

Regional overview Northland

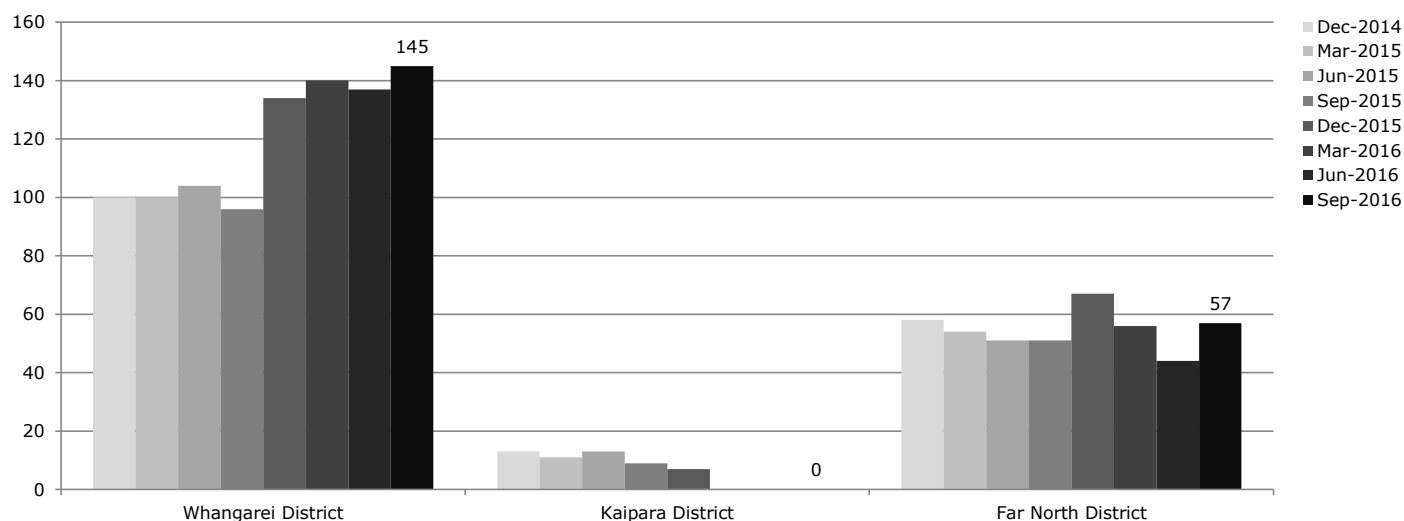
Purchasing intentions - additional income-related rent subsidy (IRRS) places

Area	Number of bedrooms				TOTAL
	1	2	3	4+	
Whangarei District	40	40	15	5	100
Kaipara District	0	0	0	0	0
Far North District	20	10	0	0	30
Northland total	60	50	15	5	130

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+
Whangarei District	1,193	Increase	Increase	Increase	Maintain
Kaipara District	108	Maintain	Maintain	Decrease	Decrease
Far North District	632	Increase	Increase	Increase	Decrease
Northland total	1,933				

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.

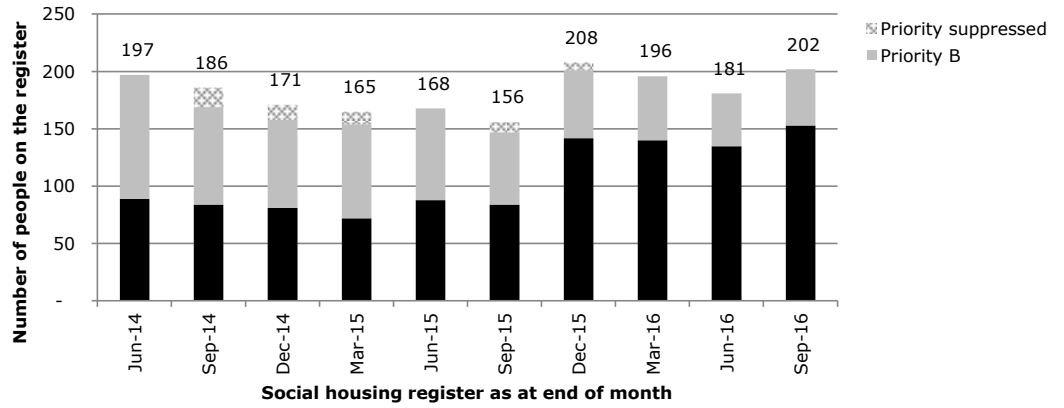
* Where there are 5 people or fewer on the register in a TLA, this will be appear as zero in the graph.

