

Regional overview Wellington

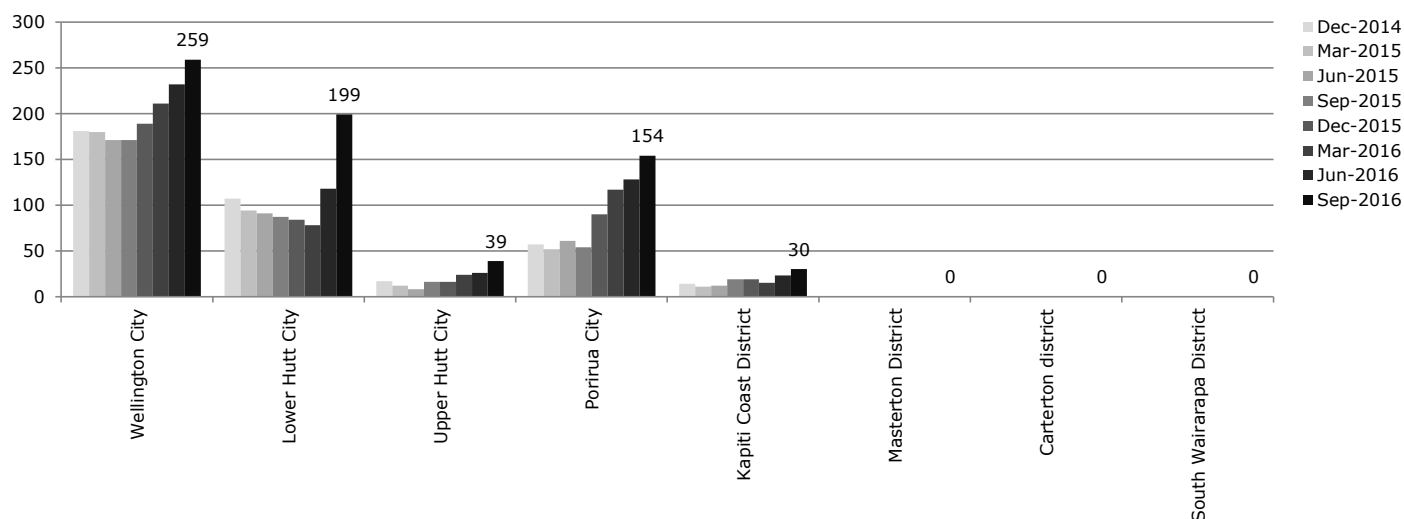
Purchasing intentions - additional income-related rent subsidy (IRRS) places

Area	Number of bedrooms				TOTAL
	1	2	3	4+	
Wellington (Wgtn City, Upper and Lower Hutt, Porirua City)	315	55	60	5	435
Kapiti Coast District	10	5	5	0	20
Masterton District	0	0	0	0	0
Carterton district	0	0	0	0	0
South Wairarapa District	0	0	0	0	0
Wellington total	325	60	65	5	455

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+
Wellington (Wgtn City, Upper and Lower Hutt, Porirua City)	7,546	Increase	Increase	Maintain	Maintain
Kapiti Coast District	203	Increase	Increase	Increase	Decrease
Masterton District		Maintain	Maintain	Maintain	Maintain
Carterton district		Maintain	Maintain	Maintain	Maintain
South Wairarapa District		Maintain	Maintain	Maintain	Maintain
Wellington total	7,749				

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.

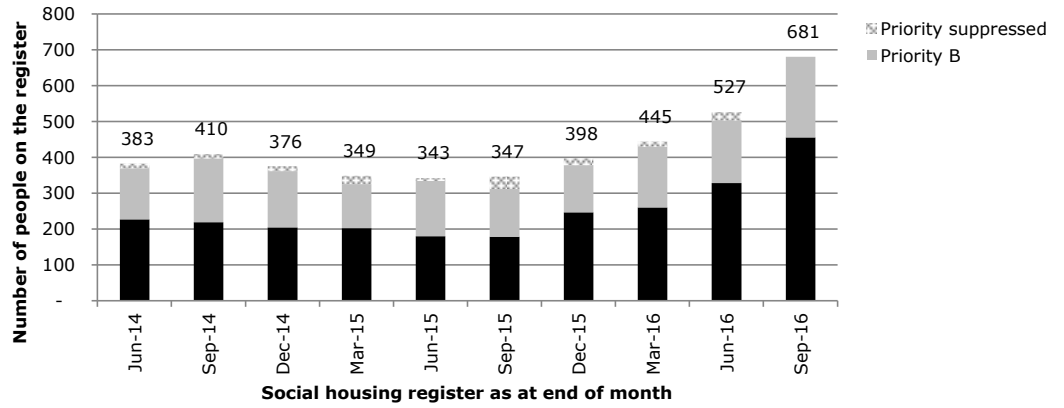
* Where there are 5 people or fewer on the register in a TLA, this will appear as zero in the graph.

