



15 June 2026

Thomas Raethel

s7(2)(a)

Tēnā koe Thomas,

Request for Information – Local Government Official Information and Meetings Act (LGOIMA) 1987

We refer to your official information request dated 26 May 2026, seeking information relating to housing owned and/or managed by Council, including any council-controlled organisation. Specifically, you requested:

I am making a request under the LGOIMA for the following information relating to housing owned and/or managed by your council (including any council-controlled organisation):

- 1. The average weekly rent charged for any council-owned pensioner, elder, or community housing as at 27 November 2023, or the closest date that average was recorded.*
- 2. The average weekly rent charged for the same housing portfolio as at 26 May 2026, or the most recent date at which the average was recorded.*

If the council operates more than one category of housing (e.g. pensioner housing, community/social housing, affordable rentals), please provide the average weekly rent broken down by category at each of the two dates, and indicate the number of units in each category.

Answer:

In order to respond to your request, Council engaged with its council-controlled organisation, Urban Plus Limited (Urban Plus), which owns and manages the majority of Council's social housing portfolio.

Table 1 below sets out the average weekly rents and number of units across housing owned and/or managed by the Council group at the requested points in time.

As of 27 November 2023 (or the closest available date), the housing portfolio comprised a mix of social housing, primarily targeted to low-income older people, alongside a small number of affordable rental units. At that time, Hutt City Council directly owned 11 housing units.

By 26 May 2026 (or the closest available date), the portfolio is primarily held within Urban Plus. The previously Council-owned social housing units were no longer part of Council's asset portfolio, leaving three Council-owned affordable rental units.

For completeness, Urban Plus' social housing portfolio is primarily targeted to low-income elderly tenants, although a small number of tenancies fall outside this cohort due to legacy arrangements.

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at: [Office of the Ombudsman - Complaints](#), or freephone 0800 802 602.

Please note that this response to your information request may be published on Hutt City Council's website: [Proactive releases - Hutt City Council](#).

Ngā mihi nui



Rebekah van der Splinter

Senior Advisor, Official Information and Privacy

Table 1: Housing Rent Averages

Entity	Date	Number of units	Average weekly rent (NZD)
Urban Plus Limited (UPL)	30 November 2023	182	\$266.31
Hutt City Council (HCC)	30 November 2023	11	\$284.92
UPL and HCC combined	30 November 2023	193	\$275.61
Urban Plus Limited (UPL)	26 May 2026	187	\$279.22
Hutt City Council (HCC)	26 May 2026	3	\$402.34
UPL and HCC combined	26 May 2026	190	\$340.78