

Regional overview

Hawke's Bay

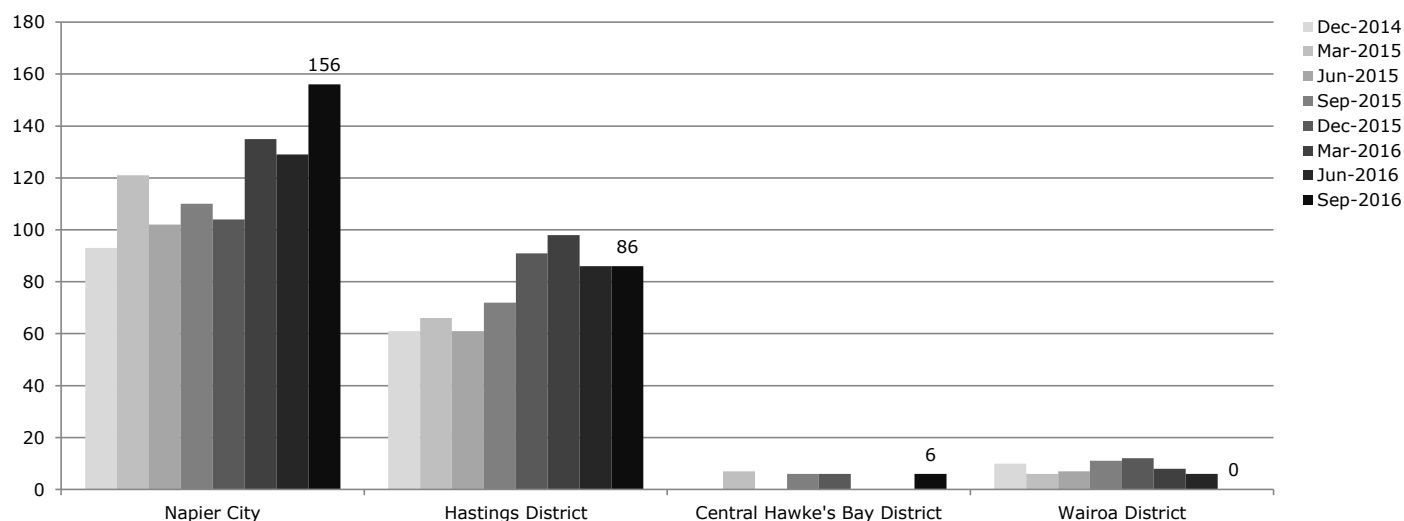
Purchasing intentions - additional income-related rent subsidy (IRRS) places

| Area | Number of bedrooms | | | | TOTAL |
|------------------------------|--------------------|-----------|-----------|----------|------------|
| | 1 | 2 | 3 | 4+ | |
| Napier City | 50 | 50 | 25 | 0 | 125 |
| Hastings District | 30 | 30 | 10 | 0 | 70 |
| Central Hawke's Bay District | 0 | 0 | 0 | 0 | 0 |
| Wairoa District | 0 | 0 | 0 | 0 | 0 |
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| Hawke's Bay total | 80 | 80 | 35 | 0 | 195 |

Purchasing intentions - change within the base of existing IRRS places

| Area | IRRS places as at 30 Sept 2016 | Change within the base, by number of bedrooms | | | |
|------------------------------|--------------------------------|---|----------|----------|----------|
| | | 1 | 2 | 3 | 4+ |
| Napier City | 1,329 | Increase | Increase | Increase | Maintain |
| Hastings District | 1,111 | Increase | Increase | Increase | Maintain |
| Central Hawke's Bay District | 32 | Maintain | Maintain | Decrease | Decrease |
| Wairoa District | 72 | Maintain | Maintain | Decrease | Decrease |
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| Hawke's Bay total | 2,544 | | | | |

Social housing register - trend over the last two years by TLA



* The number shown is the number on the register as at 30 September 2016.