* 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 Wellington

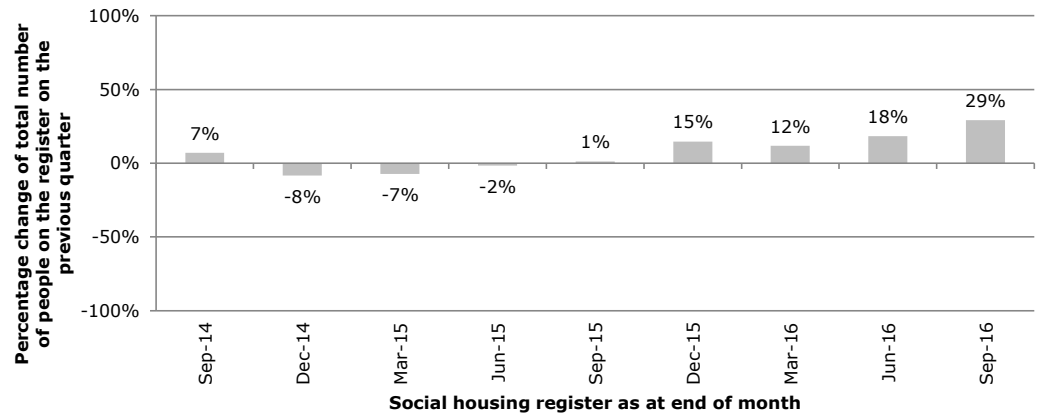
Social housing register by priority level - trend for the region

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



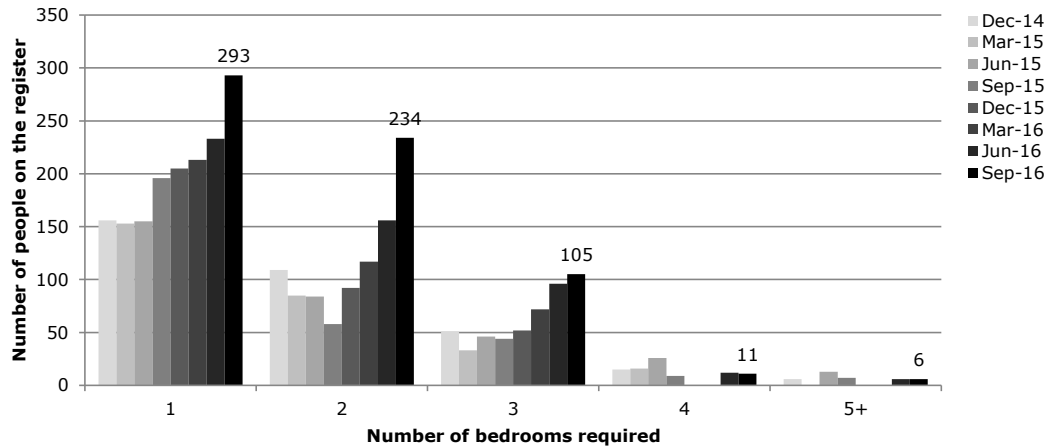
Percentage change on total number of people on the register in previous quarter - trend for the region

