



27 APR 2018



Dear 

On 9 and 11 January 2018 you emailed the Ministry requesting, under the Official Information Act 1982, information regarding social housing.

I would like to extend my apologies for the delay in responding to your request for information. In addition, as this response contains a large amount of information, should you want clarification I am happy to arrange us to discuss this response further with you, if required.

The Ministry transferred the following to Housing New Zealand, as this information is more closely aligned with their function:

- *The total number of houses, flats/units and all other living quarters permanently classified as social housing by the Ministry of Social Development, separated under the territorial authority each is contained in and type of abode, for the five years ending December 2017. This should include both properties owned by MSD/HNZ and other agencies.*
- *The portion of your request relating to figures prior to 2015.*

For clarity, the remainder of your questions will be responded to in turn. Where you have requested figures for the last five years, I have provided them for the last three, as Housing New Zealand is providing you with a response to your request relating to figures prior to 2015.

- *The total number of occupied houses, flats/units and all other living quarters permanently classified as social housing by the Ministry of Social Development, separated under the territorial authority each is contained in and type of abode, for the five years ending December 2017. This should include both properties owned by MSD/HNZ and other agencies.*

Table 1, which is attached as an appendix, provides the number of public housing tenancies broken down by Territorial Authority and number of bedrooms as at end of December from 2015 to 2017.

- *The average income of all people on the social housing register for the past five years, ending December 2017.*
- *The average income of all people living in social housing over the past five years, ending December 2017.*

Public housing tenants with low incomes may have their rent subsidised by the Income Related Rent (IRR) scheme. The Ministry of Social Development calculates the rate of IRR a tenant will pay, based on a client's assessable income and their household type, and the social housing provider charges this rate as rent to the client. If the rate of IRR calculated is higher than the market rent rate for the property the housing provider will charge the market rent rate as rent to the client. If the rate of IRR calculated is lower than the market rent rate or agreed rent rate for the property, the Ministry pays the provider an Income Related Rent Subsidy (IRRS) to make up the difference.

Please note, a client who is paying rent to a registered community housing provider for a property that is not contracted for IRR purposes may receive an Accommodation Supplement, a separate kind of accommodation subsidy.

Information on eligibility for IRR and how assessable income is calculated may be found at: <https://www.workandincome.govt.nz/map/social-housing/income-related-rent/introduction.html>.

Table 2: Average assessable income, broken down by all people on the social housing register as at the end of December from 2015 to 2017.

Date	Average Assessable Income
31 December 2015	\$334.26
31 December 2016	\$335.60
31 December 2017	\$341.59

Table 3: Average assessable income, broken down by all people living in public housing as at the end of December from 2015 to 2017.

Date	Average Assessable Income
31 December 2015	\$448.99
31 December 2016	\$408.32
31 December 2017	\$413.65

Note for tables 2 and 3:

- This table includes only those clients for whom income details are available
 - The average assessable income is the net weekly income of the household used to calculate income related rent for the tenancy.
- *The average rental cost of Housing New Zealand properties over the past five years, ending December 2017.*

The average amount of rent charged by Housing New Zealand is the average amount of IRR set by the Ministry and paid by the tenant.

Table 4: Average rent charged on Housing New Zealand properties as at the end of December from 2015 to 2017.

Date	Average Rent Charge
31 December 2015	\$117.12
31 December 2016	\$117.18
31 December 2017	\$121.05

- *Information about what is required for an individual to be added to the social housing register, and how that has changed, if at all, over the past five years.*

Clients eligible for social housing are placed on a register according to their priority rating. The Social Housing Register is dynamic rather than static, and it changes as people's circumstances and situations change. Placing people and families into social housing accommodation is about matching them with the right property in the area they want to live. Those assessed as having a greater need for housing will be prioritised higher. As people's needs change their priority and place on the register may change also.

