

Regional overview

Manawatu-Wanganui

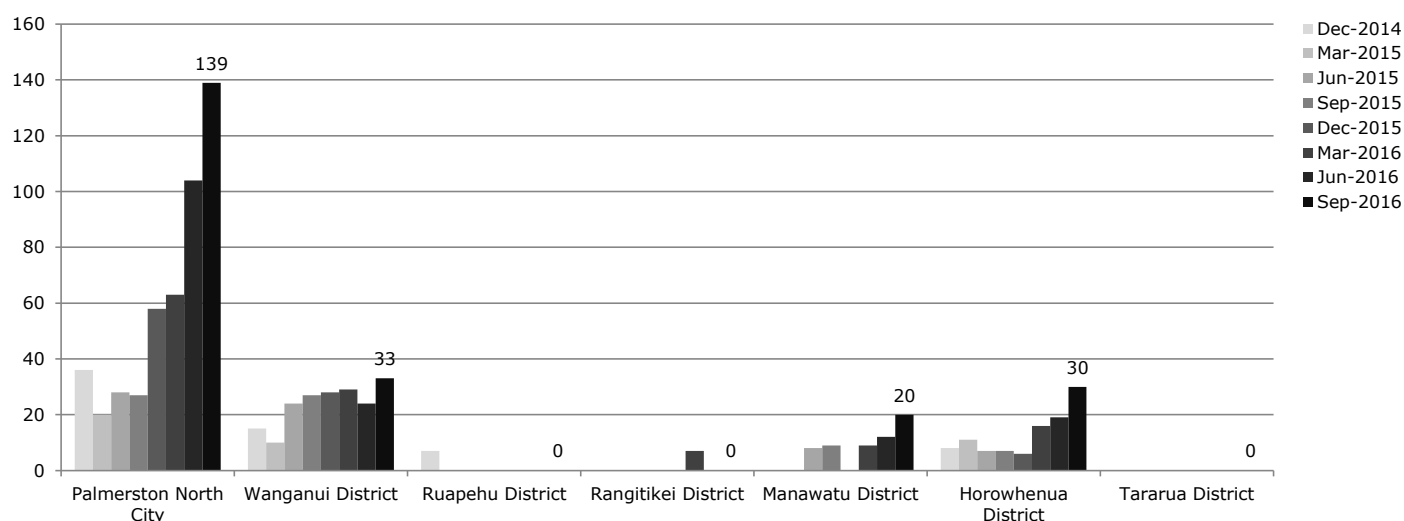
Purchasing intentions - additional income-related rent subsidy (IRRS) places

Area	Number of bedrooms				TOTAL
	1	2	3	4+	
Palmerston North City	50	10	10	0	70
Wanganui District	10	5	5	0	20
Ruapehu District	0	0	0	0	0
Rangitikei District	0	0	0	0	0
Manawatu District	0	5	0	0	5
Horowhenua District	5	5	0	0	10
Tararua District	0	0	0	0	0
Manawatu-Wanganui total	65	25	15	0	105

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+
Palmerston North City	1,311	Increase	Increase	Increase	Consider decrease in future
Wanganui District	496	Increase	Increase	Increase	Decrease
Ruapehu District	69	Maintain	Maintain	Decrease	Decrease
Rangitikei District	44	Maintain	Maintain	Decrease	Decrease
Manawatu District	141	Maintain	Maintain	Decrease	Decrease
Horowhenua District	164	Increase	Maintain	Decrease	Decrease
Tararua District		Maintain	Maintain	Decrease	Decrease
Manawatu-Wanganui total	2,225				

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.

