



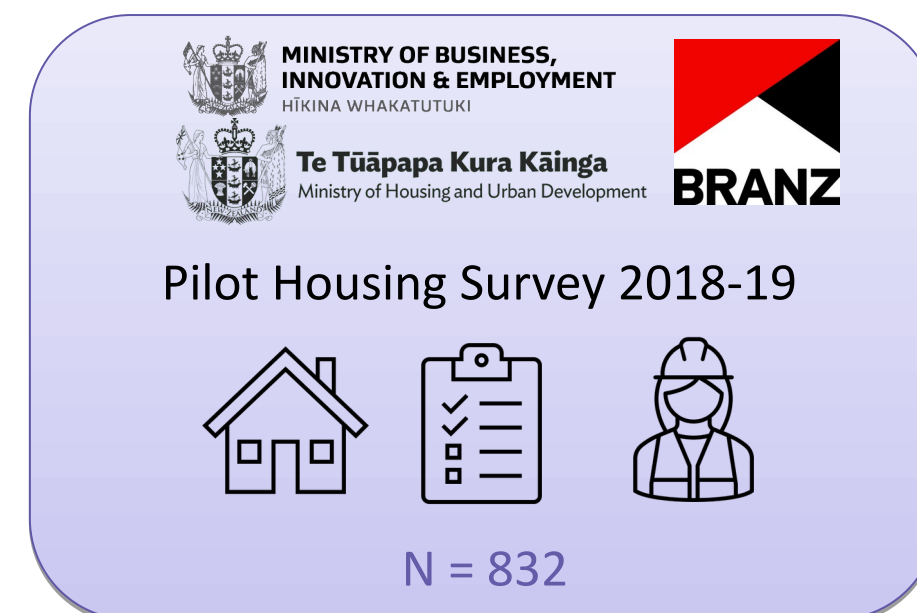
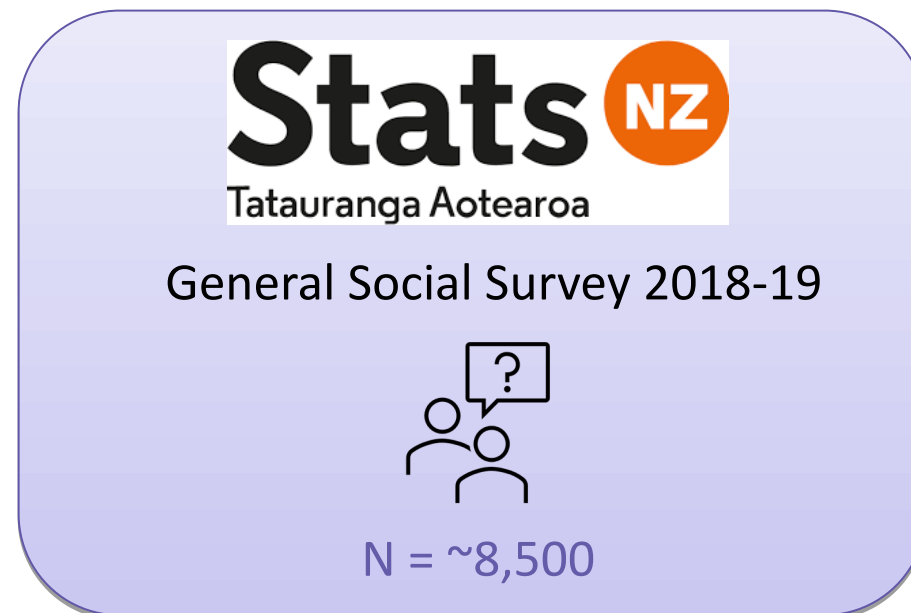
Housing condition and occupant wellbeing





Findings from the 2018/19 Pilot Housing Survey and 2018 General Social Survey

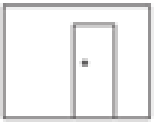



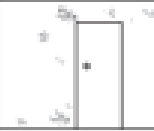
Vicki White and Suzanne Jones

What information did we collect, how and why?