The Social Allocation System is the assessment tool used to process applications for public housing. This series of questions assesses an applicant's need for public housing and prioritises that need as either 'at risk' (priority A) or 'serious' (priority B). The questions asked relate to five criteria:

- adequacy—focuses on the physical condition/structure of the current house and availability of basic facilities
- suitability—focuses on crowding, lack of security of tenure of current accommodation and medical and personal needs
- affordability—focuses on the ability to afford alternative, suitable housing in the private market
- sustainability—focuses on financial management difficulties and difficulties in social skills
- accessibility—focuses on the ability to access and afford suitable and adequate housing as a result of discrimination, lack of financial means to move and availability of alternative, affordable suitable housing in the private market.

Across each of the five criteria, applicants can score between 1 and 4. A score of 1 for any criteria means that that applicant has low or no need in that area and a score of 4 means they are at risk. For an applicant to be Priority A they need to score 4 on at least one criteria and have any other rating greater than 1. Priority B applicants have the highest score of 3 across the five criteria and have any other rating greater than 1.

After assessments of eligibility for public housing were transferred from Housing New Zealand to the Ministry in April 2014, the assessment was reviewed and some changes in how information is used were made in November 2016, updating the Ministerial Direction on Eligibility for Social Housing, which is available at: www.workandincome.govt.nz/map/legislation/ministerial-directions/eligibility-for-social-housing-direction/index.html.

The changes to the Ministerial Direction meant that clients with previously hidden needs are able to be assisted more quickly through getting a higher priority on the housing register. The changes allowed for:

- the adequacy criteria to better consider clients' circumstances when they are not living in any accommodation (eg homeless) or when they are living in emergency housing, along with the physical standard of a house, any overcrowding being experienced, and a lack of security of tenure.
- the suitability criteria to better represent health, disability or personal issues of the household, and presence of threats to health or safety due to family or other violence, that impact on the person's need to move.

Further information about the requirements to be eligible for social housing may be found in the Ministry's Manuals and Procedures at: www.workandincome.govt.nz/map/social-housing/assessment-of-eligibility/index.html

- *Percentages of types of employment held by people who applied for social housing over the past five years, separated by each year (eg. 2017: Unemployed, 30 per cent; permanent full time, 30 percent etc.)*

I am unable to provide you with this information as it is not a data field that can be reported on, rather, where this information is held, it will be in notes on individual case files. In order to provide you with this information Ministry staff would have to manually review thousands of files. As such, I refuse your request under section 18(f) of the Official Information Act. The greater public interest is in the effective and efficient administration of the public service.

I have considered whether the Ministry would be able to respond to your request given extra time, or the ability to charge for the information requested. I have concluded that, in either case, the Ministry's ability to undertake its work would still be prejudiced.

- *The average time spent living in social housing for each of the five years ending December 2017, separated by territorial authority.*

As on-going tenancies do not have an end date, the Ministry does not report on continuous tenancy durations in such a way that averages can be calculated. Table 5, which is attached as an appendix, shows the number of social housing tenancies as at the end of each year from 2015 to 2017, broken down by Territorial Authority and duration bands.

- *The longest social housing tenancy term reached in each territorial authority over the five years ending December 2017.*
- *The shortest time a tenant has spent living in social housing for each of the five years ending December 2017, separated by territorial authority.*
- *Each of the rent increases for the tenancy, dated at the time they were incurred, for each of the longest tenancies under each territorial authority*

Providing this information by Territorial Authority may allow for the identification of the individuals concerned. As such a breakdown of this information by Territorial

Authority is refused under section 9(2)(a) of the Act in order to protect the privacy of natural persons. The need to protect the privacy of these individuals outweighs any public interest in this information.

Please note, a tenancy is not attached to a specific individual, and therefore depending on the household's circumstances, it is possible for a tenancy to have more than one primary tenant over the duration of the tenancy. The Ministry is unable to provide information on the longest tenancy attached to a single primary tenant. As such, the current primary tenant in the longest tenancy nationwide, as detailed in the table below, was not the primary tenant at the start of the tenancy.