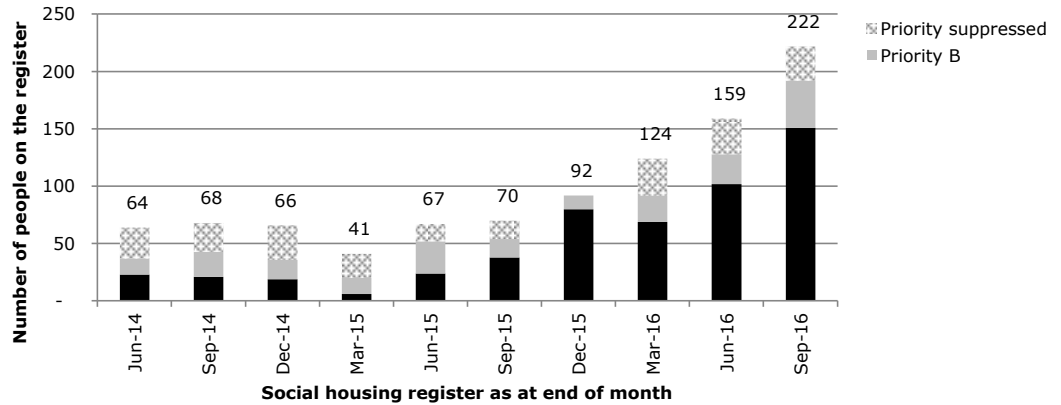
* Where there are 5 people or fewer on the register in a TLA, this will appear as zero in the graph.

* 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 Manawatu-Wanganui

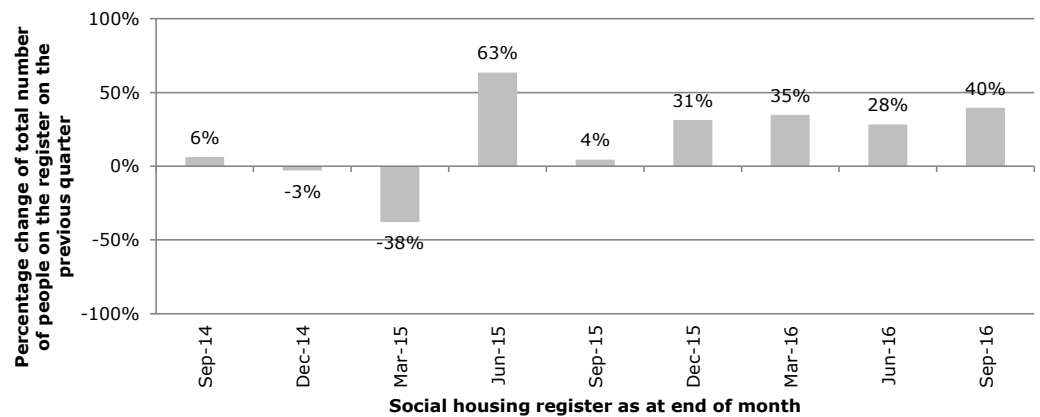
Social housing register by priority level - trend for the region

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



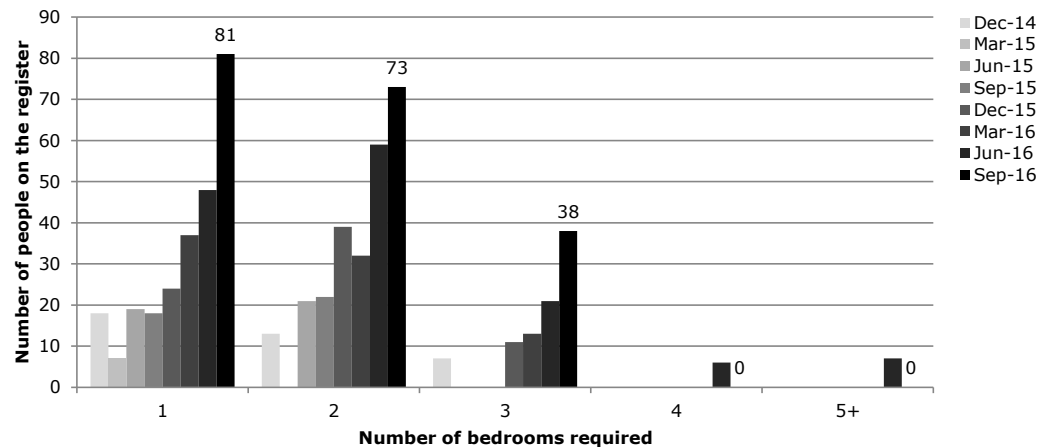
Percentage change on total number of people on the register in previous quarter - trend for the region