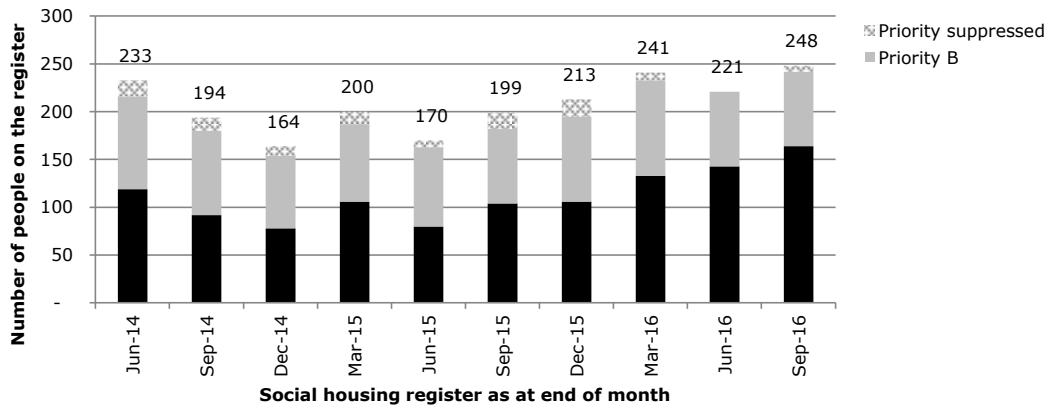
* Where there are 5 people or fewer on the register in a TLA, this will be appear as zero in the graph.

* Source: Ministry of Social Development. (2016). Social housing register. Retrieved from: <http://housing.msd.govt.nz/information-for-housing-providers/register/index.html>

Demand in Hawke's Bay

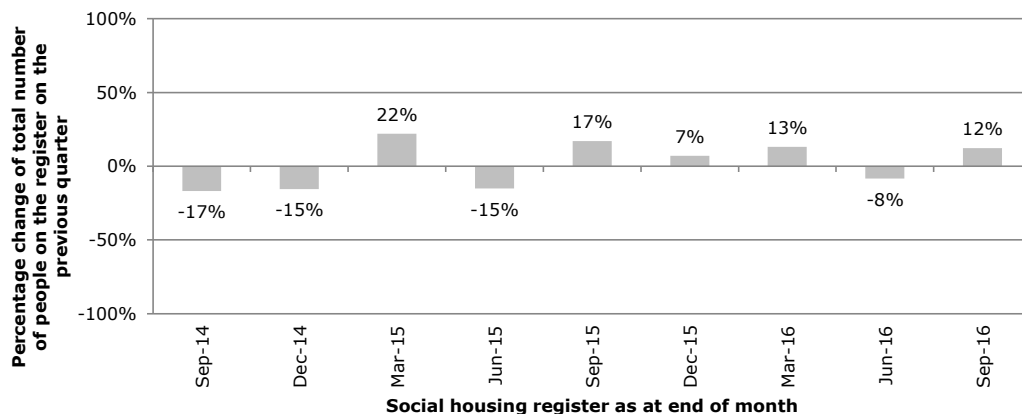
Social housing register by priority level - trend for the region

* Source: Ministry of Social Development. (2016). Social housing register. Retrieved from: <http://housing.msd.govt.nz/information-for-housing-providers/register/index.html>



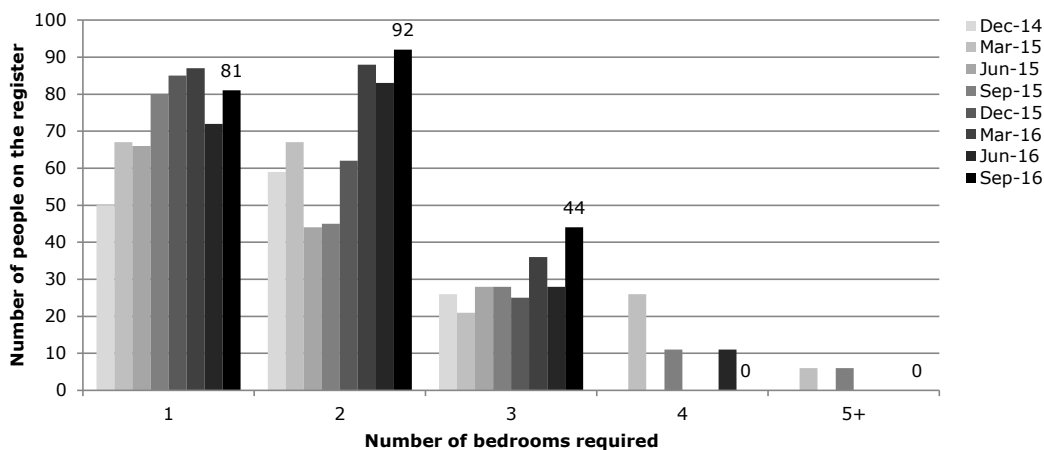
Percentage change on total number of people on the register in previous quarter - trend for the region