Table 6: The shortest and longest public housing tenancies nationwide as at the end of December from 2015 to 2017.

Date	Shortest tenancy duration (Days)	Longest tenancy duration (Years)
31 December 2015	1	75
31 December 2016	2	76
31 December 2017	3	77

Note:

- Tenancy durations have been rounded to the nearest whole unit.
- Housing New Zealand manages a small number of tenancies that have lifetime tenure and these result primarily from a decision to buy Auckland City Council's pensioner and residential housing in 2002. Housing New Zealand is contractually obliged to honour the Council's undertaking to provide a guarantee of accommodation for life for tenants at that time. There are a small number of people under a Lifetime Tenure agreement.
- *The reason(s) why each of the shortest tenancies in each territorial authority was terminated.*

If recorded, this information is held by the housing provider, not the Ministry. As such, your request is refused under section 18(g) of the Official Information Act as the information you have requested is not held by the Ministry and I have no grounds to believe that the information is held by another department or Minister of the Crown or organisation.

- *The overall number of tenancy terminations*

In table 7 overleaf, you will note two spikes in the number of tenancies ended, which are the result of transfers from Housing New Zealand to two community housing suppliers: Tamaki Regeneration Company in the quarter ending March 2016 and Accessible Properties Limited in the quarter ending March 2017. The tenants in the properties remained, but the change of property manager is recorded in Ministry data as tenancies ending and starting.

Table 7: Tenancies ended by quarter from October 2015 to December 2017.

Quarter ending	Tenancies ended
December 2015	2,357
March 2016	4,734
June 2016	2,305
September 2016	2,208
December 2016	2,099
March 2017	3,081
June 2017	1,884
September 2017	2,252
December 2017	1,903

The principles and purposes of the Official Information Act 1982 under which you made your request are:

- to create greater openness and transparency about the plans, work and activities of the Government,
- to increase the ability of the public to participate in the making and administration of our laws and policies and
- to lead to greater accountability in the conduct of public affairs.

This Ministry fully supports those principles and purposes. The Ministry therefore intends to make the information contained in this letter and any attached documents available to the wider public shortly. The Ministry will do this by publishing this letter and attachments on the Ministry of Social Development's website. Your personal details will be deleted and the Ministry will not publish any information that would identify you as the person who requested the information.

If you wish to discuss this response with us, please feel free to contact OIA_Requests@msd.govt.nz.

If you are not satisfied with this response regarding public housing, you have the right to seek an investigation and review by the Ombudsman. Information about how to make a complaint is available at www.ombudsman.parliament.nz or 0800 802 602.

Yours sincerely



Scott Gallacher
Deputy Chief Executive, Housing

Table 1: Number of public housing tenancies broken down by Territorial Authority and number of bedrooms as at end of December from 2015 to 2017.

Territorial Authority	31 December 2015				31 December 2016				31 December 2017			
	Number Of Bedrooms			Tenancies	Number Of Bedrooms			Tenancies	Number Of Bedrooms			Tenancies
	0 - 2	3 - 5	6+		0 - 2	3 - 5	6+		0 - 2	3 - 5	6+	
Ashburton	82	96	0	178	84	97	0	181	81	97	0	178
Auckland Super City	12,780	16,386	210	29,376	12,885	16,352	213	29,450	13,112	16,440	215	29,767
Buller	78	32	0	110	80	26	0	106	81	32	0	113
Carterton	0	0	0	0	0	0	0	0	S	0	0	S
Central Hawke's Bay	13	27	0	40	13	20	0	33	13	21	0	34
Central Otago	S	S	0	20	S	S	0	19	S	S	0	20
Christchurch City	2,982	2,397	6	5,385	3,330	2,422	6	5,758	3,769	2,501	6	6,276
Clutha	10	18	0	28	10	16	0	26	10	16	0	26
Dunedin City	773	590	0	1,363	769	579	0	1,348	763	603	0	1,366
Far North	254	390	8	652	252	392	8	652	259	390	8	657
Gisborne	440	749	0	1,189	443	755	0	1,198	448	780	0	1,228
Gore	23	13	0	36	22	12	0	34	23	12	0	35
Grey	78	S	S	132	80	S	S	126	78	S	S	134
Hamilton City	1,405	1,356	9	2,770	1,459	1,335	8	2,802	1,548	1,346	8	2,902
Hastings	526	652	0	1,178	523	646	0	1,169	529	647	0	1,176
Hauraki	55	50	0	105	55	48	0	103	56	47	0	103
Horowhenua	96	71	0	167	101	71	0	172	105	69	0	174
Hurunui	S	S	0	25	S	S	0	25	S	S	0	25
Invercargill City	186	S	S	344	183	S	S	342	185	S	S	350
Kaikoura	9	16	0	25	8	14	0	22	8	15	0	23