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



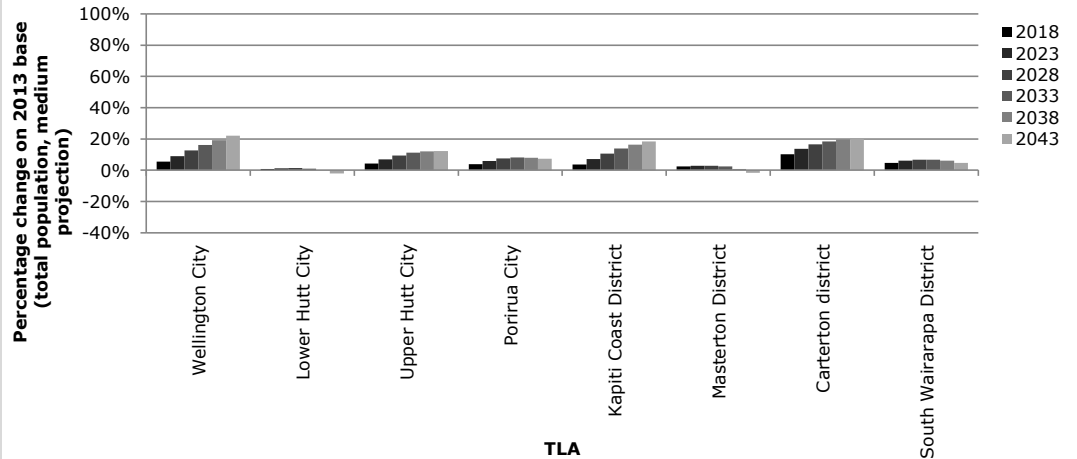
Types of houses required by people on the register - trend for the region

* 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

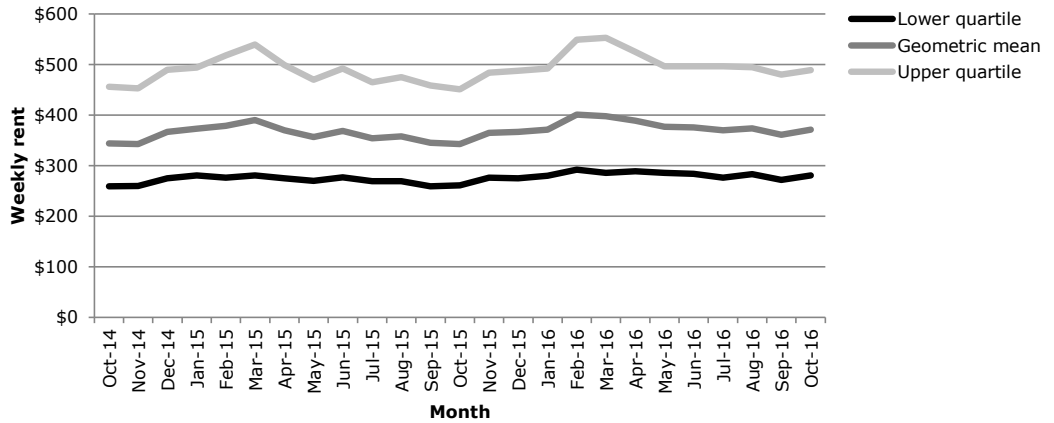
* Projected percentage increase in total population on 2013 base (medium projection), for TLAs in the region.
 * Source: Statistics New Zealand.



Private market supply in Wellington

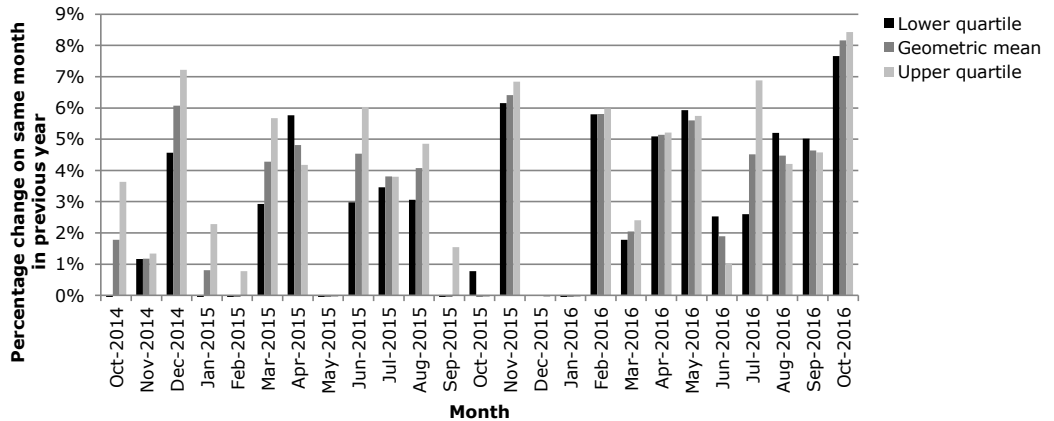
Weekly rental - trend of absolute values