* Source: Ministry of Social Development. (2016). Social housing register. Retrieved from: <http://housing.msd.govt.nz/information-for-housing-providers/register/index.html>



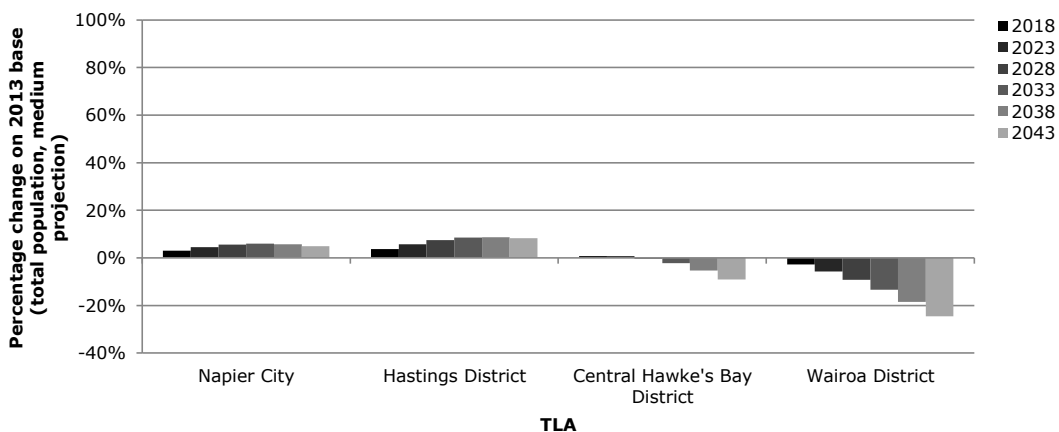
Types of houses required by people on the register - trend for the region

* Where there are 5 people or fewer on the register in a TLA, this will be appear as zero in the graph.
* Source: Ministry of Social Development. (2016). Social housing register. Retrieved from: <http://housing.msd.govt.nz/information-for-housing-providers/register/index.html>



Population projections - percentage increase on 2013 base, by TLA

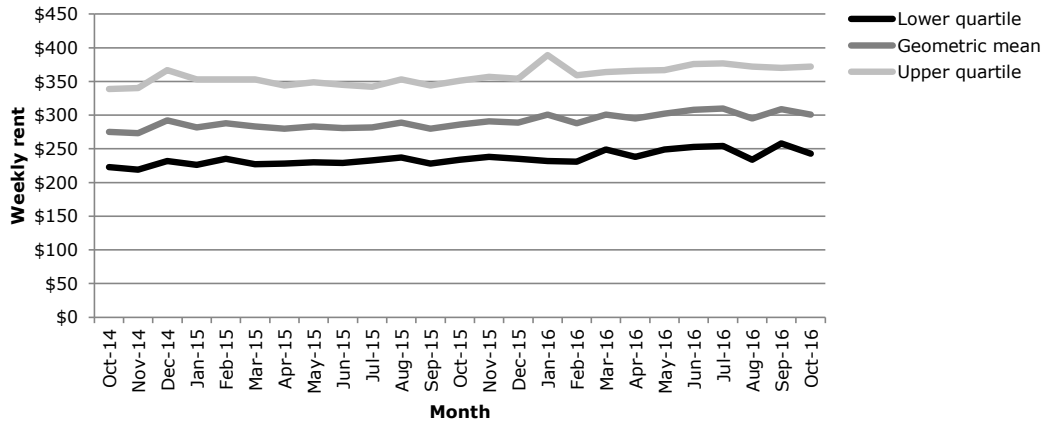
* Projected percentage increase in total population on 2013 base (medium projection), for TLAs in the region.
* Source: Statistics New Zealand.



