

June 2018

Housing Quarterly Report



The Housing Quarterly Report provides the latest key facts on housing in New Zealand. The report gives detailed information about the Ministry of Social Development's housing support, the demand for and the supply of public, emergency and transitional housing, and the movement of people through the public housing system.



**MINISTRY OF SOCIAL
DEVELOPMENT**
TE MANATU WHAKAHIATO ORA

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Cover: Bedroom in Sturdee Road transitional home, a joint project between MSD, Housing New Zealand and STRIVE Community Trust. This development comprises 16 two-bedroom and three five-bedroom homes that will support up to 76 South Auckland families each year.

Key facts

The Government has committed \$37.1 million in funding to bring on 1,537 additional Housing First, transitional and public housing places over Winter 2018. As at the end of the June quarter, **1,039 additional places** have been delivered.

The total number of public housing tenancies **increased by 342** over the June 2018 quarter. MSD continues to work with the housing sector to deliver around 6,400 more public housing places over the next four years – 1,600 per year on average.

This quarter the Social Housing Register **increased by 9%** over the previous quarter, and is up 56% on the same time last year.

An additional 229 transitional housing places became available in the quarter, **with a total of 2,341 places now tenanted or available for tenanting.**

For the June 2018 quarter MSD invested **\$646.6 million** on housing support, an increase of \$75 million over the previous quarter reflecting implementation of the Government's Families Package. This year MSD will spend around \$2.6 billion on providing New Zealanders with housing support.

The number of households granted an Emergency Housing Special Needs Grants (EHSNG) **increased by 36%** over the previous quarter reflecting the heightened demand for emergency accommodation as more people are coming to MSD for housing support through awareness of the Winter 2018 response.

Housing Support

The Ministry of Social Development (MSD) supports anyone who needs assistance with housing regardless of their benefit status. Support ranges from assistance to sustain private housing to subsidised public housing to transitional housing and emergency housing special needs grants.

\$646.6 million

Total housing support provided in the quarter ending 30 June 2018

(\$571.6 million – 31 March 2018)



\$229 million

Income-Related
Rent Subsidy



\$364 million

Accommodation
Supplement



\$42.5 million

Temporary Additional
Support



\$10.4 million

Emergency Housing
Special Needs Grant



\$0.7 million

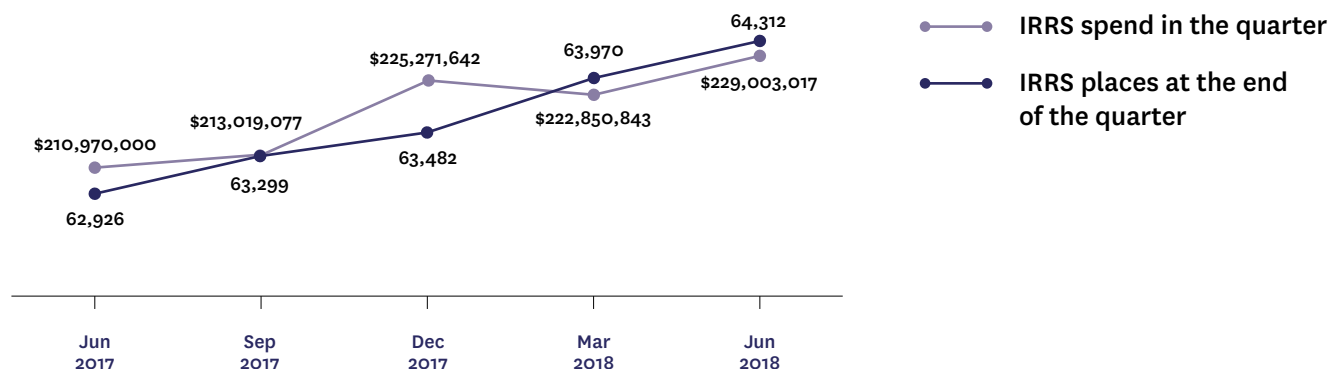
Housing Support
Products

Income-Related Rent Subsidy

MSD is paying more Income-Related Rent Subsidy (IRRS) payments for individual households than last quarter, with the total number of IRRS places increasing by 342 over the June quarter.

Most tenants in public housing pay an Income-Related Rent (IRR) which limits the amount of rent they pay to 25% of their net income. MSD pays IRRS to registered housing providers to cover the balance between the tenant's rental payment and the market rent for the property.

Income-Related Rent Subsidy – Places and Spend



The total number of IRRS places has increased by 2% on the same time last year.

\$17.6 million

IRRS payments per week

(\$17.2 million – 31 March 2018)

Note: The IRRS payment figure is a weekly average based on a quarterly total of \$229 million.

64,312

IRRS places as at 30 June 2018

(63,970 – 31 March 2018)

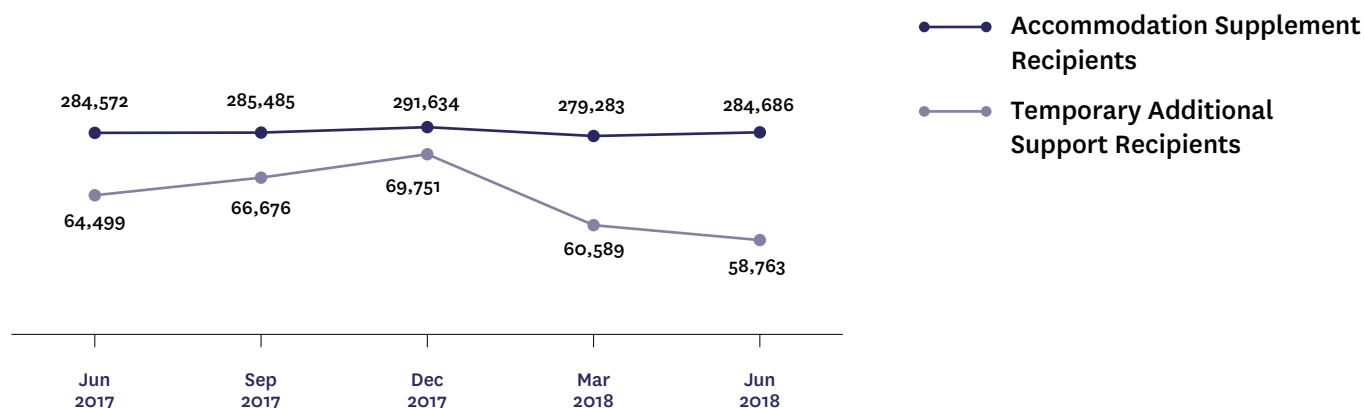
Accommodation Supplement & Temporary Additional Support

The number of people receiving the Accommodation Supplement (AS) has increased in the June quarter, whilst receipt of Temporary Additional Support (TAS) has decreased as a result of the Families Package.