* 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>



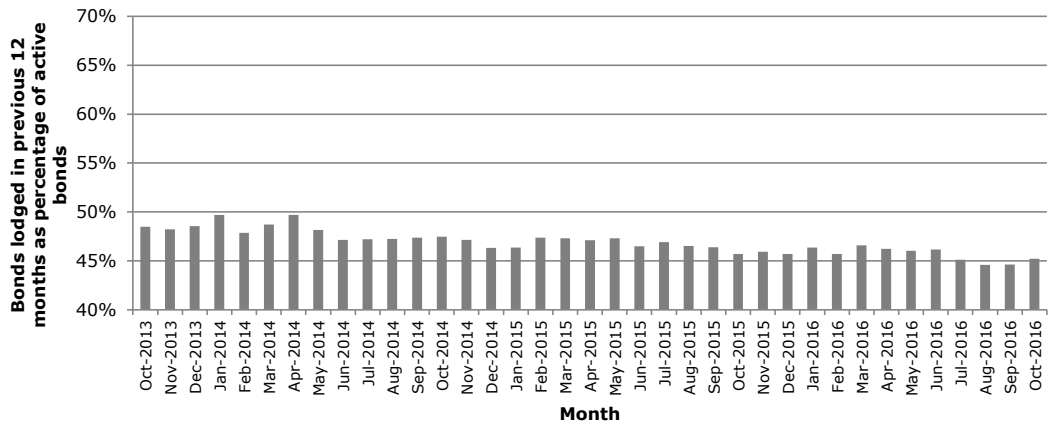
Weekly rental - percentage change on same month in previous year

* 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>



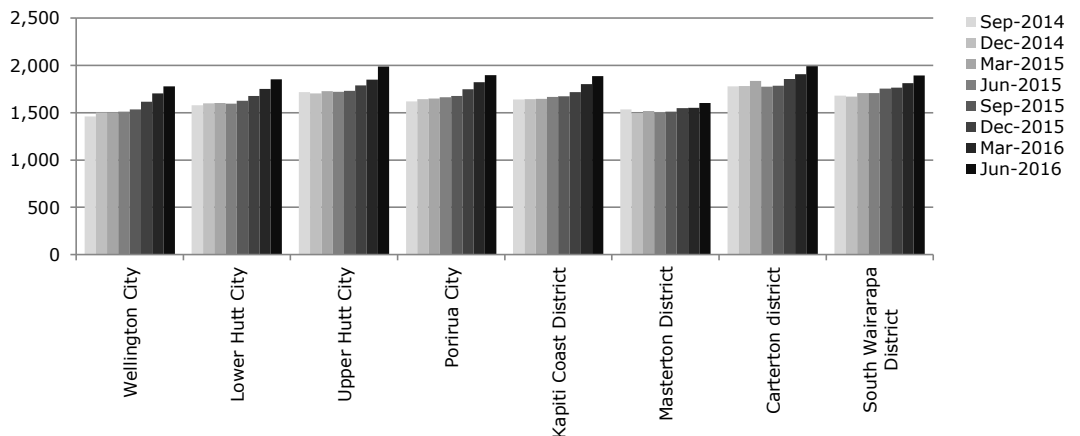
Bonds lodged in previous 12 months as percentage of active bonds