Private market supply in Hawke's Bay

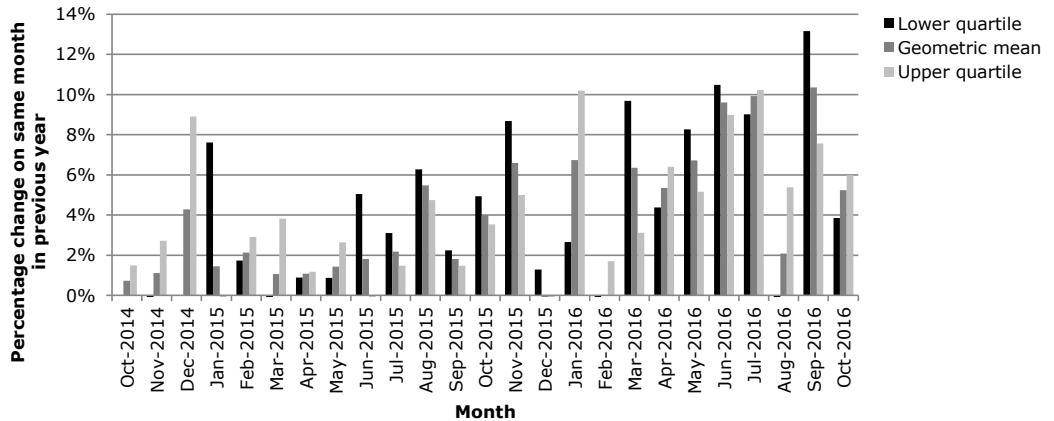
Weekly rental - trend of absolute values

* Weekly rent, based on new bonds lodged each month.
 * Data relates to all rentals, not just social housing.
 * Source: Ministry of Business, Innovation and Employment. (2016). Rental bond data. Retrieved from: <http://www.mbie.govt.nz/info-services/housing-property/sector-information-and-statistics/rental-bond-data>



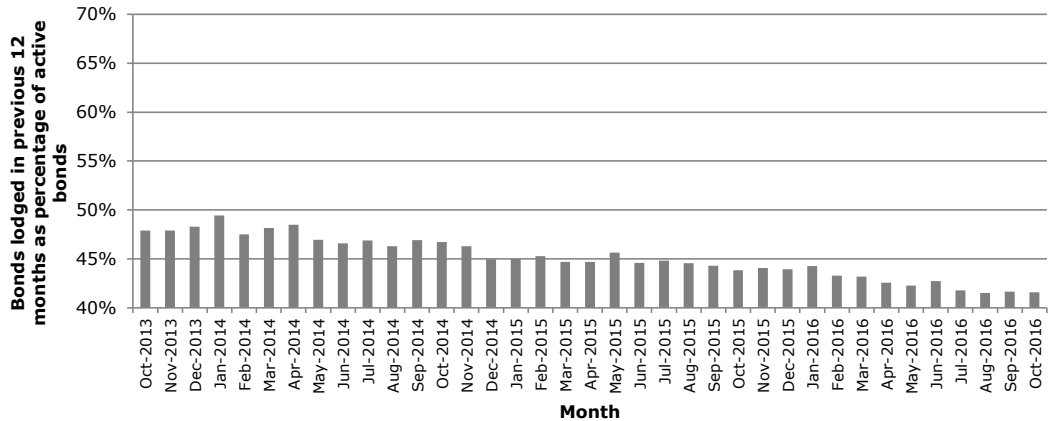
Weekly rental - percentage change on same month in previous year

* Graph shows percentage change on same month in previous year.
 * Weekly rent, based on new bonds lodged each month.
 * Data relates to all rentals, not just social housing.
 * Source: Ministry of Business, Innovation and Employment. (2016). Rental bond data. Retrieved from: <http://www.mbie.govt.nz/info-services/housing-property/sector-information-and-statistics/rental-bond-data>