Accommodation Supplement is a weekly payment to assist people who are not in public housing, with their rent, board or the cost of owning a home. A person does not have to be receiving a benefit to qualify for AS. From 1st April 2018, the AS regional boundaries and maximum payments changed as a result of the Government's Families Package.

Temporary Additional Support is a weekly payment that helps to cover essential living costs that cannot be met from their income and through other resources. It is paid for a maximum of 13 weeks, and the recipient does not have to be receiving a benefit to qualify for TAS.

Accommodation Supplement and Temporary Additional Support recipients



Total recipients of the AS remained unchanged compared to the same time last year, and increased by 2% when compared to last quarter.

Total recipients of TAS decreased by 9% on the same time last year, and decreased by 3% in the last quarter.

284,686

People receiving Accommodation Supplements as at 30 June 2018
(279,283 – 31 March 2018)

\$27.1 million

Accommodation Supplement payments per week
(\$26.3 million – 31 March 2018)

58,763

People receiving Temporary Additional Support as at 30 June 2018
(60,589 – 31 March 2018)

\$3.0 million

Temporary Additional Support payments per week
(\$2.9 million – 31 March 2018)

Note: Accommodation Supplement figures excludes Special Benefit (which was replaced by TAS in April 2006, but continues to be grand-parented to clients that were receiving it prior to this date), therefore the figures in this Housing Quarterly Report will differ to those published in MSD's quarterly Benefit Fact Sheets.

Public Housing Supply

Public houses are properties owned or leased by Housing New Zealand (HNZ) and registered Community Housing Providers (CHPs) that can be tenanted by people who are assessed as eligible by MSD. Long-term vacancies have increased by 259 this quarter due in part to new HNZ properties built, but not yet available to be tenanted.

Public Houses

There are currently **67,228 public houses**, an increase of 646 from the previous quarter (66,582). Of these, 61,800 state houses are provided by Housing New Zealand, and 5,428 community houses are provided by 31 registered Community Housing Providers across New Zealand, with an average tenancy duration of 8 years and 7 months.



58,973

HNZ IRRS Places

(58,821 – 31 March 2018)



5,339

Registered CHP IRRS Places

(5,149 – 31 March 2018)



413

HNZ Short-term Vacant

(337 – 31 March 2018)



1,383

HNZ Market Renters

(1,408 – 31 March 2018)



89

Registered CHP Market Renters

(95 – 31 March 2018)



1,031

HNZ Long-term Vacant

(772 – 31 March 2018)

Characteristics of public housing properties

Household composition measures the number of adults and children in a public housing tenancy. As at 30 June 2018, 17% (11,248 tenancies) of households had one child, and 34% (22,190 tenancies) had two or more children in the household. 49% (32,346 tenancies) were households with no children in the tenancy, with 65% of those tenancies being for single adults.

The most common type of bedroom composition in a public housing tenancy as at 30 June 2018 is within three bedroom properties (40% or 26,310 tenancies), followed by two bedroom properties (38% or 24,919 tenancies). One bedroom properties are 10% (6,398 tenancies) of public housing tenancies and 1,552 of tenancies are for properties with five or more bedrooms.

Notes:

- 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.
- As advised by HNZ, HNZ long-term vacant properties are generally vacant for the following reasons: undergoing major repairs or upgrades, pending redevelopment, or properties that are pending sale, lease expiry or demolition.
- HNZ short-term vacant and HNZ long-term vacant excludes Community Group Housing managed by Housing New Zealand.

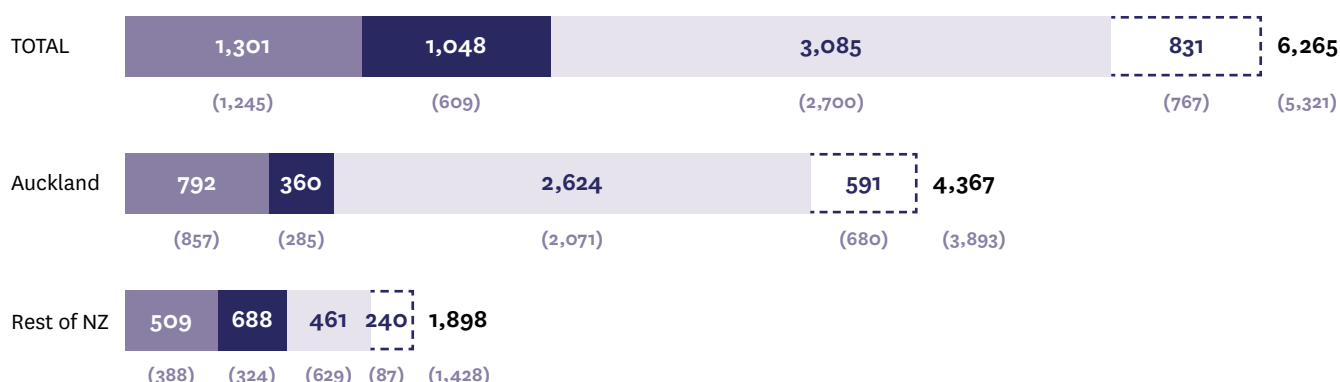
Public Housing Pipeline

The Ministry of Social Development (MSD) is actively working to increase housing supply in New Zealand in partnership with the housing sector. There is strong interest and willingness within the housing sector to meet demand through the delivery of additional places and services.

Current Pipeline

- In Auckland, the number of CHP houses contracted or approved in the pipeline is at 792. In addition, there are 591 potential places that are likely to result from opportunities currently under discussion.
- MSD's new supply programme is also actively pursuing CHP opportunities throughout the rest of New Zealand, with 509 contracted or approved, and 240 potential new community houses.
- HNZ's redevelopment activity in Auckland continues, with 2,624 additional state houses through the Auckland Housing Programme, and 461 state houses in the rest of New Zealand.