* 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

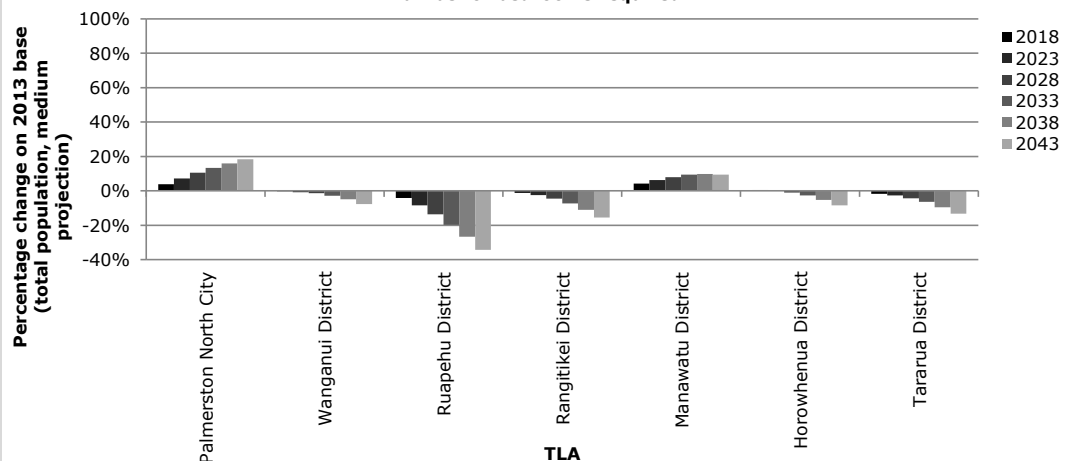
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* Source: Ministry of Social Development. (2016). Social housing register. Retrieved from: <http://housing.msd.govt.nz/information-for-housing-providers/register/index.html>



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.

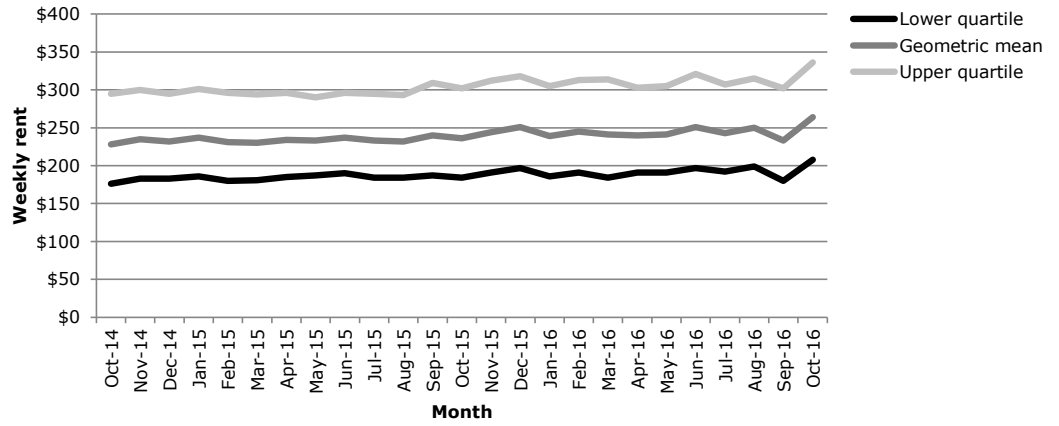
* Source: Statistics New Zealand.



Private market supply in Manawatu-Wanganui

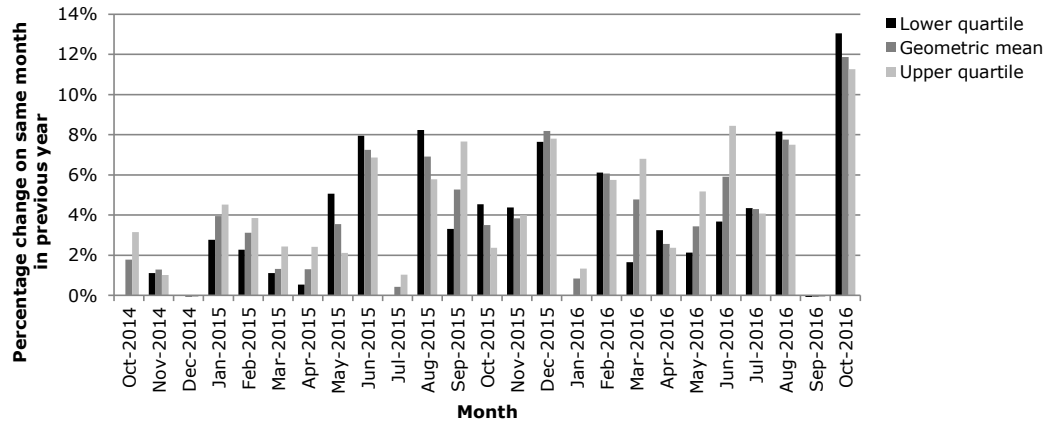
Weekly rental - trend of absolute values