* 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 Northland

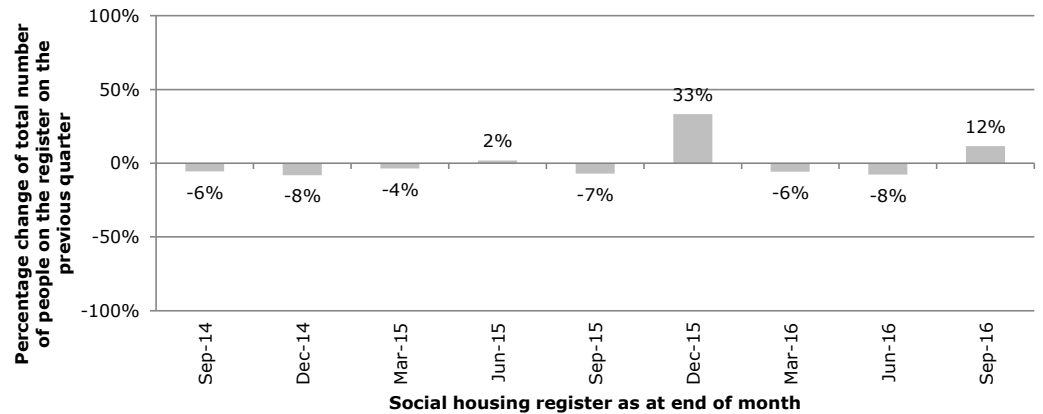
Social housing register by priority level - trend for the region

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



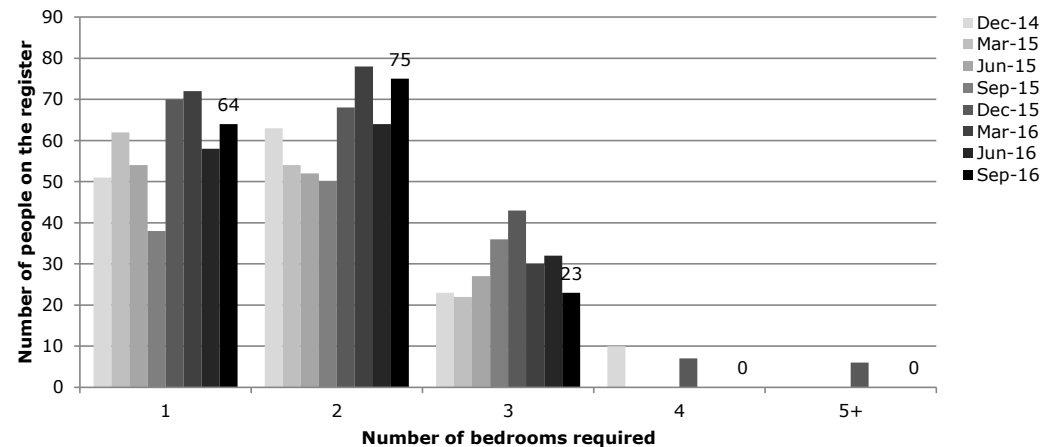
Percentage change on total number of people on the register in previous quarter - trend for the region