Public Housing Supply Pipeline



- CHP houses contracted or approved through MSD's new supply programme (which includes additional, leases, buy-ins, new builds or turnkeys). MSD is actively pursuing a number of other opportunities through this programme.
- Council properties placed in CHP ownership (including contracts signed, and deals at contract drafting/negotiation stages).
- The HNZ pipeline refers to all newly built state housing places that have been business case approved, or are contracted or in construction by HNZ. It does not include planned purchasing and leasing activity.
- Potential deals subject to approval, financing or evaluation, and includes deals at pre-proposal, proposal and proposal submitted stages. From 1 January 2018, each potential project is assigned a specific probability weighting to reflect the likelihood of delivery.

Note: MSD continues to enhance its monitoring and reporting on the public housing pipeline. The December 2017 quarterly data included a 50% probability weighting on all potential projects in the CHP pipeline. From 1 January 2018 the Ministry has adjusted this approach, and each potential project is now assigned a specific probability weighting to more accurately reflect the likelihood of delivery.

Supporting Housing Needs

The Ministry of Social Development (MSD) provides a range of financially based housing products and services to help people with their housing needs. Each product and service is designed to support individual circumstances.



Housing First

Housing First is an internationally-recognised approach to house and support people who have been homeless a long time and have multiple, complex issues. Housing First recognises it is easier for people to address issues like addiction and mental health once they are housed. It provides stable, long-term housing along with support services for as long as needed to help people stay housed and build a better life.

The Housing First approach was initially set up in New Zealand in 2014 by the Wise Group, via The People's Project in Hamilton. MSD has since provided grant funding of \$500,000 over two years to support project delivery.

Auckland

The Auckland Housing First programme started in March 2017, and is jointly funded by MSD and Auckland Council. The Auckland Housing First Collective of Lifewise together with Auckland City Mission, Kahui Tu Kaha, Link People, and Vision West Community Trust, who together operate the programme across Auckland. So far 285 households have been placed into secure and stable accommodation in both the public and private housing sector.

Tauranga

In Tauranga, Housing First is led by The People's Project Tauranga (TPPT), a subsidiary of the Wise Group which is also involved in the Auckland Housing First Collective. TPPT began to deliver services in May 2018.

Christchurch

In Christchurch a partnership of local providers, led by the Christchurch Methodist Mission working with Comcare, Emerge Aotearoa and Otautahi Community Housing Trust are delivering Housing First. Providers began to deliver services in May 2018.

Wellington

In Wellington and the Hutt, a collective of providers are working on a proposal to deliver up to 150 Housing First places.

Housing First Expansion

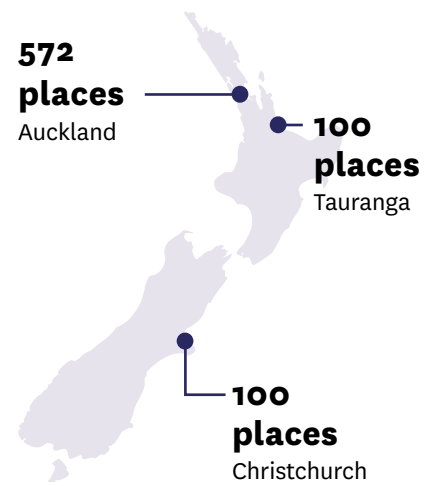
Budget 2018 allocated funding to expand Housing First by 550 places in four regions: Rotorua; Napier and Hastings; Whangarei and Northland; Blenheim and Nelson. These services are expect to begin in late 2018 or early 2019.

288

Total households placed as 30 June 2018
(215 participants housed as at 31 March 2018)

772

Total households able to be supported



Emergency Housing

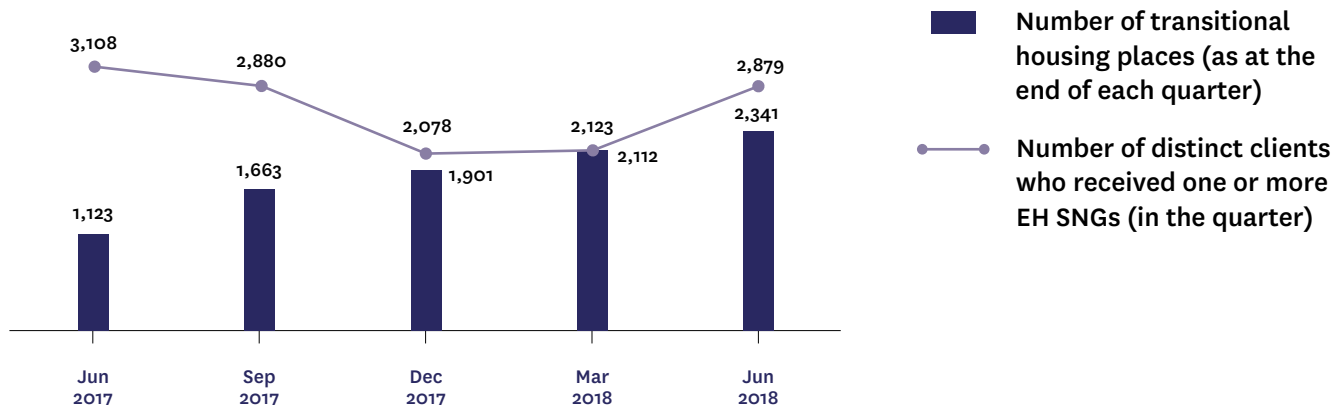
The number of Emergency Housing Special Needs Grants (EH SNG) increased compared to the last quarter, with a 36% increase in the number of individuals accessing the assistance.

Emergency Housing Special Needs Grant

The purpose of the EH SNG is to help individuals and families with the cost of staying in short-term accommodation (usually a motel) if they are temporarily unable to access one of MSD's contracted transitional housing places.

The EH SNG pays for short-term accommodation for up to seven days at a time, with the accommodation being provided by commercial and community providers who are not contracted by MSD to deliver accommodation services.

Transitional Housing places vs EH SNG recipients



Every applicant for an EH SNG must make reasonable efforts to find secure accommodation. For most applicants, this includes applying for transitional housing and public housing.

The EH SNG payment normally does not need to be paid back by the applicant, but where the household has contributed to their own housing need, the EH SNG may be made recoverable at 25% of the applicant's weekly income.