* 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>



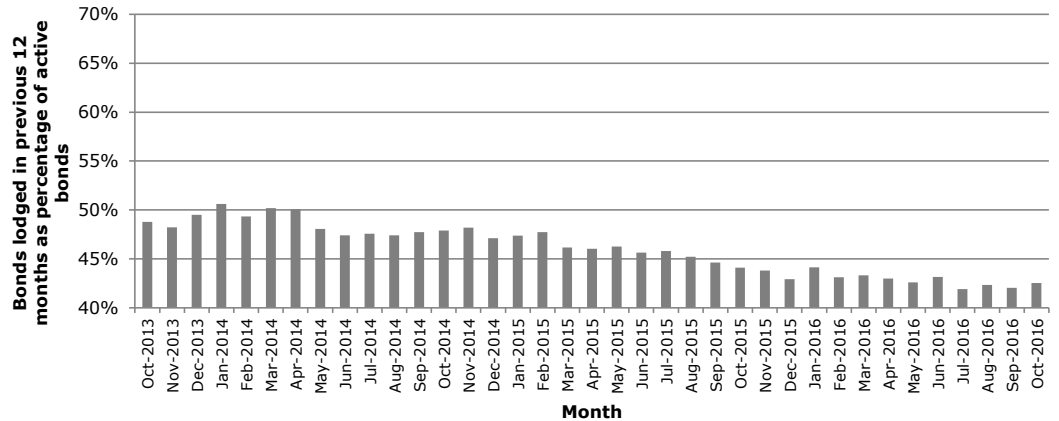
Weekly rental - percentage change on same month in previous year

* 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>



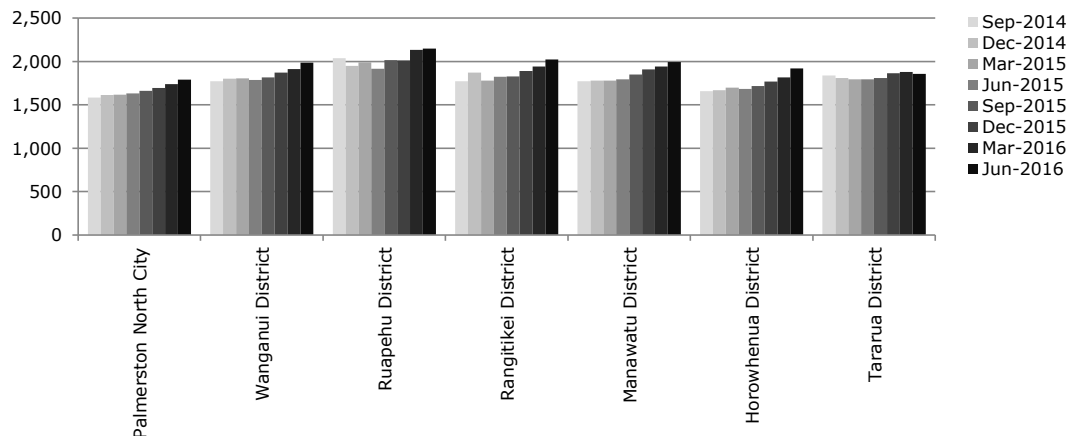
Bonds lodged in previous 12 months as percentage of active bonds