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



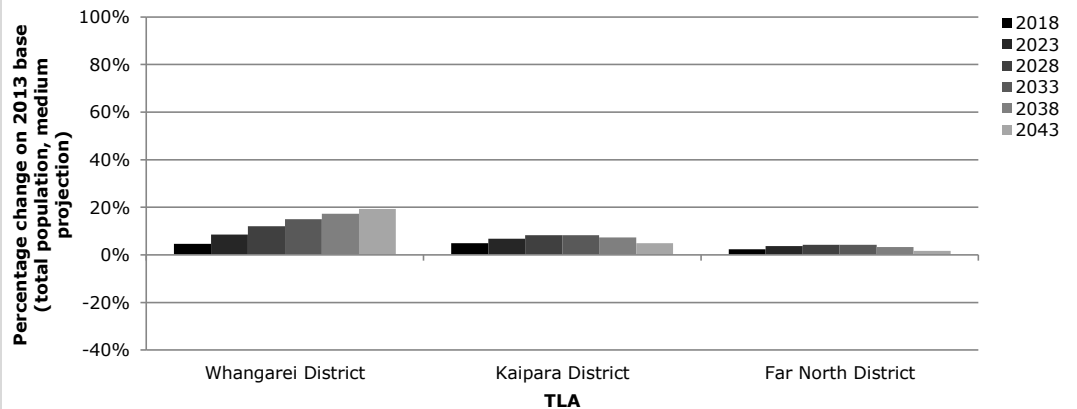
Types of houses required by people on the register - trend for the region

* 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

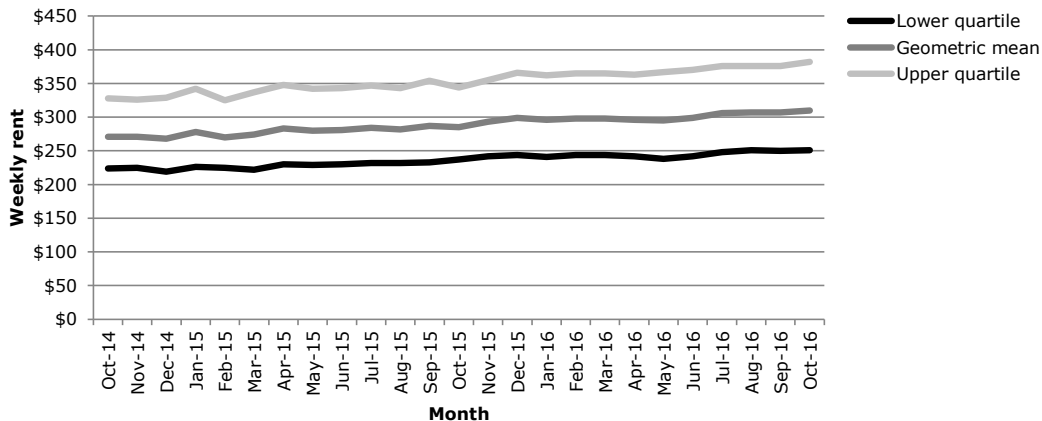
* Projected percentage increase in total population on 2013 base (medium projection), for TLAs in the region.
* Source: Statistics New Zealand.



Private market supply in Northland

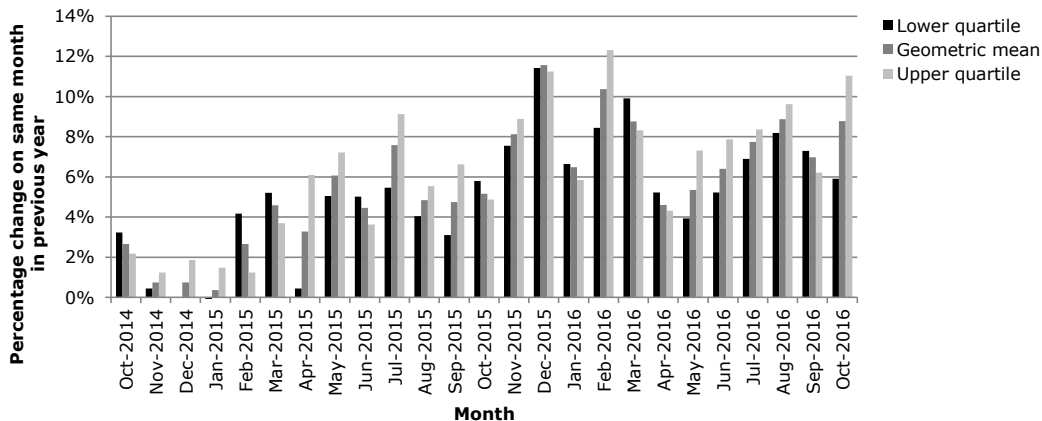
Weekly rental - trend of absolute values