In the June 2018 quarter, 4% of EH SNG grants were recoverable payments, a decrease from 10% in the March 2018 quarter. Compared to the June quarter last year the value per EH SNG has increased to \$1,127 from \$1,102, although the total value of EH SNG reduced by 18% (\$2.2million) and these grants were made to 229 fewer clients.

EH SNG's grants made for the June 2018 quarter were typically made to people:

- who identify as Māori (4,926 or 54% of grants), or NZ European (1,936 or 21% of grants)
- who are aged between 25 to 39 years old (4,459 or 48% of grants), or 40 to 54 years old (2,334 or 25% of grants)
- receiving ongoing financial assistance through MSD (7,745 or 84% of grants).

9,245

EH SNG Grants in
quarter ending
30 June 2018
(6,138 – quarter ending
31 March 2018)

2,879

Individual clients granted
an EH SNG in quarter
ending 30 June 2018
(2,123 – quarter ending
31 March 2018)

\$10.4 million

Total EH SNG amount
granted in quarter ending
30 June 2018
(\$6.6 million – quarter ending
31 March 2018)

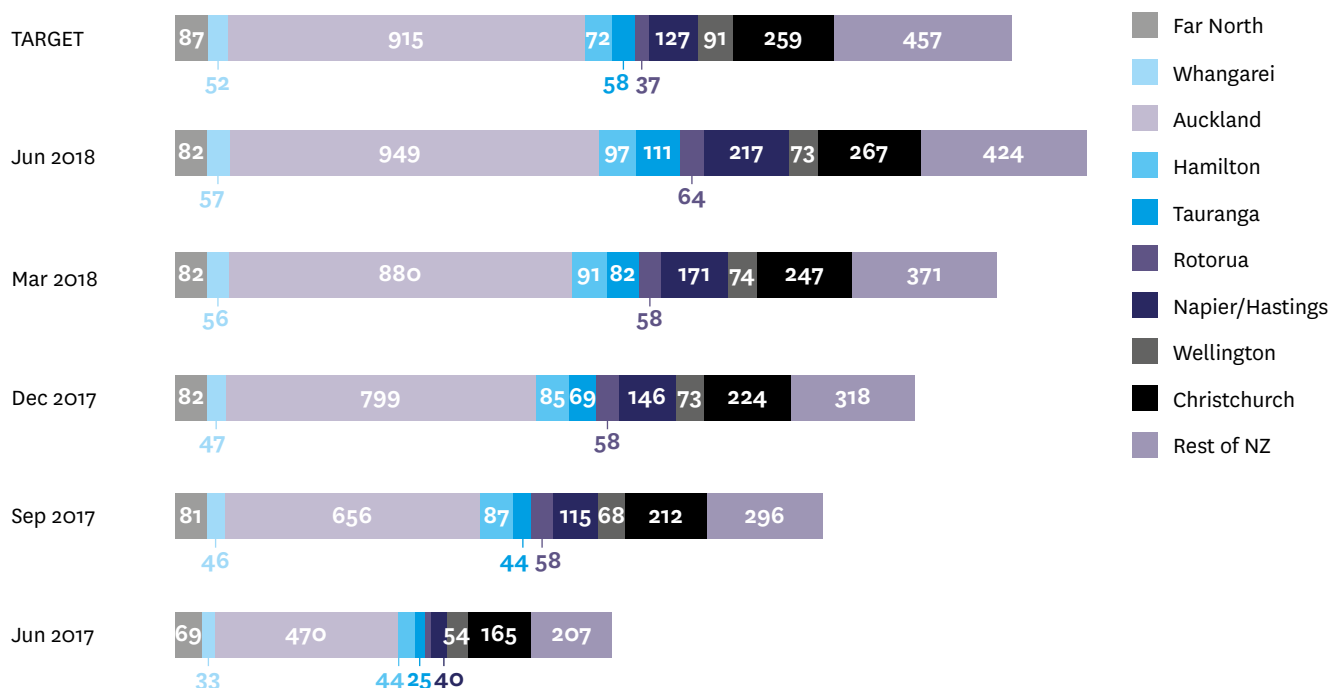
Notes:

- 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.
- The total amount granted may not be the same as the amount spent.

Transitional Housing

An additional 229 transitional housing places became available in the quarter, with a total of 2,341 places secured for tenanting. The Ministry of Social Development (MSD) had a target of 2,155 long-term places, which could support 8,620 families each year, but has consciously exceeded the target during winter 2018 to ensure we have as much accommodation as possible available for those in need.

Transitional Housing Places



Note: Data labels have been excluded where the number of places is fewer than 20.

What is transitional housing?

Transitional housing provides warm, dry and safe short-term accommodation for people in need. It is managed by contracted providers, who are skilled in supporting tenants with a range of tailored social support, tenancy-related services, and are also responsible for maintaining the properties.

The transitional housing programme is led by MSD with collaboration from Housing New Zealand (HNZ), transitional housing providers, and the wider housing sector.

The number of contracted providers across New Zealand has increased to 50 providers up from 43 in the previous quarter.

People living in transitional housing pay rent of up to 25% of their income, which is in line with income-related rents for public housing. The balance is subsidised to providers by MSD.

2,341

Places secured for
tenanting as at
30 June 2018
(2,112 – 31 March 2018)

2,155

2020 Target for places
secured for tenanting

\$354

million

Funding from
2016 to 2020

Housing Demand

The number of people eligible for housing support on the Social Housing Register has increased by 9% compared to the last quarter.

Social Housing Register

When New Zealanders are in need of public housing, their needs are recorded on the Social Housing Register, which is comprised of a Housing Register and a Transfer Register.