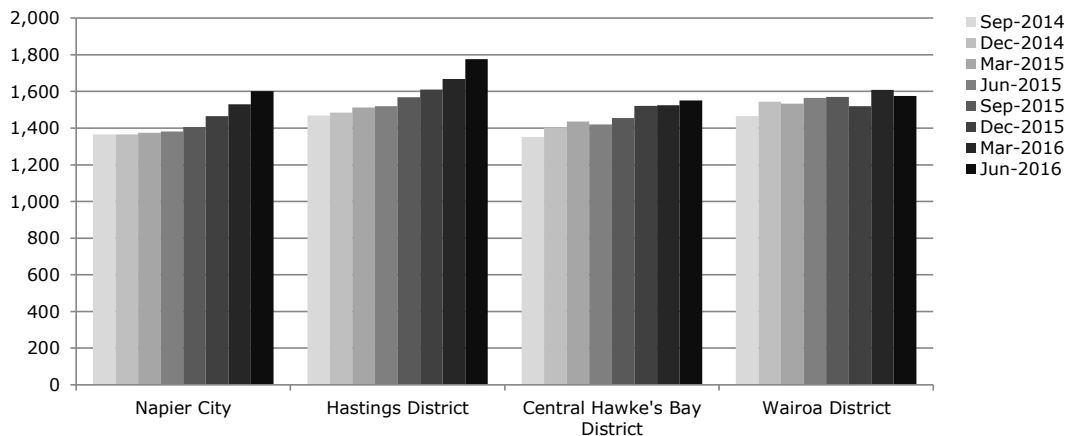
Bonds lodged in previous 12 months as percentage of active bonds

* Data relates to all rentals, not just social housing.
 * Source: Ministry of Business, Innovation and Employment. (2016). Rental bond data. Retrieved from: <http://www.mbie.govt.nz/info-services/housing-property/sector-information-and-statistics/rental-bond-data>



QV Quarterly House Price Index for TLAs in this region

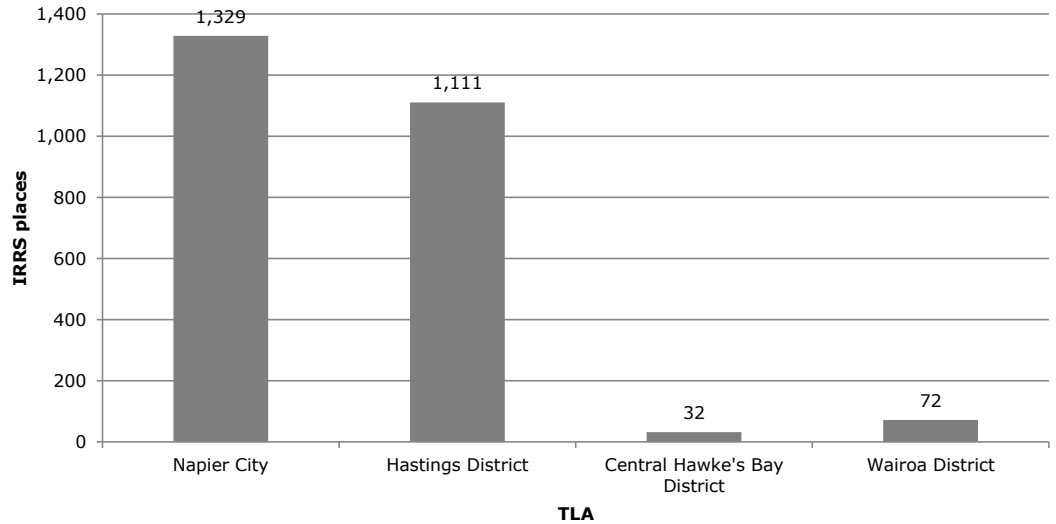
* Data relates to all dwellings (houses, flats, apartments etc).
 * Data for Auckland is reported by QV for the TLA, and then broken down under the former council structure.
 * Source: Quotable Value. (2016). Residential House Price Index. Retrieved from: <https://www.qv.co.nz/resources/residential-house-price-index>