* 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

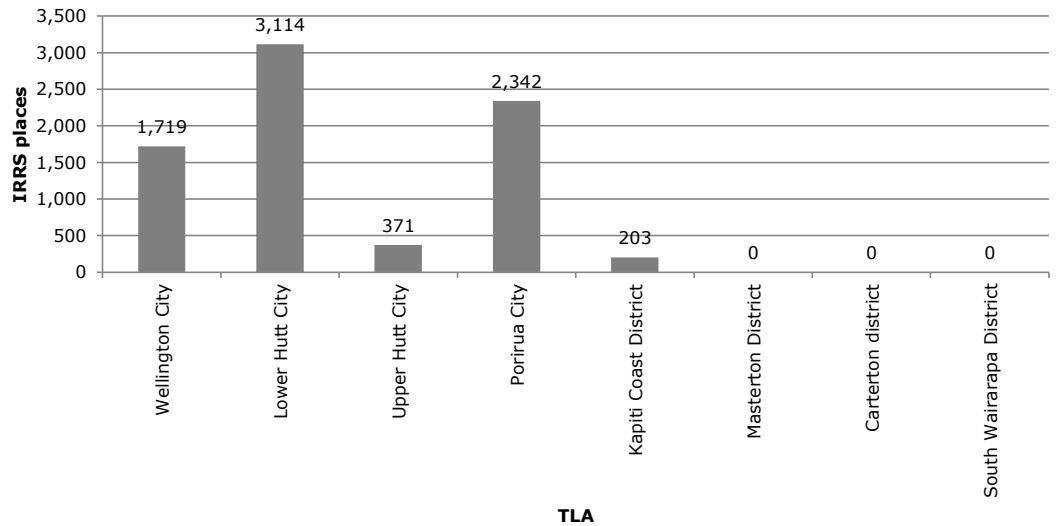
* Data relates to all dwellings (houses, flats, apartments etc).
 * Data for Auckland is reported by QV for the TLA, and then broken down under the former council structure.
 * Source: Quotable Value. (2016). Residential House Price Index. Retrieved from: <https://www.qv.co.nz/resources/residential-house-price-index>



Social market supply in Wellington

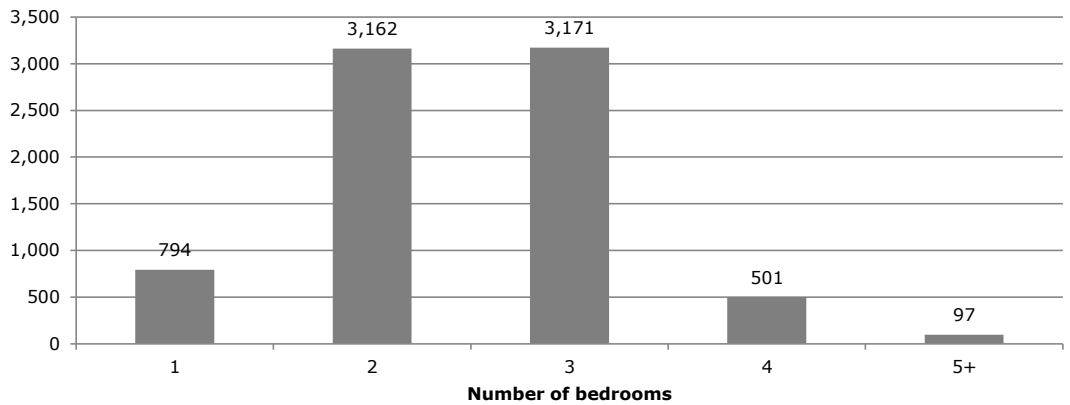
Current IRRS places by TLA

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



Current IRRS places in Wellington - 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.



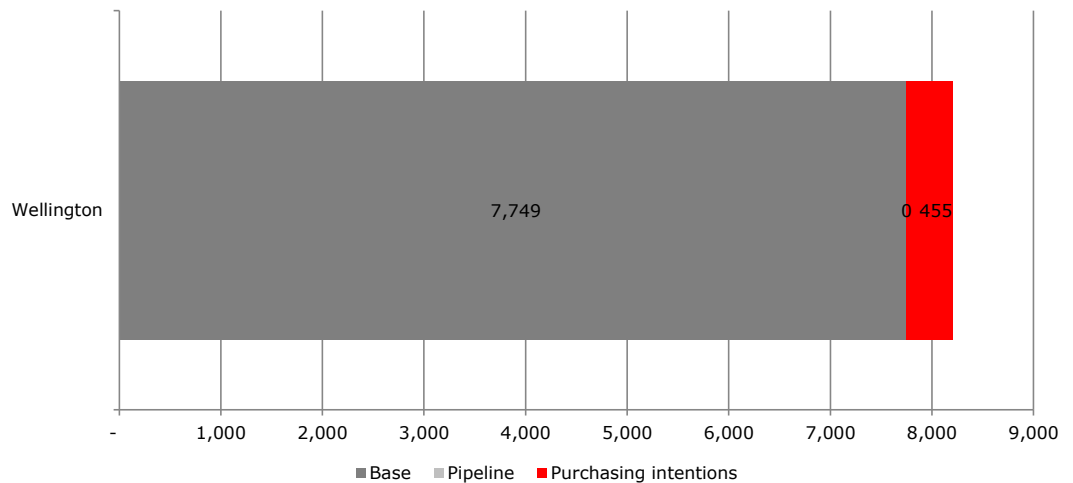
Current IRRS places by TLA and number of bedrooms