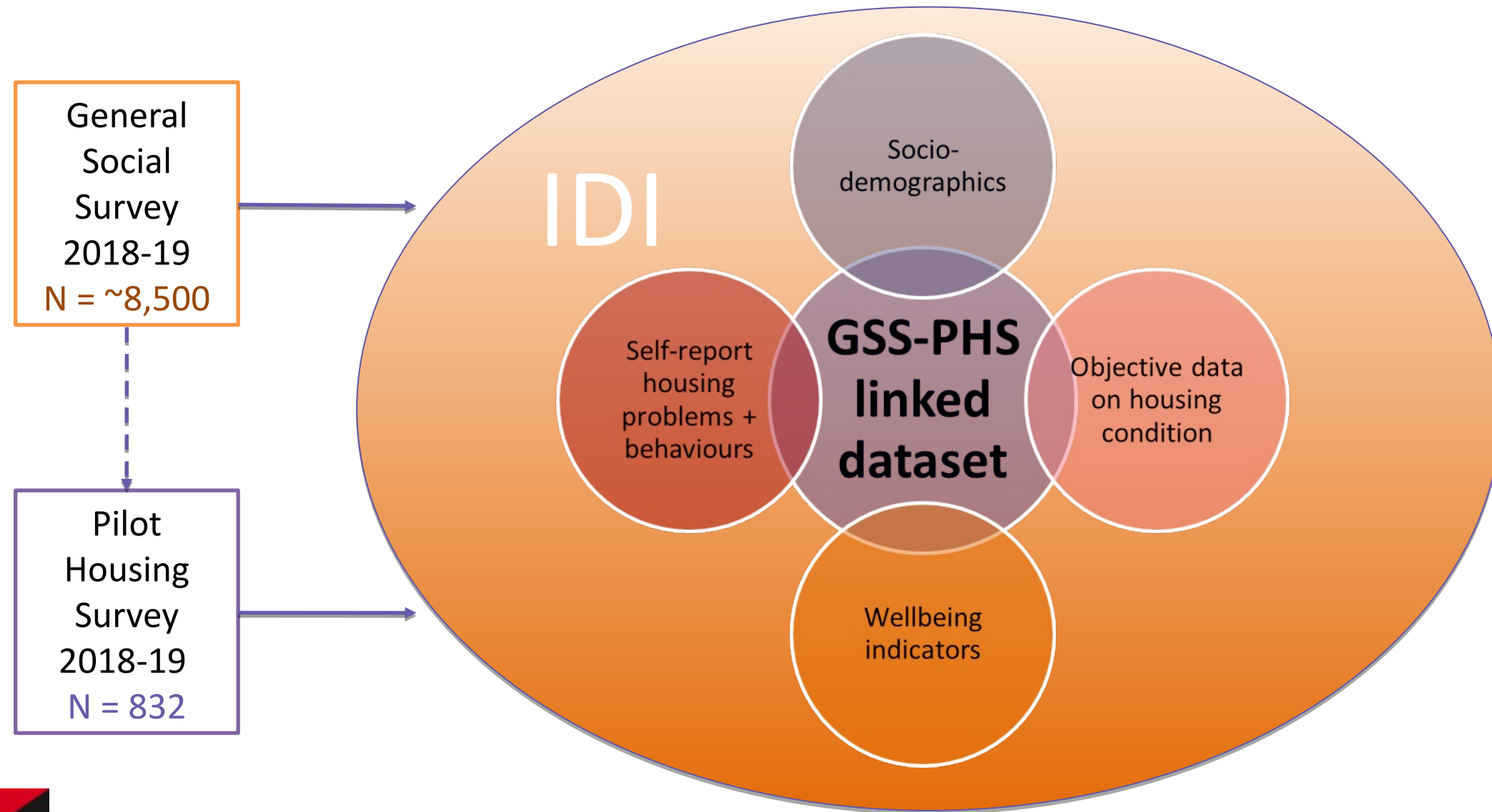
- BRANZ has conducted House Condition Surveys for over 25 years
- 2018/19 partnership project to trial a new approach (the Pilot Housing Survey (PHS))
- Key drivers for scope and content of the PHS
 - Trialling new approaches
 - 'Housing quality' data gap
 - Healthy Homes Standards
 - Alignment with GSS Housing Supplement
- How:



