Attachment to WPQ 30647 (2026)

Social homes removed from service by category

As at	Category					Total
	Homes under refurbishment		Redevelopment / Disposal			
	Major Repairs	Retrofit	Redevelopment	Demolition	Sales and Lease expiry	
31 October 2025	329	205	94	116	696	**1,440**
30 November 2025	341	202	102	77	749	**1,471**
31 December 2025	357	180	108	86	718	**1,449**
31 January 2026	357	206	141	85	670	**1,459**
28 February 2026	312	193	132	85	510	**1,232**
31 March 2026	310	183	143	83	470	**1,189**
30 April 2026	319	178	133	63	417	**1,110**
31 May 2026	298	165	154	67	422	**1,106**
30 June 2026	293	138	175	63	406	**1,075**

Major Repairs – homes requiring significant repair work before they can be re-tenanted.

Retrofit – homes undergoing major retrofit works that make them unavailable for occupation.

Redevelopment – homes that have been removed from service because they are part of a redevelopment programme

Demolition – homes removed from service and being prepared for disposal (demolition, relocation or deconstruction).

Sales and Lease Expiry – homes removed from service because they are to be sold, or because the lease under which Kāinga Ora operates the property has expired or is expiring.