enable commercial activities to be carried out without prejudice or disadvantage. However, the capacity contract and the sale and purchase agreement can be seen on the Treasury website at:

www.treasury.govt.nz/downloads/pdfs/tau-capacity-contract.pdf and
www.treasury.govt.nz/downloads/pdfs/tau-sale-purchase-agreement.pdf

- *What was the current valuation on the properties at the time of the sale?*

The Market Value used for financial close at 31 March 2017 was \$361 million for 1,138 properties. However, as was noted publicly before the transaction, there were encumbrances on each property title to ensure that they are maintained as social houses. Encumbrances ensure these houses remain as social house but they do reduce the value of the houses to the market.

- *Can you please provide any correspondence, emails and docs from Accessible Properties to any government departments including treasury regarding the purchase of the housing NZ portfolio.*

Your request for all information is very broad and substantial manual collation would be required to locate and prepare all documents within scope of your request. As such, your request for this information is refused under section 18(f) of the Official Information Act. The greater public interest is in the effective and efficient administration of the public service.

The Ministry has consulted with the Housing New Zealand (HNZ) Cooperation and was provided the following answer for the following part of your request noted below:

- *Has Accessible Properties got in any other bids for any HNZ houses and where are those houses?*

Housing New Zealand Cooperation is unaware of any other bids for HNZ properties from Accessible Properties.

- *And has Accessible Properties applied for any social housing funding in the last three years in the Bay of Plenty – did it get any – how much?*
- *And has Accessible Properties got in any social housing funding applications at the moment in the Bay of Plenty – what are those details?*

Accessible Properties has not applied for any Social Housing funding or lodged any application in the Bay of Plenty region over the last three years.

For further information on the Social Housing Reform Programme please see the Ministry's website <http://socialhousing.govt.nz/>

The principles and purposes of the Official Information Act 1982 under which you made your request are:

- to create greater openness and transparency about the plans, work and activities of the Government,
- to increase the ability of the public to participate in the making and administration of our laws and policies and
- to lead to greater accountability in the conduct of public affairs.

This Ministry fully supports those principles and purposes. The Ministry therefore intends to make the information contained in this letter and any attached documents available to the wider public shortly. The Ministry will do this by publishing this letter on the Ministry of Social Development's website. Your personal details will be deleted and the Ministry will not publish any information that would identify you as the person who requested the information.

If you wish to discuss this response with us, please feel free to contact OIA_Requests@msd.govt.nz.

If you are not satisfied with this response regarding the Bay of Plenty Accessible Properties, you have the right to seek an investigation and review by the Ombudsman. Information about how to make a complaint is available at www.ombudsman.parliament.nz or 0800 802 602.

Yours sincerely



Scott Gallacher
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