

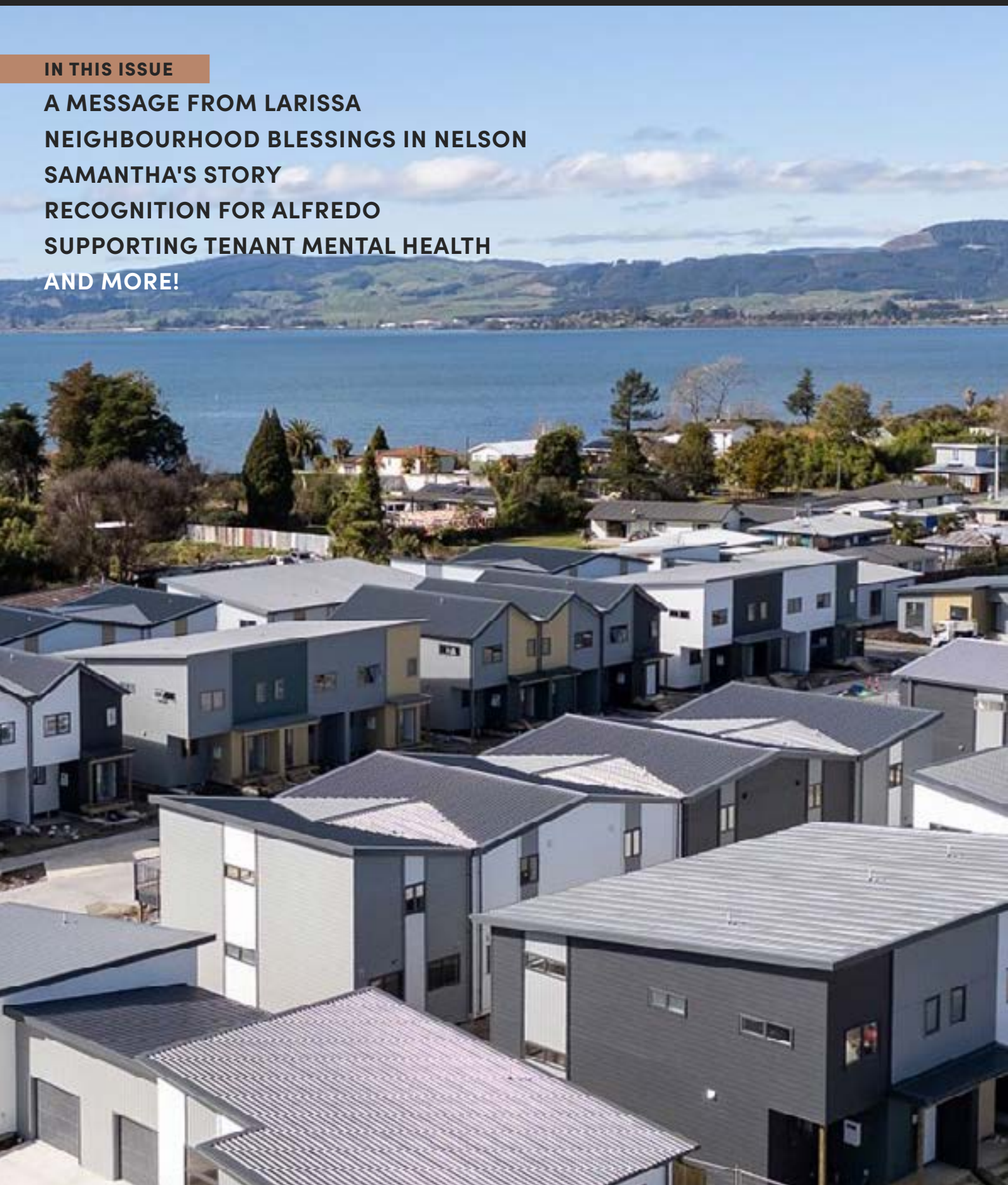
Nāku

NEWSLETTER FOR NEW ZEALAND TENANTS **ISSUE 13** | JULY 2026

Home *in* Place

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Message from Larissa

Kia ora everyone and welcome to Issue 13 of the Naku newsletter!