Social market supply in Hawke's Bay

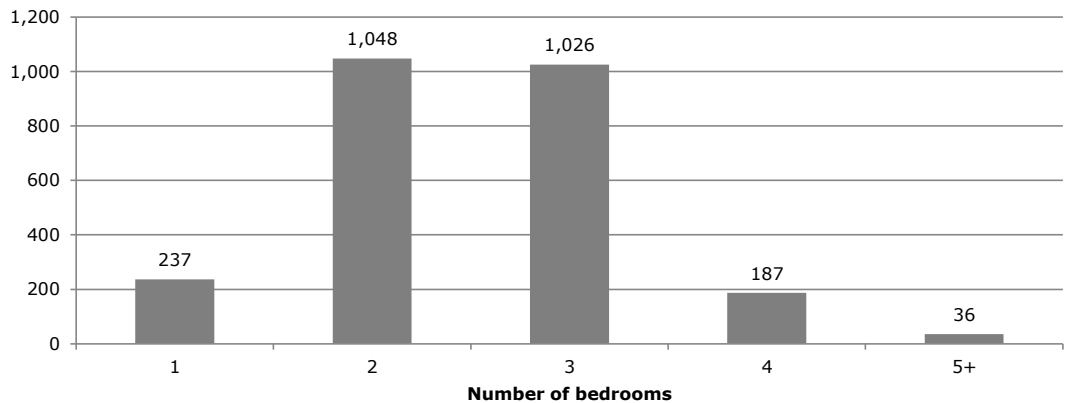
Current IRRS places by TLA

* Data covers IRRS places provided by CHPs and HNZ, as at 30 September 2016.
 * Data provided by MSD.



Current IRRS places in Hawke's Bay - by number of bedrooms

* Data covers IRRS places provided by CHPs and HNZ, as at 30 September 2016.
 * Where there are 5 or fewer tenancies, this will appear as 0 in the graph.
 * Data provided by MSD.



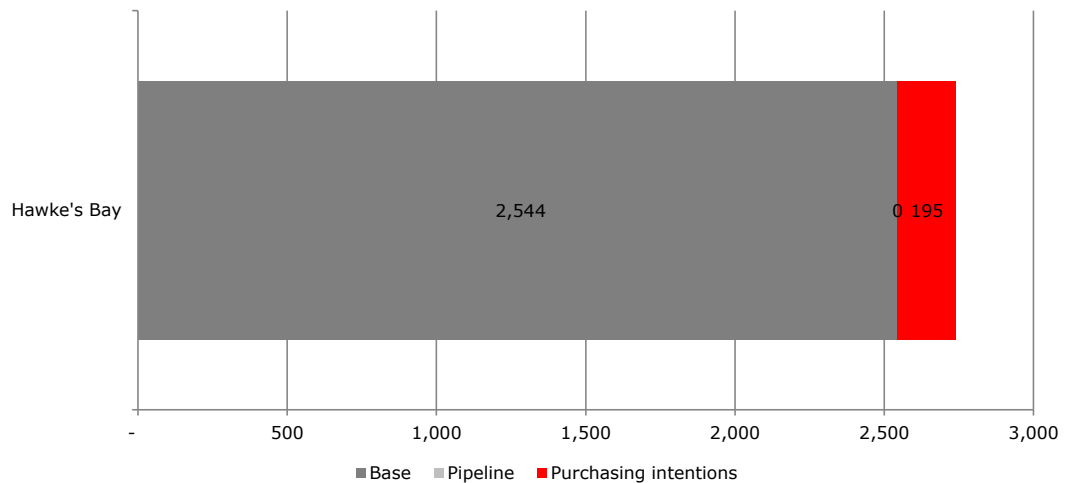
Current IRRS places by TLA and number of bedrooms

* Data covers IRRS places provided by CHPs and HNZ, as at 30 September 2016.
 * Where there are 5 or fewer tenancies, this will appear as an empty cell in the table.
 * Data provided by MSD.

| | Number of bedrooms | | | | |
|------------------------------|--------------------|-----|-----|----|----|
| | 1 | 2 | 3 | 4 | 5+ |
| Napier City | 132 | 605 | 473 | 95 | 24 |
| Hastings District | 105 | 410 | 492 | 92 | 12 |
| Central Hawke's Bay District | | 13 | 19 | | |
| Wairoa District | | 20 | 42 | | |
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Overview of base, pipeline, and purchasing intentions for IRRS places for Hawke's Bay

* Base - refers to current number of IRRS places as at 30 Sept 2016.
 * CHP pipeline - refers to places that are either contracted or that MSD Housing Contracts team believes has a high certainty of eventuating.
 * Purchasing intentions - refers to the total number of additional IRRS places signalled in the 2016 update to the Purchasing Strategy for IRRS places.