* 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>



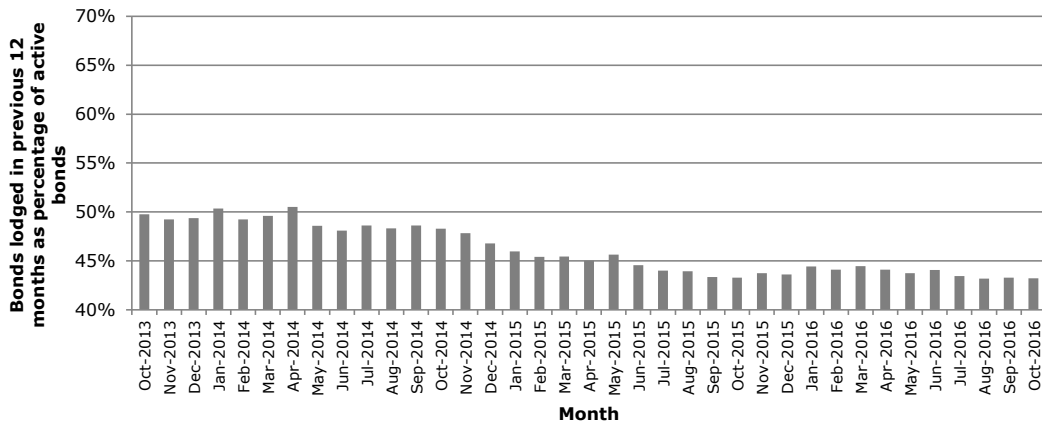
Weekly rental - percentage change on same month in previous year

* 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>



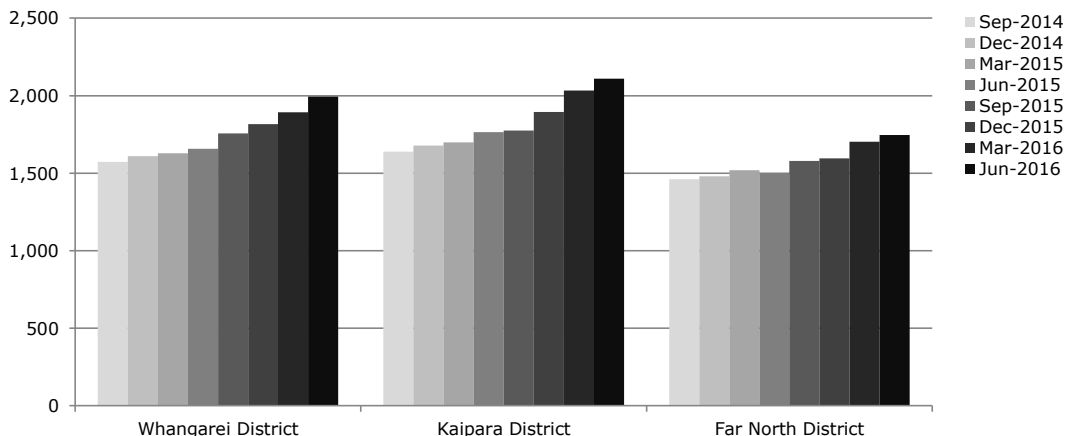
Bonds lodged in previous 12 months as percentage of active bonds

