

March 2017

Social Housing Quarterly Report



The Social Housing Quarterly Report provides key facts and data on Social Housing. The report will be published quarterly and contains information on the housing support provided by the government, the supply of social houses, emergency and transitional housing, demand for social housing and the movement of people through the social housing system.



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Key facts

This year, the Government will spend **\$2.3 billion** on housing support, supporting more than 310,000 households.

Last year, the Government committed **\$144.5 million** over the next four years to secure additional social housing places from Community Housing Providers. This provides CHPs with upfront funding and/or an operating supplement for new supply.

The Government has also committed **\$354 million** for Transitional Housing – which will provide 8,600 emergency housing places per year.

There are currently around 66,000 social houses, and MSD have released a Purchasing Strategy that would see an additional 6,400 places by June 2020.

Housing Support

\$549.6 million

Total housing support provided in the quarter

Accommodation Supplement

Accommodation Supplement (AS) is a non-taxable benefit that provides assistance towards accommodation costs for beneficiaries and low and middle-income earners. Recipients must meet a cash asset test, an income test and have 'high' accommodation costs.

285,174

People receiving Accommodation Supplements as at 31 March 2017

\$20.4 million

AS payments per week

Temporary Additional Support

Temporary Additional Support is a non-taxable supplementary that can be paid for a maximum of 13 weeks. It is paid as a last resort to help people with their regular essential living costs that cannot be met from their income and other resources.

63,392

People receiving Temporary Additional Support as at 31 March 2017

\$4.0 million

TAS payments per week

Income-Related Rent Subsidy

Most tenants in Social Housing pay an Income-Related Rent (IRR) which limits the amount of rent they pay to no more than 25 per cent of their net income. The Ministry of Social Development pays an Income-Related Rent Subsidy (IRRS) to registered housing providers to cover the balance between the tenant's rental payment and the market rent for the property.

62,459

IRRS tenancies as at 31 March 2017

\$15.6 million

IRRS payments per week

Note: The IRRS payment figure is a weekly average based on a quarterly total of \$202.5 million.

Social Housing Supply

Social Houses

Social houses are properties owned or leased by Housing New Zealand and registered Community Housing Providers that are able to be tenanted by people who have been assessed as being eligible for social housing.

59,017	1,659	651	1,154	3,442	56
HNZ IRRS Places	HNZ Market Renters	HNZ Short-term Vacant	HNZ Long-term Vacant	Registered CHP IRRS Places	Registered CHP Market Renters

= 65,979
Total Social Houses

The Ministry of Social Development plans to purchase over

6,400

additional places by June 2020.

Notes:

- The total number of social houses includes 1,108 transferred tenancies in the Tauranga region held by Accessible Properties Limited, which occurred on 1 April 2017.
- There may be some variations in MSD and HNZ reporting. This is due to differences in timing and processes. The MSD data provides a snapshot at a specific point in time, the HNZ data is drawn from an operational database that reflects changes in tenant status.
- HNZ short-term vacant properties are those that are currently between tenancies and are about to be re-tenanted.
- HNZ long-term vacant properties are generally being held vacant pending redevelopment, are methamphetamine contaminated, or are undergoing major repairs and upgrades.

Emergency & Transitional Housing

Emergency Housing Special Needs Grant

The Special Needs Grant for emergency housing pays for short-term accommodation provided by commercial and community providers who are not contracted by the Ministry of Social Development where people cannot meet the cost of this from their own resources or from other sources.



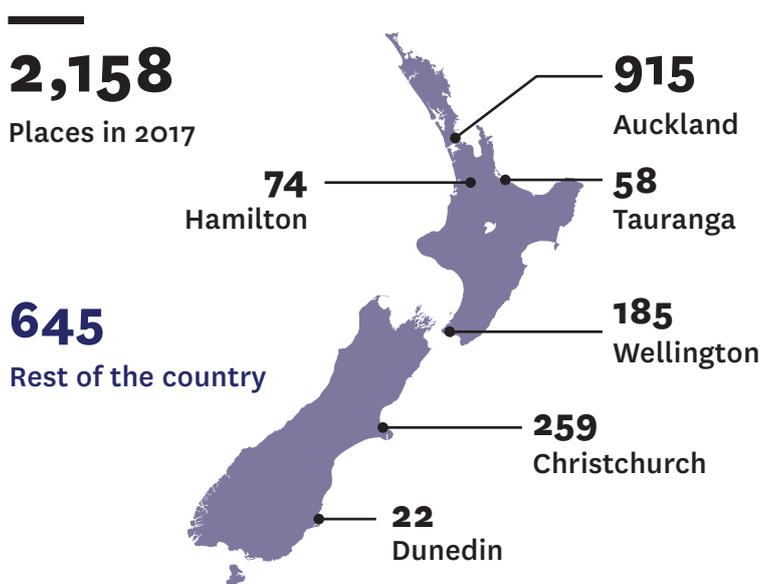
Notes:

- This is a count of grants. A client can have more than one grant in the time period.
- Emergency Housing assistance payments are granted as Special Needs Grants.
- This is the amount granted. The total amount granted may not be the same as the amount spent.

