



Government housing programme dashboard definitions

Families who bought their first home

The information about first time buyers comes from the *Total Borrowers - First Home Buyers series from C31, New residential mortgage lending by borrower type series*, published monthly by the Reserve Bank of New Zealand.

The Reserve Bank of New Zealand defines a first home buyer as *'a borrower entering the home ownership market in New Zealand for the first time. In the case of more than one borrowing parties to a loan, borrowers are classified as first home buyers only if none of the borrowing parties have previously drawn down on housing finance for owner occupation.'*

The measure of first- time home buyers may exclude a small number of people purchasing a first home without a loan to a registered bank. It may include a small number of people who have owned a home outside of New Zealand. Due to release timings the number on the Housing Dashboard refers to the month prior to most measures.

New homes consented

The number of new dwellings consented from *building consents issued series*, released by Statistics New Zealand. 'Dwellings' are defined as self-contained permanent residences. Examples include houses, apartments, townhouses, granny flats, and licence-to-occupy retirement village units. Due to release timings the number on the Housing Dashboard refers to the month prior to most measures.

Homes built

All homes built are by Kāinga Ora - Homes and Communities and registered Community Housing Providers in the reference month.

The numbers of homes built reflect the current number recorded in Kāinga Ora's systems on the final day of the reference month. Should updated numbers be received from developers after that date the number will be updated in future dashboards.

- **KiwiBuild**

Number provided by Kāinga Ora - Homes and Communities. Dwellings with practical completion and/or Code of Compliance Certificate (CCC) Issued and/or where satisfactory evidence is held by the KiwiBuild unit that the dwelling is complete. Only those homes bought by or available to purchase by KiwiBuild eligible buyers are included.

If any KiwiBuild homes are offered for sale on the open market they will be removed from the KiwiBuild total.

- **Community Housing**

Numbers provided by registered Community Housing Providers. New homes built by Community Housing Providers will be used as public housing. Numbers are not available for months prior to September 2018.



- **State Housing**

Number provided by Kāinga Ora - Homes and Communities. A count of all Kāinga Ora built state homes that have been issued a CCC and entered into managed stock.

- **Market**

Number provided by Kāinga Ora - Homes and Communities. This counts the market and affordable housing built or enabled by Kāinga Ora (including Hobsonville Point) and homes built through the KiwiBuild programme, which are available or have been sold on the open market. It is not a reference to the wider property market.

Dwellings are counted as completed when they have Practical Completion and/or CCC issued and/or where satisfactory evidence is held by the KiwiBuild team the dwelling is complete.

Homes under construction

All homes currently under construction through the government build programme, irrespective of expected completion date.

- **KiwiBuild**

Number provided by Kāinga Ora - Homes and Communities. A count of KiwiBuild homes that are recorded as having one of the following construction statuses in the KiwiBuild system on the last day of the reference month:

- Start on site
- Civil works complete
- Foundation
- Structural
- External envelope complete
- Internal fit-out

- **Community Housing**

All homes planned to be constructed by registered Community Housing Providers (CHPs) in the remainder of the current financial year. As CHPs do not report construction progress monthly this is not the number being constructed at any given time.

- **State Housing**

Number provided by Kāinga Ora - Homes and Communities. The number of new state homes where the project encompassing a house has been contracted to a build partner and physical works have started on site.

- **Market**

Number provided by Kāinga Ora - Homes and Communities. Includes market and affordable housing built by Kāinga Ora (including Hobsonville Point) and homes built through the KiwiBuild programme that have or will be offered for sale on the open market.



New Public Housing Places

Number provided by Kāinga Ora - Homes and Communities and registered Community Housing Providers. Net additional public housing places added to the available stock. Public houses are properties owned or leased by Kāinga Ora and CHPs that can be tenanted by people who are eligible for public housing.

Homes bought with a First Home Grant

Number provided by Kāinga Ora - Homes and Communities. Total number of First Home Grants (previously HomeStart Grant) paid in the reference month.

Homes bought with a First Home Loan

Number provided by Kāinga Ora - Homes and Communities. Total number of First Home Loans (previously Welcome Home Loan) drawn-down at settlement in the reference month.

KiwiBuild homes sold

- **Available to buy**

A KiwiBuild home with any of the following sales status:

- Offered to market
- Ballot closed
- Ballot drawn
- Sales and purchase conditional.

- **Homes sold in last month**

Dwellings with sales to owner/occupants with an unconditional or settled agreement irrespective of the dwelling completion.

Households in public housing

Count of tenancies. Includes Kāinga Ora - Homes and Communities and registered Community Housing Provider tenanted properties that are either subsidised through Income-Related Rent Subsidy or the tenant is paying market rent.

Transitional housing places

The number of places available for vulnerable households receiving support to transition to long-term housing. The specific nature of the support and intensity of this support, for each household varies according to the characteristics and needs of the household.



Participants in sustaining tenancies

Sustaining Tenancies is the Ministry of Housing and Urban Development's homelessness prevention intervention. It provides funding for community-based providers to support households who are in public or private housing and need help to sustain their tenancy.

The programme has moved from being a trial to a wider roll-out. As a result the reporting of participants in the programme has also been formalised. Therefore, the numbers for the first four months (June – September 2019) are incomplete.

- **Engaged Participants**

Count of clients actively participating in the service at the end of the reference month.

- **Successfully exited the programme**

Count of clients who have successfully completed their household support plan and have sustained their tenancy. Please note that between The Ministry of Housing and Urban Development and the Sustaining Tenancies provider, it is understood that these clients no longer need the service.

Households in Housing First programme

This number reflects the people who have been accepted into the programme and continue to need the intensive support provided through Housing First. It includes those currently housed and those who are being supported by the service provider to access an appropriate housing solution when they're ready.