* 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

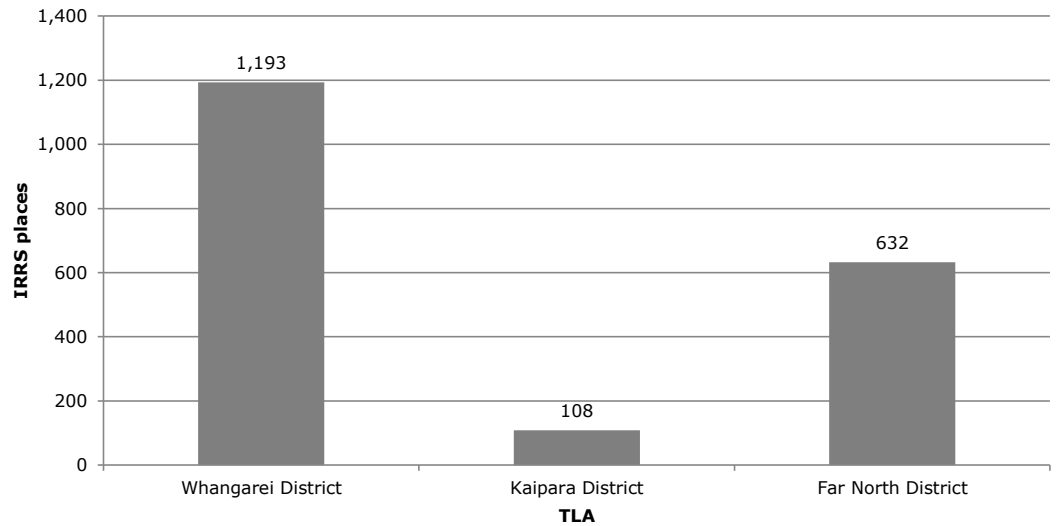
* Data relates to all dwellings (houses, flats, apartments etc).
 * Data for Auckland is reported by QV for the TLA, and then broken down under the former council structure.
 * Source: Quotable Value. (2016). Residential House Price Index. Retrieved from: <https://www.qv.co.nz/resources/residential-house-price-index>



Social market supply in Northland

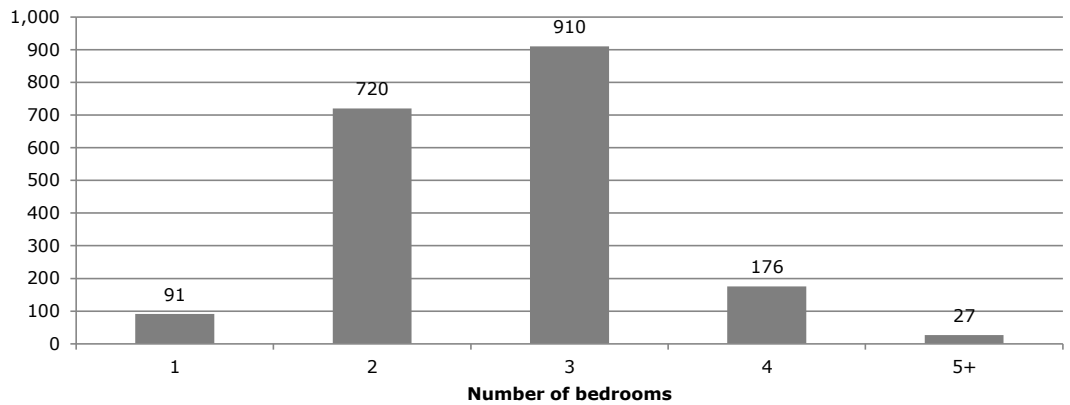
Current IRRS places by TLA

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



Current IRRS places in Northland - 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+
Whangarei District	80	426	571	104	12
Kaipara District		53	46		
Far North District	11	241	293	72	15

Overview of base, pipeline, and purchasing intentions for IRRS places for Northland

* 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.