Territorial Authority	31 December 2015				31 December 2016				31 December 2017			
	Number Of Bedrooms			Tenancies	Number Of Bedrooms			Tenancies	Number Of Bedrooms			Tenancies
	0 - 2	3 - 5	6+		0 - 2	3 - 5	6+		0 - 2	3 - 5	6+	
Kaipara	55	58	0	113	56	58	0	114	54	58	0	112
Kapiti Coast	122	85	0	207	122	84	0	206	125	86	0	211
Kawerau	13	23	0	36	14	23	0	37	15	24	0	39
Lower Hutt City	2,000	1,237	10	3,247	2,044	1,218	9	3,271	2,055	1,241	7	3,303
Mackenzie	S	0	0	S	S	0	0	S	S	0	0	S
Manawatu	75	70	0	145	78	72	0	150	80	75	0	155
Marlborough	187	205	0	392	187	201	0	388	192	211	0	403
Masterton	S	S	0	S	S	S	0	S	S	S	0	14
Matamata-Piako	74	100	0	174	74	91	0	165	71	94	0	165
Napier City	758	S	S	1,378	765	S	S	1,385	780	S	S	1,421
Nelson City	315	236	0	551	321	S	S	563	323	S	S	571
New Plymouth	463	S	S	933	467	S	S	920	472	S	S	938
Opotiki	35	74	0	109	36	S	S	112	36	S	S	113
Otorohanga	20	21	0	41	18	17	0	35	20	17	0	37
Palmerston North City	762	S	S	1,370	781	S	S	1,387	787	S	S	1,398
Porirua City	614	1,901	9	2,524	610	1,923	9	2,542	634	1,974	9	2,617
Queenstown-Lakes District	S	S	0	15	S	S	0	29	6	27	0	33
Rangitikei	30	23	0	53	28	21	0	49	29	21	0	50
Rotorua	S	352	S	639	S	336	S	625	S	340	S	625
Ruapehu	41	41	0	82	39	39	0	78	39	40	0	79
Selwyn	S	S	0	9	S	S	0	10	S	S	0	10
South Taranaki	54	65	0	119	54	60	0	114	57	61	0	118