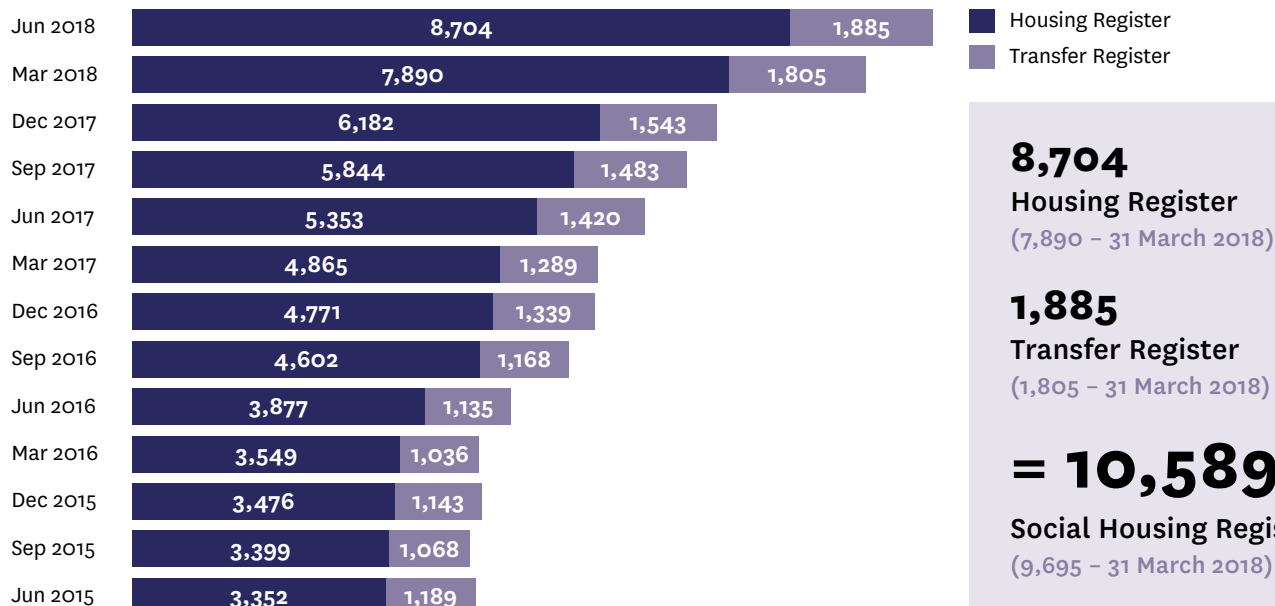
Since September 2016, MSD has been measuring the main applicant's housing situation at the time of their application (this measure is only applicable to the applications on the Housing register). There are two types of housing situations: secure housing and insecure housing.

Secure housing refers to boarding arrangements, private accommodation and public housing. Insecure housing refers to living in cars, emergency housing, temporary sharing arrangements, being homeless and living in other temporary facilities like hospitals or rehabilitation centres.

Since 30 June 2017, the number of main applicants on the Housing Register that are currently in secure housing has increased by 43.1% (or 1,413 main applicants) from 3,280 to 4,693 as at 30 June 2018. In contrast, the number of main applicants on the Housing Register that are currently in insecure housing has increased by 93.5% (or 1,938 main applicants) from 2,073 to 4,011 as at 30 June 2018. As a result, the proportion of main applicants on the Housing Register that are currently in insecure housing increased from 38.7% of the total in June 2017 to 46.1% of the total in June 2018.

Insecure housing can indicate the applicant is not in a long term or permanent home. The majority of these applicants are supported through either a place in transitional housing or are using an emergency housing special needs grant for a short term stay at a motel.

The Social Housing Register has grown by 9% this quarter, and is up 56% on the same time last year



The Social Housing Register increase of 9% this quarter is significantly lower than the March 2018 quarter, which saw a 26% increase when compared to the December 2017 quarter. During the June 2018 quarter, there were 4,752 entries onto the Social Housing Register and 1,828 exits.

The increase in demand can be contributed to a number of factors:

- Public awareness of support available through increased media and stakeholder engagement activities,
- Increasing financial barrier and the impact of aging have meant that exit rates from public housing have been falling steadily,
- Tenancy Reviews have not yet resumed and the number of tenancies ending influences the number of available public houses

Despite this, the rate at which people are placed into housing have been steady over time. This is driven partly by:

- Increase in the Housing Support the MSD is providing, which ranges from emergency housing special needs grants and transitional housing to financial assistance with housing related costs
- Steady increase of available public housing stock provided by HNZ and community housing providers (increased by 646 in June 2018 quarter compared to March 2018 quarter)
- Winter 2018 initiative, that aims to make more properties available in cold months of the year
- A steady rate of 'other exits' from the registers (for those not housed), reasons for exits are: changes in personal circumstances that effect priority rating or eligibility for public housing. This also prevents rapid growth in the size of the registers

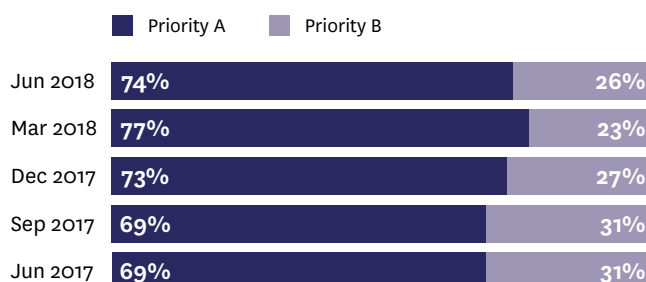
The number of applicants on the Housing Register and on the Transfer Register fluctuates. This is because people are constantly moving on and off the registers, or because their personal circumstances change in ways which influence their priority rating.

Housing Register

The Housing Register is prioritised by need and consists of applicants who have been assessed as being eligible for public housing.

The Housing register has increased by 10% from the March quarter, 30% of applicants say their 'Current accommodation is inadequate or unsuitable' as being the primary reason for being on the register followed by 'Homelessness' 20% and "Tenancy ending/eviction" 19%.

Priority of applicants



Priority of applicants on the Housing Register

Applicants on the Social Housing Register are ranked by Priority. Priority A applicants are people considered 'at risk' and include households with a severe and persistent housing need that must be addressed immediately. Priority B applicants are people who have a 'serious housing need' and include households with a significant and persistent need.

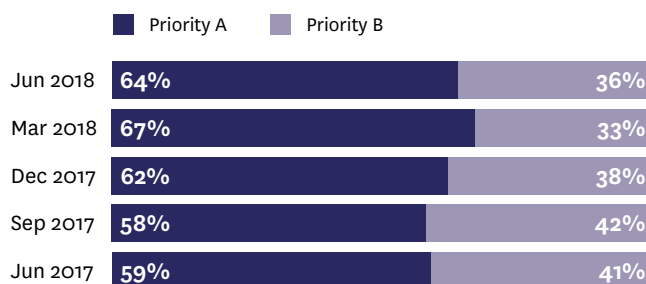
In the June quarter, Priority A applicants on the Housing Register decreased slightly to 74% (from 77%) and Priority B applicants shifting to 26% (from 23%). Over the past 12 months the housing needs of applicants on the Housing Register have increased by 62% overall.