Transitional Housing Places

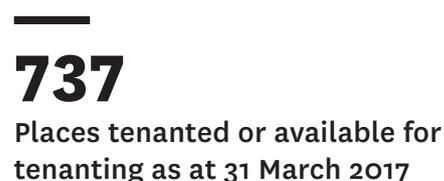
The Ministry of Social Development has established a panel of emergency housing providers to deliver transitional housing places and associated support services for people in severe housing need.

Transitional Housing Target



Note: The 2,158 Transitional Housing Places will be used to provide 8,600 placements per year, based on four 12-week stays.

Transitional Housing Delivery



Social Housing Demand

Social Housing Register

The Social Housing Register is comprised of a Housing Register and a Transfer Register. The Housing register is prioritised by need and consists of social housing applicants who have been assessed as being eligible for social housing. The Transfer Register is made up of people already in social housing, but who have requested and are eligible for a transfer to another property.

4,865

Housing Register



1,289

Transfer Register

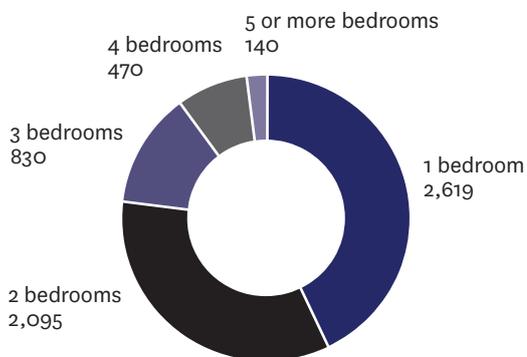


Note:

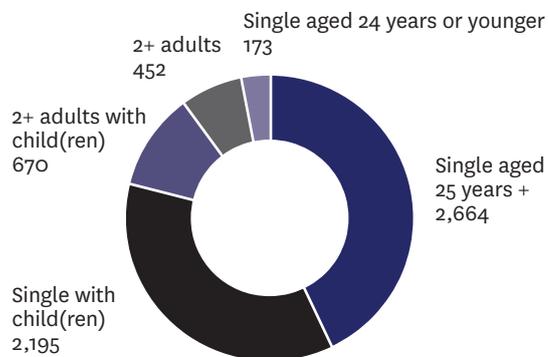
This only includes priority A and B applications. The A and B priority applications used in these tables are as at the end of the quarter and may have changed prior to this date.

Characteristics of People on the Social Housing Register

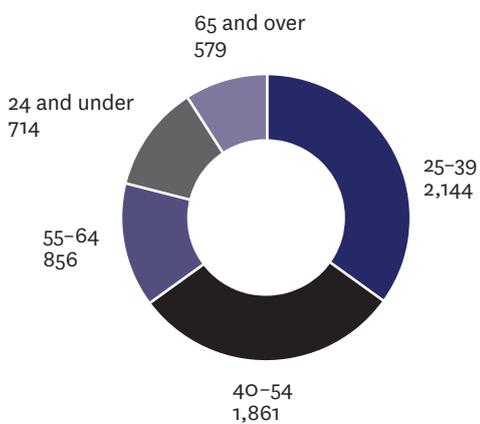
Bedrooms required



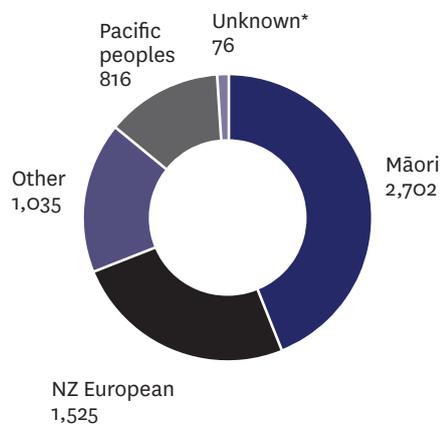
Household composition



Age of main applicant



Ethnicity of main applicant



*As reporting of ethnicity is voluntary, 'unknown' indicates applicants have decided not to report their ethnicity.

Transitions

Applications Housed and Average Time to House



Applications housed

Mar 2017 **1,800**

Dec 2016 **1,780**



Mean time to house (days)

107.4

115.1



Median time to house (days)

52

56

Notes:

- After September 2015 time to house is defined as the number of calendar days between the date an application is first confirmed live on the Social Housing Register as an 'A' or 'B' priority and the date a tenancy is activated for that application. The date a tenancy is activated may differ from the tenancy start date.
- This table includes both A and B priority applications.
- The quarter in which the tenancy was activated is the quarter in which the application has been reported as housed in.
- Applications housed may have been housed with Housing New Zealand Corporation or with a Community Housing Provider.

Housing Support Products

Housing Support Products (HSPs) consist of a range of products designed to assist people to achieve or sustain independence in the private housing market. HSPs help to ensure that those who most need social housing can access it by reducing the number of people on the register, and by helping those who can sustain alternative housing to transition out of social housing.



\$405,173

Bond Grants



\$44,763

Letting Fees



\$48,117

Moving Assistance



\$134,391

Transition to Alternative Housing Grant



\$7,767

Tenancy Costs Cover

= 555

Grants for 397 distinct clients (total \$640,212)

Notes:

- A client may have multiple grants during the period for different purposes, but will only be counted once in the overall total of distinct clients.
- HSP hardship assistance payments are granted as Special Needs Grants.
- This does not include the HSP Relocation from Auckland Assistance.