This month, I'm pleased to share some wonderful milestones and stories from across our communities.

We recently reached an important achievement, helping 200 people move into safe, secure homes over the past year, while continuing to expand our presence into new regions.

Every new tenancy represents an opportunity for stability, connection and a brighter future, and we are proud to support people on that journey.



In this edition, you'll meet Samantha, whose story highlights the difference a stable home can make, and read about the blessing of new homes in Nelson. We also recognise one of our valued team members, share reminders that help keep our communities safe and welcoming, and highlight our ongoing commitment to supporting tenant wellbeing.

As we celebrate Matariki, I encourage you to take time to reflect, connect with whānau and friends, and look ahead with hope and optimism. Thank you for being part of our Home in Place community.

Ngā mihi,

Larissa

CEO Home in Place (New Zealand)

Neighbourhood blessings in Nelson

Our Tenancy Relations Officer, Peter, was pleased to attend the blessing of 16 brand new Kāinga Ora homes in Nelson recently

The new homes have begun welcoming tenants, providing safe, secure housing for more people in the local community.

Peter, said it was a moving occasion for everyone involved.

"It was an emotional blessing for all involved. The highlight was the kapa haka group from Nelson Central Primary School across the road, who performed four haka with singing."

Rachel Boyack MP, Labour MP for Nelson, and Nelson Mayor Nick Smith were also in attendance to mark the blessing of this beautiful new development, located just down the road from our Nile Street complex.

Thank you to Kāinga Ora for inviting us to be part of this special occasion.





Celebrating Alfredo

We'd like to congratulate Alfredo, the latest recipient of our Rewards & Recognition Award.

Recognised for his dedication, professionalism and commitment to supporting our organisation's mission, Alfredo was praised for consistently going above and beyond to help keep things running smoothly.

A big thank you to Alfredo for the positive impact he makes every day.

Matariki

A reminder that in recognition of the Matariki public holiday on Friday July 10th, Home in Place NZ branch offices will be closed.

We will be open as normal from Monday 13 July.

Māori believe that appearance of Matariki in the morning sky in mid-winter marks the Māori New Year, or Te Mātahi o te Tau. It signals a time to remember those who have passed, celebrate the present and plan for the future. It's a time to spend with whānau and friends – to enjoy kai (food), waiata (song), tākarō (games) and haka.

Because Māori follow the Māori lunar calendar, not the Gregorian calendar, the dates for Matariki change every year. In 2026, we celebrate Matariki from 9 to 11 July, with a national public holiday on 10 July. <https://matariki.twoa.ac.nz/>

Celebrating 200 people!

In June Home in Place New Zealand reached an important milestone, helping 200 people move into safe, secure social and affordable homes across the country in the past 12 months.

Of these, 126 were brand-new properties, increasing the supply of much-needed housing in communities throughout New Zealand.

New homes were delivered in Manurewa, Rotorua, Nelson and Wirihihana, providing more individuals and families with quality, affordable places to call home. With these, Home in Place New Zealand has also expanded its services into two new regions, helping even more people access housing and support.

Every new tenancy represents a fresh start and greater housing security. We are proud to continue working with communities across the country to create opportunities for people to thrive in safe and affordable homes.

Supporting tenant mental health

Our team is committed to continually building the skills and knowledge needed to better support residents. **Recently, one of our tenancy team members completed Mental Health First Aid training, gaining a deeper understanding of mental health challenges and how they can affect wellbeing, housing stability and engagement with support services.**

Reflecting on the course, Francine said the training gave her greater confidence in recognising when someone may be experiencing mental health challenges and knowing how to respond appropriately. She highlighted the practical A.L.G.E.E. action plan as a valuable tool for supporting people who may need help.