Topic	Data collected																										
General/ whole house informa	Dwelling type (built form, typology) Estimated floor area																										
Property Exterior 	<table><tr><th>Condition</th><th>Description and assessment criteria</th></tr><tr><td>Excellent ★★★★★</td><td>"As new condition" Visually: no signs of any damage/wear and tear Function: item is performing its main function Maintenance demand/timeline: none/none</td></tr><tr><td>Good ★★★★</td><td>"Good, clean condition" Visually: minor signs of wear and tear Function: item is performing its main function Maintenance demand/timeline: none/none</td></tr><tr><td>Average ★★★</td><td>"Sound and clean" Visually: minor marks, chips and slight deterioration/signs of wear and tear Function: item is currently performing its main function Maintenance demand/timeline: normal work/minor repairs, e.g. repaint, clean/within a year</td></tr><tr><td>Poor ★★</td><td>"Needs work" Visually: badly marked, damaged or chipped Function: evident this is not working as required or it is nearing the end of its expected life Maintenance demand/timeline: significant repair or maintenance work within 3 months</td></tr><tr><td>Founda and sub</td><td colspan="2"></td></tr><tr><td>Roof sp</td><td colspan="2"></td></tr><tr><td>Kitchen</td><td colspan="2"></td></tr><tr><td rowspan="2">Bathro </td><td colspan="2"></td></tr><tr><td colspan="2"></td></tr></table>		Condition	Description and assessment criteria	Excellent ★★★★★	"As new condition" Visually: no signs of any damage/wear and tear Function: item is performing its main function Maintenance demand/timeline: none/none	Good ★★★★	"Good, clean condition" Visually: minor signs of wear and tear Function: item is performing its main function Maintenance demand/timeline: none/none	Average ★★★	"Sound and clean" Visually: minor marks, chips and slight deterioration/signs of wear and tear Function: item is currently performing its main function Maintenance demand/timeline: normal work/minor repairs, e.g. repaint, clean/within a year	Poor ★★	"Needs work" Visually: badly marked, damaged or chipped Function: evident this is not working as required or it is nearing the end of its expected life Maintenance demand/timeline: significant repair or maintenance work within 3 months	Founda and sub			Roof sp			Kitchen			Bathro 					dition verall hts and (type,
	Condition	Description and assessment criteria																									
	Excellent ★★★★★	"As new condition" Visually: no signs of any damage/wear and tear Function: item is performing its main function Maintenance demand/timeline: none/none																									
	Good ★★★★	"Good, clean condition" Visually: minor signs of wear and tear Function: item is performing its main function Maintenance demand/timeline: none/none																									
	Average ★★★	"Sound and clean" Visually: minor marks, chips and slight deterioration/signs of wear and tear Function: item is currently performing its main function Maintenance demand/timeline: normal work/minor repairs, e.g. repaint, clean/within a year																									
Poor ★★	"Needs work" Visually: badly marked, damaged or chipped Function: evident this is not working as required or it is nearing the end of its expected life Maintenance demand/timeline: significant repair or maintenance work within 3 months																										
Founda and sub																											
Roof sp																											
Kitchen																											
Bathro 																											
Condition and visible mould: overall assessment of linings																											

Topic	Data collected		
Laundry facilities	Functionality: facilities present and location, working artificial light, waste water connection Ventilation: operable and secure (staple) windows, mechanical extract		
Living	Visible mould categories	Size	Commentary
	NONE		You cannot see ANY mould on any surface, taking care to inspect walls, windows, ceilings, floor coverings and backs of curtains.
Bedro	SMALL ~door knob		"manageable for most residents" Size: <u>specks or see image for single patch</u> Location: specks on one or two features or see image for single patch Maintenance demand/timing: surface cleanable (vinegar & water) or wash curtains/linings. Action needed: within a week
	MODERATE ~A4 paper		"requires concerted resident effort" Size: see image for single patch Location: <u>one patch in a room, i.e. only on one feature (including curtains).</u> Maintenance demand/timing: surface cleanable (vinegar & water) or wash curtains Action needed: within a week
Intern: stairs	LARGE		"needs specialist attention" Size: see image for single patch Location: one patch in a room, i.e. only on one feature including curtains. Maintenance demand/timing: <u>beyond householder DIY action, i.e. embedded in material e.g. lining material or whole curtains need replacement</u> Action needed: urgent, consider not using room.
	OR		
Fire sa	EXTENSIVE		" <u>infestation</u> , needs specialist attention" Size: varying sizes <u>beyond specks</u> Location: <u>across multiple features in a room</u> Maintenance demand/timing: extent puts this beyond householder DIY action, i.e. embedded in multiple materials, some needing replacement Action needed: urgent, consider not using room.
Hot w: system			
Security and access	Lockable doors, lighting at entrance/exits Health and safety defects		

Linking data



Purpose(s) of the research

Explore and Analyse

- PHS House condition across different GSS population groups
- Relationship between housing condition and the occupants' wellbeing