* 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

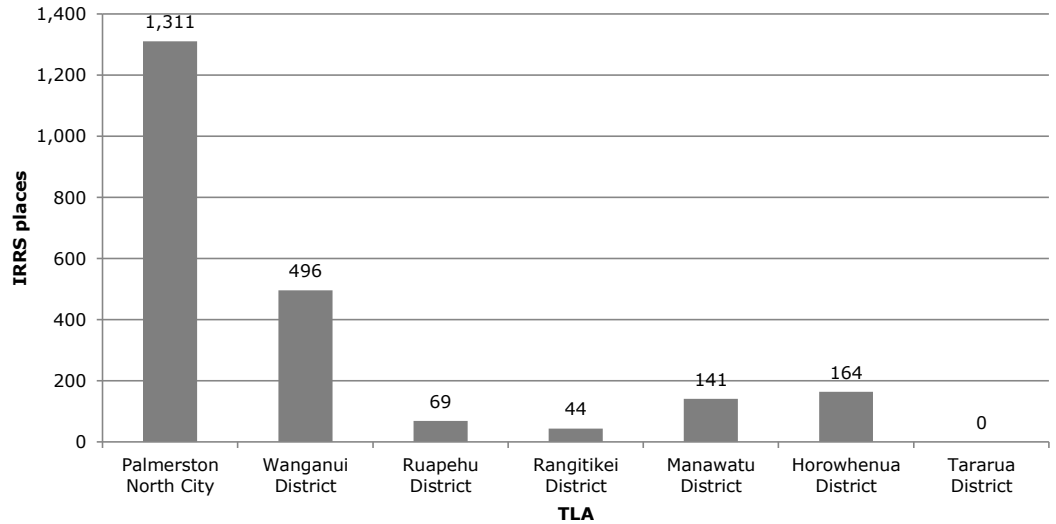
* Data relates to all dwellings (houses, flats, apartments etc).
 * Data for Auckland is reported by QV for the TLA, and then broken down under the former council structure.
 * Source: Quotable Value. (2016). Residential House Price Index. Retrieved from: <https://www.qv.co.nz/resources/residential-house-price-index>



Social market supply in Manawatu-Wanganui

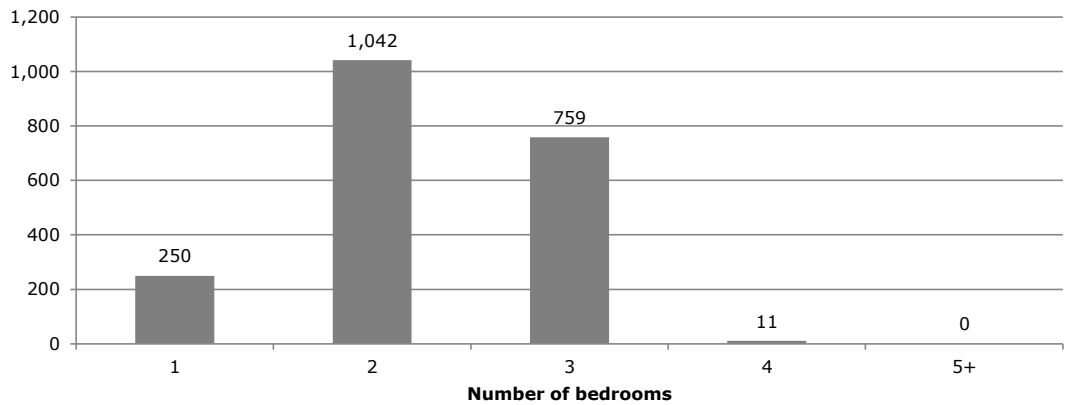
Current IRRS places by TLA

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



Current IRRS places in Manawatu-Wanganui - 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.



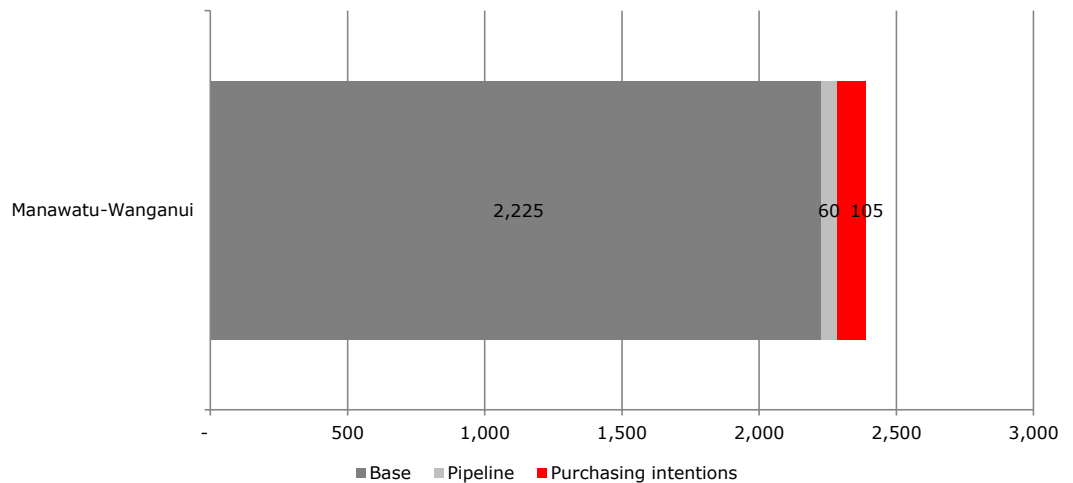
Current IRRS places by TLA and number of bedrooms