This training is part of our ongoing commitment to providing informed, compassionate support to our residents and communities.



TENANT STORY

Samantha

For Samantha, having a stable home has made a big difference.

Originally from England, Samantha moved to Aotearoa when she was three. Since then, life has taken her across the country, with her father serving in the army and working at power stations.

After years of moving from house to house, Samantha has finally found stability in her home with Home in Place.

"My home is my home," Samantha said. "The community is awesome."

Before moving in, Samantha said life had been unsettled and uncertain, with no long term place where she felt safe or secure.

With support from those around her, Samantha was able to navigate the housing process and move into a place of her own. But setting up a new home came with its own challenges. Having only ever had a bedroom for the past 20 years, Samantha now had an entire house to fill and a home to make. She had a rocking chair and a single bed, but not much else, and one of the hardest parts was finding the furniture and household items she needed to get started.

Her community rallied around her, with donations including furniture helping turn the house into a more settled home.

For Samantha, the security and privacy of her home have been especially important. She said the lockable gate helps her feel safer and more comfortable.

Since moving in, Samantha said she feels more relaxed and more positive.

"Knowing I've got a home has changed me a lot," she said.

When asked what she is most proud of, Samantha spoke about the support she has received from the people around her and the progress she has made in building a stable life for herself.

Looking ahead, Samantha hopes to remain in the home and community she now feels connected to.

While she is also managing some health challenges, having a safe and stable home has given her a sense of security and somewhere she can focus on her wellbeing.

"I want to continue living here and not move again," she said.

Samantha said she is grateful for the support she has received and the opportunity to finally feel at home.

Unauthorised occupants

We understand that having friends and whānau visit is an important part of life.

Keeping your household information up to date helps ensure that your tenancy records are accurate and that your home continues to meet occupancy and safety requirements. Changes to who lives in your home may also affect your rent which is set by MSD. **If your circumstances have changed, please contact your Home in Place tenancy team.**

Please remember that all household members must be approved in line with your tenancy agreement and Home in Place policy. Not advising us of changes to your household may result in a review of your tenancy.

Thank you for working with us to help keep our communities safe, fair, and comfortable for everyone.



Grow a Star

Grow a Star is Home in Place's youth scholarship programme that helps young people, particularly those in Home in Place households, reach their academic, sporting, musical or artistic goals.

If you know a young person who could benefit from this support, applications for Grow a Star are open all year round.

More information at <https://homeinplacenz.org/grow-a-star-scholarships>

Visitor behaviour

Friends and family are welcome visitors in our communities, but it's important to remember that tenants are responsible for the behaviour of anyone they invite onto the property.

This includes visitors, guests, family members, and anyone visiting your home. Behaviour such as excessive noise, anti-social conduct, property damage, intimidation, harassment, or illegal activity can affect your neighbours and may place your tenancy at risk.

If a visitor causes a disturbance, the tenant may be held accountable, even if they were not directly involved in the behaviour.

Please help us maintain a safe, respectful, and enjoyable community by ensuring your guests follow the same expectations outlined in your tenancy agreement. If issues arise, speak with your visitors promptly and take steps to prevent further problems.

My Place Portal

Have you signed up to the My Place Portal for Home in Place tenants yet?

If not, you can jump over to <https://myplaceportal.homeinplace.org/>, enter your email and hit "Invite me!" to join. Once registered, tenants will be able to use the portal to view account balances, rent history, invoices, and past payments.

We will continue adding more functionality to My Place Portal, including raising and viewing Maintenance Requests. We've also added a knowledge base to the portal, so check it out for handy information.

Having trouble registering or logging in to the portal?

Trouble shooting help and video guidelines are available on our website, at <https://homeinplacenz.org/tenant-portal>.

If you're not able to resolve the issue yourself, please reach out to our team and we can escalate if required.

Stay in Touch

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