Territorial Authority	31 December 2015				31 December 2016				31 December 2017			
	Number Of Bedrooms			Tenancies	Number Of Bedrooms			Tenancies	Number Of Bedrooms			Tenancies
	0 - 2	3 - 5	6+		0 - 2	3 - 5	6+		0 - 2	3 - 5	6+	
South Waikato	S	S	0	34	S	S	0	31	S	S	0	35
South Wairarapa	0	0	0	0	0	0	0	0	S	S	0	S
Southland District	S	S	0	S	S	0	0	S	S	S	0	S
Stratford	16	20	0	36	17	19	0	36	18	20	0	38
Taranua	0	0	0	0	0	0	0	S	0	S	0	S
Tasman	91	64	0	155	92	62	0	154	93	62	0	155
Taupo	54	110	0	164	54	110	0	164	52	109	0	161
Tauranga	S	655	S	1,224	S	647	S	1,236	S	637	S	1,226
Thames-Coromandel	112	91	0	203	116	93	0	209	116	93	0	209
Timaru	219	191	0	410	219	183	0	402	225	183	0	408
Unknown/Other	106	188	1	295	115	183	0	298	115	176	0	291
Upper Hutt City	126	264	0	390	131	250	0	381	132	259	0	391
Waikato	122	210	0	332	110	199	0	309	120	202	0	322
Waimakariri	S	78	S	143	S	75	S	141	S	76	S	147
Waimate	14	9	0	23	14	8	0	22	14	9	0	23
Waipa	86	138	0	224	81	132	0	213	83	132	0	215
Wairoa	31	57	0	88	28	49	0	77	29	49	0	78
Waitaki	52	61	0	113	54	56	0	110	53	57	0	110
Waitomo	50	43	0	93	48	42	0	90	50	42	0	92
Wanganui	328	S	S	529	326	S	S	521	329	202	0	531
Wellington City	1,148	S	S	1,750	1,197	S	S	1,799	1,220	S	S	1,843
Western Bay Of Plenty	43	61	0	104	44	59	0	103	41	60	0	101

Territorial Authority	31 December 2015			31 December 2016			31 December 2017			
	Number Of Bedrooms			Number Of Bedrooms			Number Of Bedrooms			
	0 - 2	3 - 5	6+	0 - 2	3 - 5	6+	0 - 2	3 - 5	6+	
Westland	S	22	S	43	S	21	S	21	S	40
Whakatane	S	300	S	509	S	293	S	293	S	516
Whangarei	S	711	S	1,232	S	713	S	719	S	1,247

Notes:

- In order to protect client privacy some values are suppressed and are represented by 'S'. The Ministry is unable to provide you with the exact number as releasing this information is likely to risk identifying the individuals concerned. As such, this information is withheld under section 9(2)(a) of the Act. The need to protect the privacy of these individuals outweighs any public interest in this information.
- Ungeocoded address records that are unable to be matched to a Territorial Authority through suburb and city details have an unknown/other Territorial Authority.

Table 5: Number of social housing tenancies as at the end of each year from 2015 to 2017, broken down by Territorial Authority and duration bands.

Territorial Authority	31 December 2015							31 December 2016							31 December 2017						
	Tenancy Duration (Years)							Tenancy Duration (Years)							Tenancy Duration (Years)						
	0-5	6-10	11-15	16-20	Over 20 years	Un-known		0-5	6-10	11-15	16-20	Over 20 years	Un-known		0-5	6-10	11-15	16-20	Over 20 years		
Ashburton District	78	49	17	15	19	0		79	49	13	19	21	0		81	43	15	15	24		
Auckland Super City	10,709	7,380	4,405	3,501	3,381	0		12,747	6,333	4,227	3,098	3,045	0		13,542	5,772	4,391	2,982	3,080		
Buller District	49	30	13	8	10	0		44	27	15	10	10	0		52	29	13	10	9		
Carterton District	0	0	0	0	0	0		0	0	0	0	0	0		0	0	0	0	0		
Central Hawke's Bay District	8	10	9	S	10	0		8	6	8	S	6	0		8	7	6	6	7		
Central Otago District	S	S	S	S	9	0		6	S	S	S	6	0		8	S	0	S	6		
Christchurch City	2,432	1,133	694	519	607	0		2,808	1,163	672	490	625	0		3,374	1,131	660	480	631		
Clutha District	S	S	S	S	13	0		S	6	S	S	12	0		6	S	S	S	12		
Dunedin City	573	327	158	137	168	0		587	300	164	136	161	0		627	279	166	133	161		
Far North District	286	179	87	49	51	0		275	177	97	47	56	0		289	165	94	49	60		
Gisborne District	577	260	133	91	128	0		620	226	134	96	122	0		645	214	147	91	131		
Gore District	13	7	S	S	9	0		12	6	S	S	8	0		11	8	S	S	9		
Grey District	63	29	17	11	12	0		63	28	16	9	10	0		69	26	18	11	10		
Hamilton City	1,127	811	400	211	221	0		1,211	731	430	197	233	0		1,367	650	464	200	221		
Hastings District	507	285	116	114	156	0		537	245	118	106	163	0		547	232	125	105	167		