Transfer Register

The Transfer Register is prioritised by need and consists of applicants who are already in public housing, but have requested and are eligible for a transfer to another public housing property.

The Transfer Register has shown a small change in the June quarter, the number applicants requiring a transfer because of 'medical or special need' increased by 8%.

Priority of applicants



Priority of applicants on the Transfer Register

In the June quarter, Priority A applicants on the Transfer Register decreased slightly to 64% (from 67%) and Priority B applicants shifting to 36% (from 33%).

Over the past 12 months the housing needs of applicants on the Transfer Register have increased by 7% overall.

Regional Overview

Social housing demand in most regions increased in the June quarter and increased compared to June 2017. Compared with last June, there was an increase in the number of Social Housing Register applicants in Wellington Metro (up 575 main applicants, or 77%), Auckland (up 1,576 applicants, or 55%), and Christchurch (up 133 main applicants, or 21%).

In the rest of New Zealand the three largest increases from last June in Social Housing Register applicants were Hastings (up 101% to 286), Hamilton (up 62% to 431) and Napier (up 52% to 293).

In the June quarter Auckland, Wellington Metro and Christchurch combined increased by 415 applicants on the Social Housing Register while the rest of New Zealand increased by 479 applicants.

Northland



Number of applicants on the Social Housing Register

365 (328)

Public Housing tenancies

2,016
(2,009)

Transitional Housing places

143 Target

139 Actual



Number of EH SNG approved

118 (92)

Amount of EH SNG approved

\$298,908 (\$188,639)

Auckland



Number of applicants on the Social Housing Register

4,458 (4,133)

Public Housing tenancies

29,960
(29,868)

Transitional Housing places

915 Target

949 Actual



Number of EH SNG approved

1,131 (930)

Amount of EH SNG approved

\$5,969,545 (\$4,084,194)

Waikato



Number of applicants on the Social Housing Register

727 (604)

Public Housing tenancies

4,351
(4,314)

Transitional Housing places

110 Target

112 Actual



Number of EH SNG approved

203 (131)

Amount of EH SNG approved

\$675,763 (\$398,126)

Bay of Plenty



Number of applicants on the Social Housing Register

628 (548)

Public Housing tenancies

2,634
(2,616)

Transitional Housing places

146 Target

199 Actual



Number of EH SNG approved

222 (98)

Amount of EH SNG approved

\$490,238 (\$158,916)

East Coast



Number of applicants on the Social Housing Register

771 (666)

Public Housing tenancies

3,979
(3,960)

Transitional Housing places

163 Target

252 Actual



Number of EH SNG approved

288 (149)

Amount of EH SNG approved

\$967,681 (\$296,533)

Central



Number of applicants on the Social Housing Register

496 (419)

Public Housing tenancies

2,279
(2,261)

Transitional Housing places

64 Target

60 Actual



Number of EH SNG approved

105 (102)

Amount of EH SNG approved

\$201,633 (\$126,553)

Taranaki



Number of applicants
on the Social Housing
Register

168 (153)

Public Housing
tenancies

1,224
(1,220)

Transitional
Housing places

19 Target
19 Actual

Number of EH SNG approved

33 (17)

Amount of EH SNG approved

\$47,076 (\$19,869)

Wellington



Number of applicants
on the Social Housing
Register

1,444 (1,387)

Public Housing
tenancies

8,399
(8,380)

Transitional
Housing places

197 Target
209 Actual

Number of EH SNG approved

322 (264)

Amount of EH SNG approved

\$1,055,040 (\$768,888)

West Coast Tasman



Number of applicants
on the Social Housing
Register

375 (342)

Public Housing
tenancies

1,417
(1,414)

Transitional
Housing places

63 Target
63 Actual

Number of EH SNG approved

89 (72)

Amount of EH SNG approved

\$198,838 (\$215,090)

Canterbury



Number of applicants
on the Social Housing
Register

893 (865)

Public Housing
tenancies

7,388
(7,291)

Transitional
Housing places

279 Target
272 Actual

Number of EH SNG approved

271 (183)

Amount of EH SNG approved

\$333,167 (\$177,897)

Southern



Number of applicants
on the Social Housing
Register

239 (223)

Public Housing
tenancies

1,837
(1,846)

Transitional
Housing places

56 Target
67 Actual

Number of EH SNG approved

83 (71)

Amount of EH SNG approved

\$138,471 (\$112,014)

Other/ unknown

Number of applicants on
the Social Housing Register

25 (27)

Public Housing tenancies

300
(294)

Number of EH SNG approved

14 (14)

Amount of EH SNG approved

\$38,581 (\$28,013)

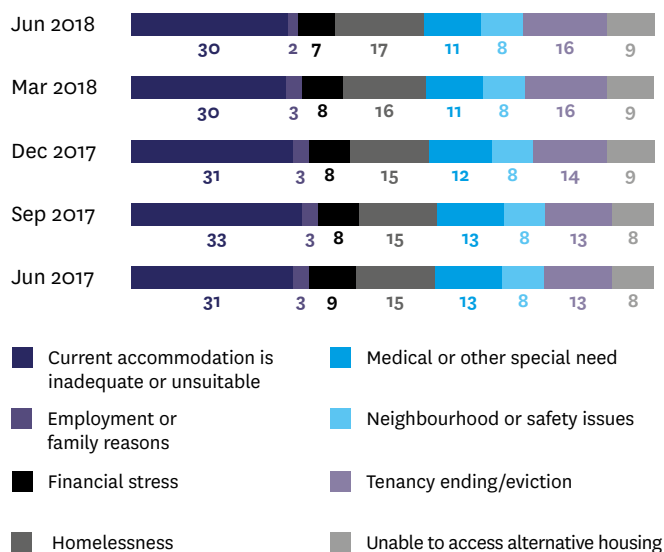
Note: These applicants have a primary address that is not geo-coded so cannot be attributed to a specific Territorial Local Authority.