Weekly rent in Hawke's Bay

Social housing (IRRS places)

Average total rent by TLA and number of bedrooms

* Data refers to the total rent - this is the sum of:

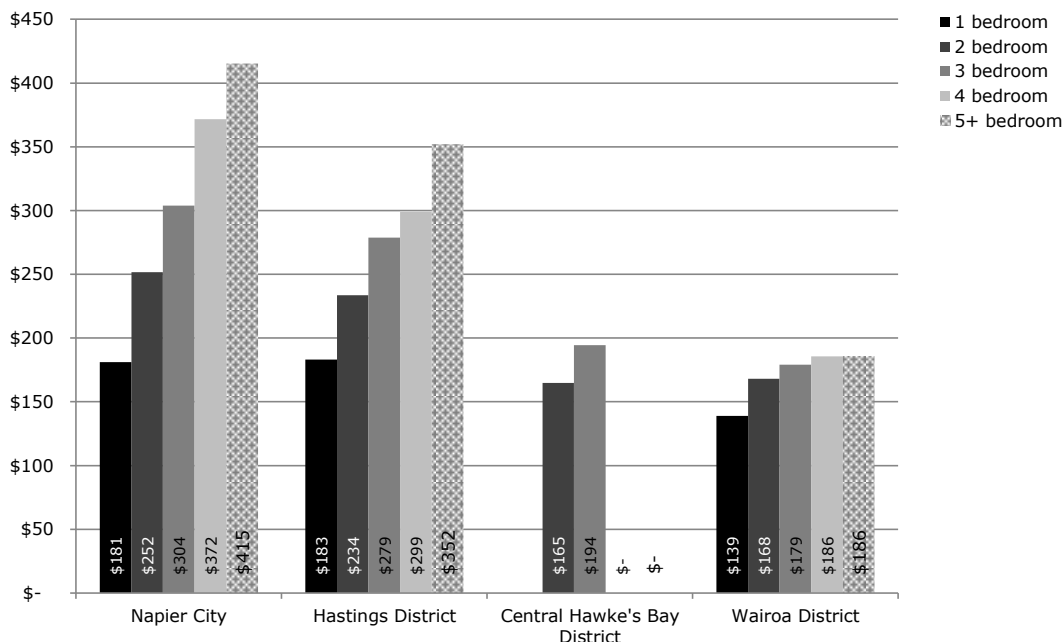
- the income-related rent (IRR) paid by the tenant; and
- the income-related rent subsidy (IRRS) paid by MSD.

* Data covers IRRS places provided by CHPs and HNZ, as at 30 September 2016.

* Where there is no data for a specific TLA or number of bedrooms, this means that:

- either: there are no IRRS tenancies;
- or: there fewer than 5 tenancies.

* Data provided by MSD.



MSD weekly maximum market rents for TLAs in this region

* Source: Ministry of Social Development. (2016) Purchasing Strategy for IRRS Places.

| TLAs | 1 | 2 | 3 | 4 | 5 |
|------------------------------|-------|-------|-------|-------|-------|
| Napier City | \$275 | \$350 | \$425 | \$500 | \$575 |
| Hastings District | \$275 | \$350 | \$425 | \$500 | \$575 |
| Central Hawke's Bay District | \$250 | \$300 | \$350 | \$400 | \$450 |
| Wairoa District | \$250 | \$300 | \$350 | \$400 | \$450 |
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All rentals

Weekly rental for TLAs in this region, as at Oct 2016

* Source: Ministry of Business, Innovation and Employment. (2016). Rental bond data. Retrieved from: <http://www.mbie.govt.nz/info-services/housing-property/sector-information-and-statistics/rental-bond-data>

| TLAs | Lower quartile | Geometric mean | Upper quartile |
|------------------------------|----------------|----------------|----------------|
| Napier City | \$267 | \$325 | \$396 |
| Hastings District | \$256 | \$311 | \$377 |
| Central Hawke's Bay District | \$190 | \$234 | \$288 |
| Wairoa District | \$176 | \$195 | \$216 |
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