Territorial Authority	31 December 2015							31 December 2016							31 December 2017						
	Tenancy Duration (Years)							Tenancy Duration (Years)							Tenancy Duration (Years)						
	0-5	6-10	11-15	16-20	Over 20 years	Un-known		0-5	6-10	11-15	16-20	Over 20 years	Un-known		0-5	6-10	11-15	16-20	Over 20 years		
Hauraki District	38	32	8	7	20	0	40	27	10	6	20	0	40	30	9	S	20				
Horowhenua District	59	41	19	20	28	0	66	44	14	22	26	0	69	41	15	22	27				
Hurunui District	8	S	S	S	S	0	9	S	S	S	6	0	7	S	6	0	7				
Invercargill City	151	83	30	37	43	0	157	79	33	35	38	0	167	74	37	36	36				
Kaikoura District	13	S	S	S	S	0	11	S	S	S	S	0	12	S	S	S	S				
Kaipara District	44	25	18	7	19	0	43	28	16	7	20	0	45	25	14	9	19				
Kapiti Coast District	79	45	37	20	26	0	78	45	35	21	27	0	82	46	35	23	25				
Kawerau District	13	8	6	6	S	0	15	8	6	S	S	0	14	11	S	6	S				
Lower Hutt City	1,408	635	474	284	445	S	1,452	649	453	266	451	0	1,485	641	434	290	453				
Mackenzie District	0	0	0	0	S	0	0	0	0	0	S	0	0	0	0	0	0	S			
Manawatu District	63	36	19	8	19	0	70	33	20	10	17	0	76	32	18	12	17				
Marlborough District	174	77	47	55	39	0	184	71	42	45	46	0	206	62	45	39	51				
Masterton District	S	0	S	0	0	0	6	0	S	0	0	0	14	0	0	0	0				
Matamata-Piako District	41	61	23	18	31	0	39	53	29	16	28	0	56	34	34	11	30				
Napier City	710	301	137	108	122	0	714	293	148	98	132	0	747	298	155	87	134				
Nelson City	220	143	63	64	61	0	250	117	81	53	62	0	271	105	92	45	58				
New Plymouth District	421	201	113	98	100	0	423	199	101	92	105	0	439	194	106	92	107				

Territorial Authority	31 December 2015							31 December 2016							31 December 2017						
	Tenancy Duration (Years)							Tenancy Duration (Years)							Tenancy Duration (Years)						
	0-5	6-10	11-15	16-20	Over 20 years	Un-known		0-5	6-10	11-15	16-20	Over 20 years	Un-known		0-5	6-10	11-15	16-20	Over 20 years		
Opotiki District	49	30	20	S	6	0	53	28	20	S	7	0	58	25	17	6	7				
Otorohanga District	12	9	S	S	13	0	8	7	S	S	13	0	11	6	7	S	11				
Palmerston North City	641	289	177	122	141	0	688	277	172	121	129	0	702	272	166	130	128				
Porirua City	1,075	473	317	343	316	0	1,112	457	326	314	333	0	1,184	466	318	290	359				
Queenstown-Lakes District	S	S	S	S	S	0	19	S	S	S	S	0	24	S	S	S	S				
Rangitikei District	12	15	9	S	12	0	10	14	7	8	10	0	15	16	S	6	8				
Rotorua District	272	127	76	73	91	0	262	121	85	67	90	0	278	110	86	60	91				
Ruapehu District	26	17	9	13	17	0	26	10	12	12	18	0	34	6	11	9	19				
Selwyn District	S	S	0	S	S	0	S	S	0	S	S	0	S	S	0	S	S				
South Taranaki District	34	23	12	16	34	0	40	18	13	14	29	0	47	16	15	12	28				
South Waikato District	S	13	S	S	14	0	S	10	S	S	11	0	8	8	S	S	12				
South Waierapa District	0	0	0	0	0	0	0	0	0	0	0	0	S	0	0	0	0				
Southland District	0	S	0	0	S	0	0	S	0	0	S	0	S	S	0	0	S				
Stratford District	19	S	S	S	S	0	23	S	S	S	S	0	22	6	S	S	S				
Tararua District	0	0	0	0	0	0	S	0	0	0	0	0	S	0	0	0	0				
Tasman District	55	30	28	20	22	0	62	26	26	17	23	0	70	20	23	20	22				
Taupo District	79	30	31	12	12	0	75	34	31	14	10	0	70	34	30	13	14				