Notes:

- Numbers in brackets denote previous quarter figure.
- Social Housing Register includes both the Housing Register and Transfer Register as at 30 June 2018.
- Transitional Housing – Actual is at 30 June 2018, and regional figures targets are adjusted based on demand.
- Emergency Housing Special Needs Grant – Number of EH SNG is the number of distinct clients who were granted a SNG in the quarter ending 30 June 2018, based on the housing region the last grant of the quarter was made in.
- Emergency Housing Special Needs Grant – Amount of EH SNG is the total value of grants issued in the quarter ending 30 June 2018, per housing region.
- Public Housing Tenancies includes Housing New Zealand and community housing provider tenanted properties that are either subsidised through Income-Related Rent Subsidy or the tenant is paying market rent, and is at 30 June 2018.
- Wellington Metro is different to the Wellington Housing Region shown above. It comprises the territorial authorities of Wellington City, Porirua City, Hutt City and Upper Hutt City.

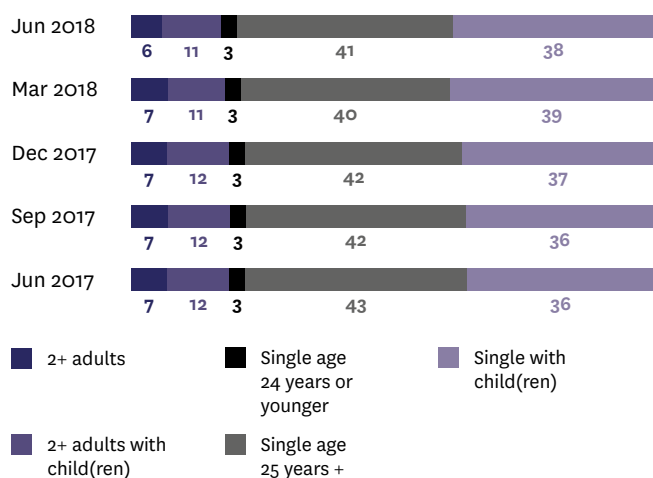
Characteristics of Applicants on the Social Housing Register

Main reason for application (%)



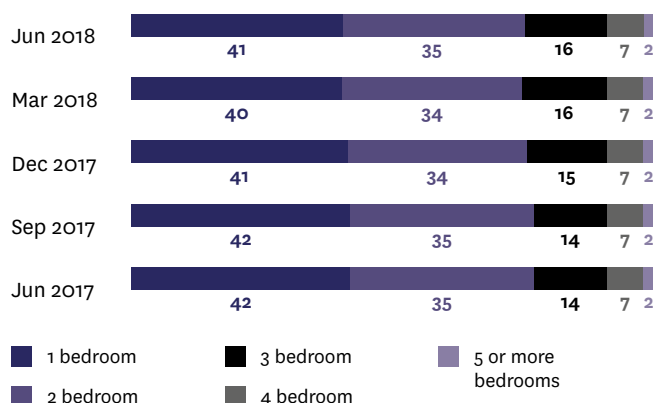
- The main reason for application is captured at the initial application for public housing through an assessment. The main reason given for applying for the Housing Register as at 30 June 2018 was 'current accommodation being inadequate or unsuitable' – this accounts for 3,177 applicants or 30% of applicants on the Housing Register.
- The second most common reason given for applying for the Housing Register as at 30 June 2018 was 'homelessness' – this accounts for 1,824 applicants or 17% of the Housing Register, and is closely followed by 'Tenancy ending/eviction' – this accounts for 1,724 applicants or 16% of the Housing Register.

Household composition (%)



- Household composition describes the people who will be housed with the applicant. This may include extended family or boarders who are permanent members of the household, and provide or receive financial, physical and emotional support.
- The most common type of applications on the Social Housing Register as at 30 June 2018 continued to be single adult households (4,663 applicants or 44%) followed by single adult households with children (4,068 applicants or 38%).
- The increase in the Social Housing Register since 30 June 2018 (up 894) was led by an increase on the Housing Register of single adult households with children (up 442).

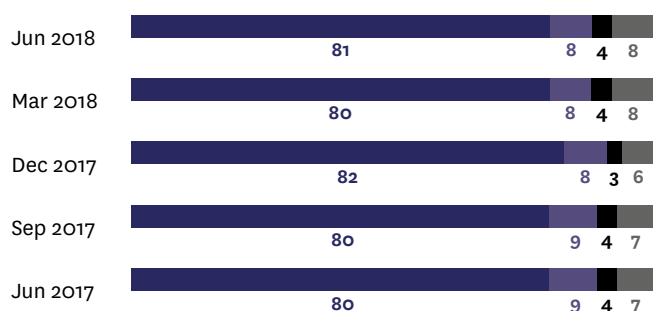
Bedrooms required (%)



- Number of bedrooms required is the number of bedrooms assessed as being required based on the number and composition of the people that will be housed with the applicant.
- The most common number of bedrooms needed for applicants on the Social Housing Register as at 30 June 2018 continued to be one bedroom (4,306 applicants or 41%), followed by two bedrooms (3,680 applicants or 35%).
- The high demand for one or two bedroom properties continues to align with the household composition data over the last 12 months, which showed that around 80% of applicants on the Social Housing Register were for single adults with child(ren) or single adults.

Characteristics of Applicants on the Social Housing Register continued...

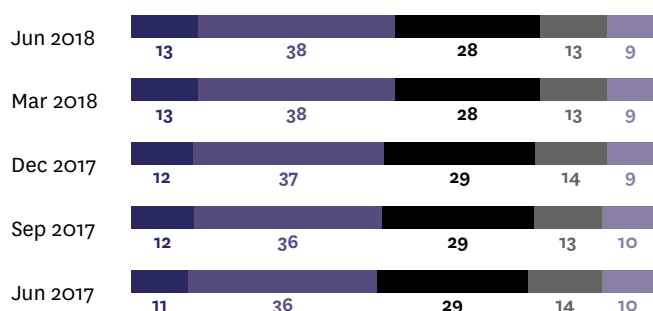
Household income type (%)



■ Beneficiary ■ Non-Beneficiary
■ Superannuitants ■ No Assistance

- A large majority (81%) of applicants on the Social Housing Register as at 30 June 2018 received a main benefit. The most common benefit received continued to be Jobseeker Support (JS), which made up 31% of applicants (3,290), followed by Sole Parent Support (SPS) (2,620 applicants or 25%), and Supported Living Payment (SLP) (2,332 applicants or 22%).
- The number of non-beneficiaries increased from June last year (up 56% to 432 applicants), as did those not receiving regular financial assistance from MSD (up 72% to 798 applicants).