* 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+
Wellington City	300	859	500	51	9
Lower Hutt City	384	1,593	962	143	32
Upper Hutt City		113	205	35	
Porirua City	98	487	1,429	272	56
Kapiti Coast District	12	110	75		
Masterton District					
Carterton district					
South Wairarapa District					

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

* 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 Wellington

Social housing (IRRS places)

Average total rent by TLA and number of bedrooms

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

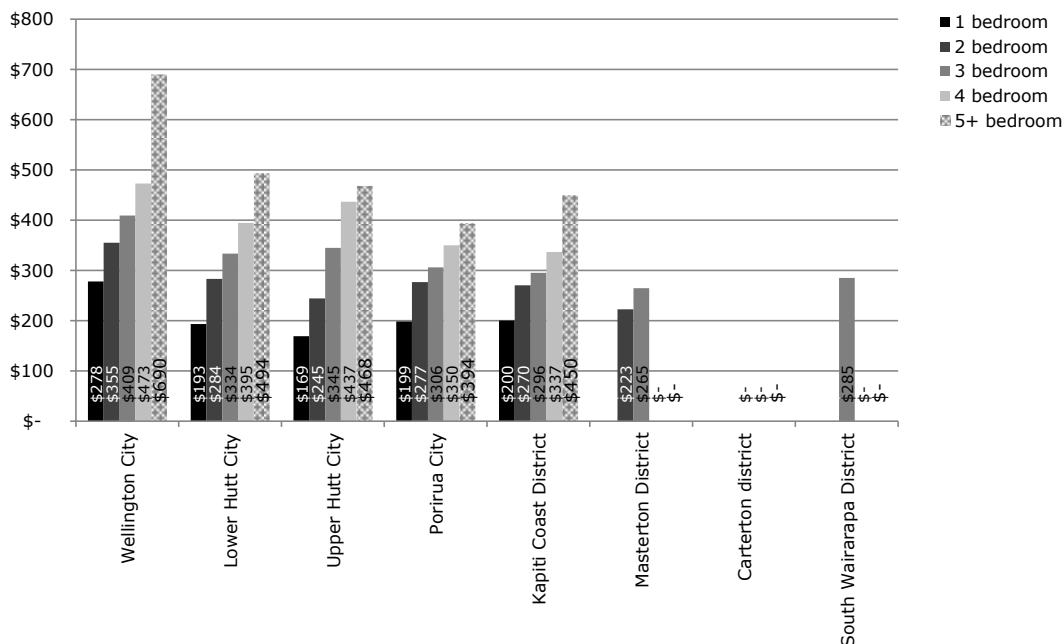
- the income-related rent (IRR) paid by the tenant; and
- the income-related rent subsidy (IRRS) paid by MSD.

* 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
Wellington City	\$350	\$450	\$550	\$650	\$750
Lower Hutt City	\$275	\$350	\$425	\$500	\$575
Upper Hutt City	\$275	\$350	\$425	\$500	\$575
Porirua City	\$275	\$350	\$425	\$500	\$575
Kapiti Coast District	\$275	\$350	\$425	\$500	\$575
Masterton District	\$250	\$300	\$350	\$400	\$450
Carterton district	\$250	\$300	\$350	\$400	\$450
South Wairarapa 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
Wellington City	\$293	\$397	\$538
Lower Hutt City	\$266	\$343	\$443
Upper Hutt City	\$244	\$305	\$382
Porirua City	\$342	\$403	\$474
Kapiti Coast District	\$320	\$376	\$441
Masterton District	\$223	\$261	\$304
Carterton district	\$230	\$270	\$318
South Wairarapa District	\$259	\$288	\$319