Territorial Authority	31 December 2015							31 December 2016							31 December 2017						
	Tenancy Duration (Years)							Tenancy Duration (Years)							Tenancy Duration (Years)						
	0-5	6-10	11-15	16-20	Over 20 years	Un-known		0-5	6-10	11-15	16-20	Over 20 years	Un-known		0-5	6-10	11-15	16-20	Over 20 years		
Tauranga District	530	324	179	108	83	0	518	353	168	116	81	0	1,126	51	32	11	6				
Thames-Coromandel District	80	55	24	19	25	0	92	54	23	20	20	0	91	59	20	19	20				
Timaru District	168	110	37	39	56	0	195	87	36	33	51	0	209	85	39	26	49				
Upper Hutt City	156	88	55	45	46	0	155	64	71	42	49	0	156	73	71	39	52				
Waikato District	91	116	40	31	54	0	91	97	36	35	50	0	110	80	49	35	48				
Waimakariri District	63	32	19	12	17	0	63	27	24	9	18	0	72	24	23	9	19				
Waimate District	10	S	S	S	S	0	9	S	6	S	S	0	10	S	S	S	S				
Waipa District	60	66	27	27	44	0	61	49	37	24	42	0	73	39	47	23	33				
Wairoa District	29	31	14	S	13	0	22	27	11	S	13	0	28	19	15	S	12				
Waitaki District	39	28	13	11	22	0	34	30	13	12	21	0	44	21	12	13	20				
Waitomo District	34	27	13	S	16	0	31	26	14	S	14	0	39	24	11	S	13				
Wanganui District	196	131	88	46	68	0	203	120	92	47	59	0	216	108	93	53	61				
Wellington City	858	300	199	163	230	0	922	295	193	159	229	S	936	330	191	150	236				
Western Bay Of Plenty District	45	29	10	6	14	0	40	30	14	S	14	0	97	S	0	S	S				
Westland District	22	7	9	S	S	0	16	11	8	S	S	0	13	11	9	S	S				
Whakatane District	213	143	67	35	51	0	200	153	74	32	51	0	207	151	74	33	51				
Whangarei District	577	286	157	104	108	0	566	305	142	119	106	0	574	304	139	123	107				

Territorial Authority	31 December 2015						31 December 2016						31 December 2017					
	Tenancy Duration (Years)						Tenancy Duration (Years)						Tenancy Duration (Years)					
	0-5	6-10	11-15	16-20	Over 20 years	Un-known	0-5	6-10	11-15	16-20	Over 20 years	Un-known	0-5	6-10	11-15	16-20	Over 20 years	
Unknown/Other	129	82	38	31	15	0	128	85	40	29	16	0	123	88	39	21	20	
Total	25,457	15,127	8,743	6,711	7,324	S	28,289	13,776	8,605	6,183	6,991	S	31,012	12,623	8,664	5,904	6,985	

Notes:

- In order to protect client privacy some values are suppressed and are represented by 'S'. The Ministry is unable to provide you with the exact number as releasing this information is likely to risk identifying the individuals concerned. As such, this information is withheld under section 9(2)(a) of the Act. The need to protect the privacy of these individuals outweighs any public interest in this information.
- Ungeocoded address records that are unable to be matched to a Territorial Authority through suburb and city details have an unknown/other Territorial Authority.