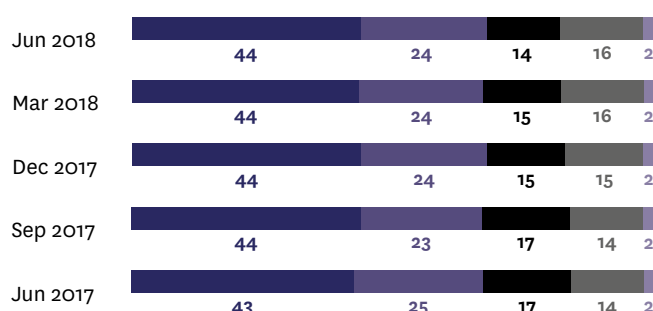
Age of main applicant (%)



■ 24 and under ■ 40-54 ■ 65 and over
■ 25-39 ■ 55-64

- The following age group data in this report is for the main applicant only, and does not include any other individuals associated with the application.
- The most common age group for main applicants on the Social Housing Register as at 30 June 2018 continued to be those aged 25 to 39 years (4,071 applicants or 38%), followed by those aged 40 to 54 years (2,921 applicants or 28%).
- Overall, the proportion of applicants across all age groups remains relatively unchanged over the past 12 months, with no significant changes or trends across any age group.

Ethnicity of main applicant (%)



■ Māori ■ Other ■ Unspecified
■ NZ European ■ Pacific Island

- The following ethnicity data is self-identified and multiple ethnicities may be chosen by an individual as fits their preference. Multiple selected ethnicities are then prioritised into a hierarchy. Ethnic groups do not currently align with Statistics New Zealand ethnicity groupings.
- The most commonly reported ethnicity on the Social Housing Register as at 30 June 2018 continued to be Māori, who made up 44% (4,689 applicants), followed by New Zealand European (2,492 applicants or 24%).
- In particular, growth in the Social Housing Register since March 2018 was driven by increased numbers of Māori (up 428 applicants) and NZ European (up 194 applicants) during the quarter.

Transitions

Over the quarter, 1,527 applicants from the Social Housing Register were housed, a decrease of 3% from the last quarter. The median time to house applicants was 77 days, this is 13 days longer than last quarter.

Applications Housed

Over the June quarter, 1,463 applicants from the Housing Register were housed, and 64 applicants from the Transfer Register were re-housed. The majority of applicants housed from both registers were for Priority A applicants (1,446 compared to 81 Priority B applicants). When housed, the majority of applicants from both registers went into a Housing New Zealand property (1,221), while 306 were housed in a community housing provider property.

Time to House

Time to house is defined as the average number of days it takes from the time an application is first registered on the Housing Register or Transfer Register, to the day a tenancy commences for that application. To provide a better measure of central tendency we also include the median time to house (days).

Applications housed	Mean time to house (days)	Median time to house (days)
Jun 2018 1,527	136.7	77
Mar 2018 1,568	121.2	64
Dec 2017 1,673	122.4	58
Sep 2017 1,876	105.5	50
Jun 2017 1,725	115.9	55

Notes:

- After September 2015 time to house is defined as the number of calendar days between the date an application is first confirmed 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 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 accommodation in the private housing.

The use of HSP increased from the last quarter, up 34% from \$496,409 over the March quarter to \$664,859 over the June quarter. This increase is largely due to less applications being housed and less public housing tenancies being ended, and therefore less people moving into the private housing market. The pause of Tenancy Reviews has impacted the use of HSPs.

\$441,642 Bond Grants (\$306,886)	\$45,423 Letting Fees (\$29,142)	\$49,452 Moving Assistance (\$33,773)
\$85,868 Rent in Advance (\$56,783)	\$12,695 Tenancy Costs Cover (\$4,296)	\$29,779 Transition to Alternative Housing Grant (\$65,530)

= 704

Grants for 379 distinct clients (total \$664,859)
(503 grants for 283 distinct clients,
total \$496,409 – 31 March 2018)

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.
- Numbers in brackets denote previous quarter figure.

Public Housing Overview

The information below illustrates Public Housing entries and exits for the June 2018 quarter, with the numbers in brackets showing the March 2018 quarter.

8,686

Existing applications from
March quarter

4,752

New entries
over June 2018 quarter
(5,102 over March 2018
quarter)



● **4,336** (4,598)
Housing Register

● **416** (504)
Transfer Register



● **3,751** (4,162)
Priority A

● **1,001** (940)
Priority B

10,589

Current applications at
30 June 2018
(9,695 at 31 March 2018)



● **8,704** (7,890)
Housing Register

● **1,885** (1,805)
Transfer Register



● **7,632** (7,287)
Priority A

● **2,957** (2,408)
Priority B

1,828

Register exits over June 2018 quarter

In the March quarter, the 1,970 exit reasons were:

471 (462)

Change in household circumstances

771 (763)

Moved to private accommodation

37 (37)

Declined offer of public housing

7 (13)

Moved to existing public housing tenancy

9 (10)

Moved to emergency housing

463 (325)

No longer eligible for public housing

212 (206)

Self exit – no longer requires public housing

1,527

Applications housed
over June 2018 quarter
(1,568 over March 2018 quarter)

1,463 (1,532) Housing Register

64 (36) Transfer Register

1,446 (1,497) Priority A applicants

81 (71) Priority B applicants

1,221 (1,288) housed in HNZ properties

306 (280) housed in CHP properties

77

Median time to house (days)
over June 2018 quarter
(64 over March 2018 quarter)

76 (64) days

104 (106) days

76 (65) days

79 (48) days

78 (66) days

70 (59) days

1,690

Tenancies ended over June 2018 quarter

In the March quarter, the 1,733 tenancy end reasons were:

283 (357)

Moved to private accommodation

630 (645)

Change in household circumstances

526 (586)

Moved to new public housing tenancy

- (50)

Moved as a result of a Tenancy Review

22 (17)

Moved to emergency housing

272 (292)

Unknown

Note: The difference in register flow and outcomes is generally due to tenancy transfers where a tenancy is ended and a household is housed but do not originate from the Social Housing Register. Register exit and tenancy end reasons are measured 28 days after the register exit or tenancy end, to ensure an accurate outcome, and are therefore shown for the previous quarter (March), with a comparative to the previous quarter (December) shown in brackets. Change in household circumstances includes relationship changes, deceased, imprisonment, left NZ, entered residential care, or changes in living arrangements.