* 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+
Palmerston North City	178	569	473		
Wanganui District	65	254	149		
Ruapehu District		35	27		
Rangitikei District		21			
Manawatu District	7	72	51	11	
Horowhenua District		91	59		
Tararua District					

Overview of base, pipeline, and purchasing intentions for IRRS places for Manawatu-Wanganui

* 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 Manawatu-Wanganui

Social housing (IRRS places)

Average total rent by TLA and number of bedrooms

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

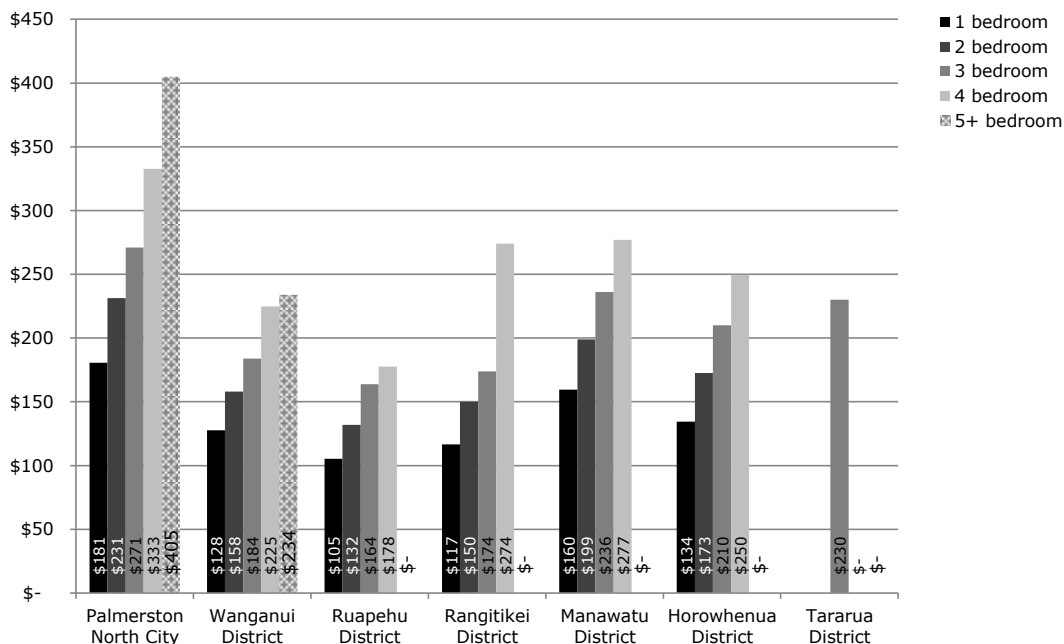
- the income-related rent (IRR) paid by the tenant; and
- the income-related rent subsidy (IRRS) paid by MSD.

* 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
Palmerston North City	\$275	\$350	\$425	\$500	\$575
Wanganui District	\$250	\$300	\$350	\$400	\$450
Ruapehu District	\$250	\$300	\$350	\$400	\$450
Rangitikei District	\$250	\$300	\$350	\$400	\$450
Manawatu District	\$250	\$300	\$350	\$400	\$450
Horowhenua District	\$250	\$300	\$350	\$400	\$450
Tararua District	\$250	\$300	\$350	\$400	\$450

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
Palmerston North City	\$247	\$309	\$387
Wanganui District	\$193	\$230	\$275
Ruapehu District	\$159	\$196	\$241
Rangitikei District	\$180	\$206	\$235
Manawatu District	\$205	\$271	\$359
Horowhenua District	\$216	\$257	\$306
Tararua District	\$153	\$179	\$211