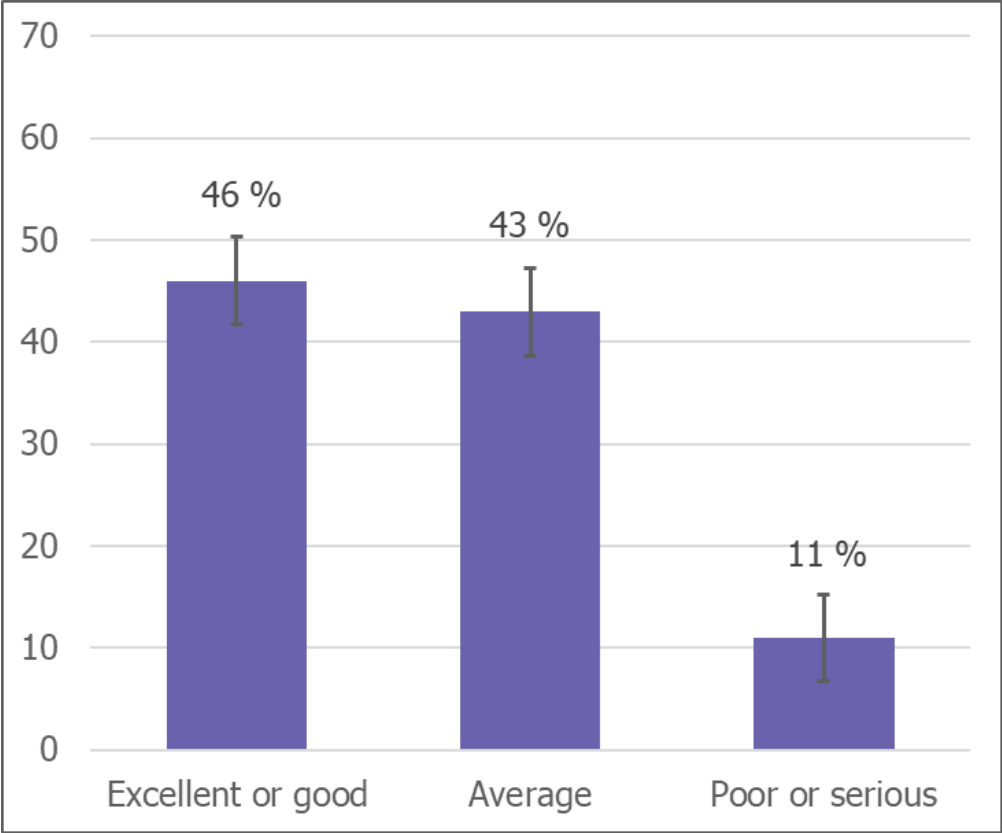


Stats NZ disclaimer

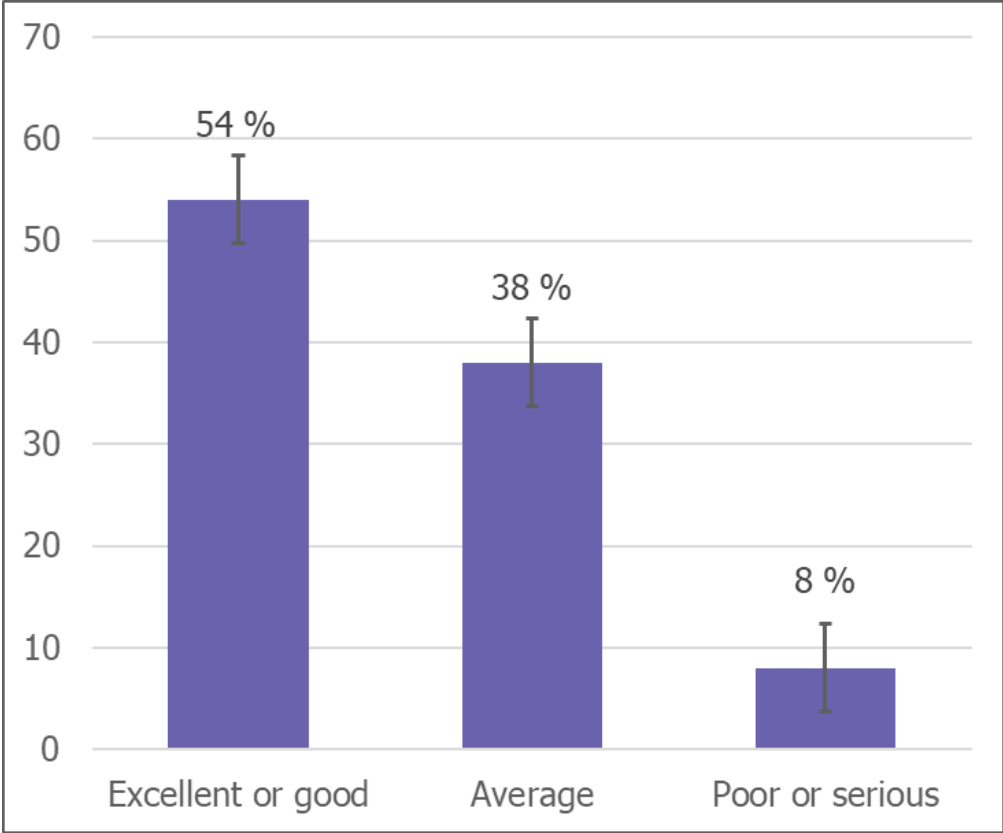
Access to the data used in this study was provided by Stats NZ under conditions designed to give effect to the security and confidentiality provisions of the Statistics Act 1975. The results presented in this study are the work of the author, not Stats NZ or individual data suppliers.

Overview of house condition ratings

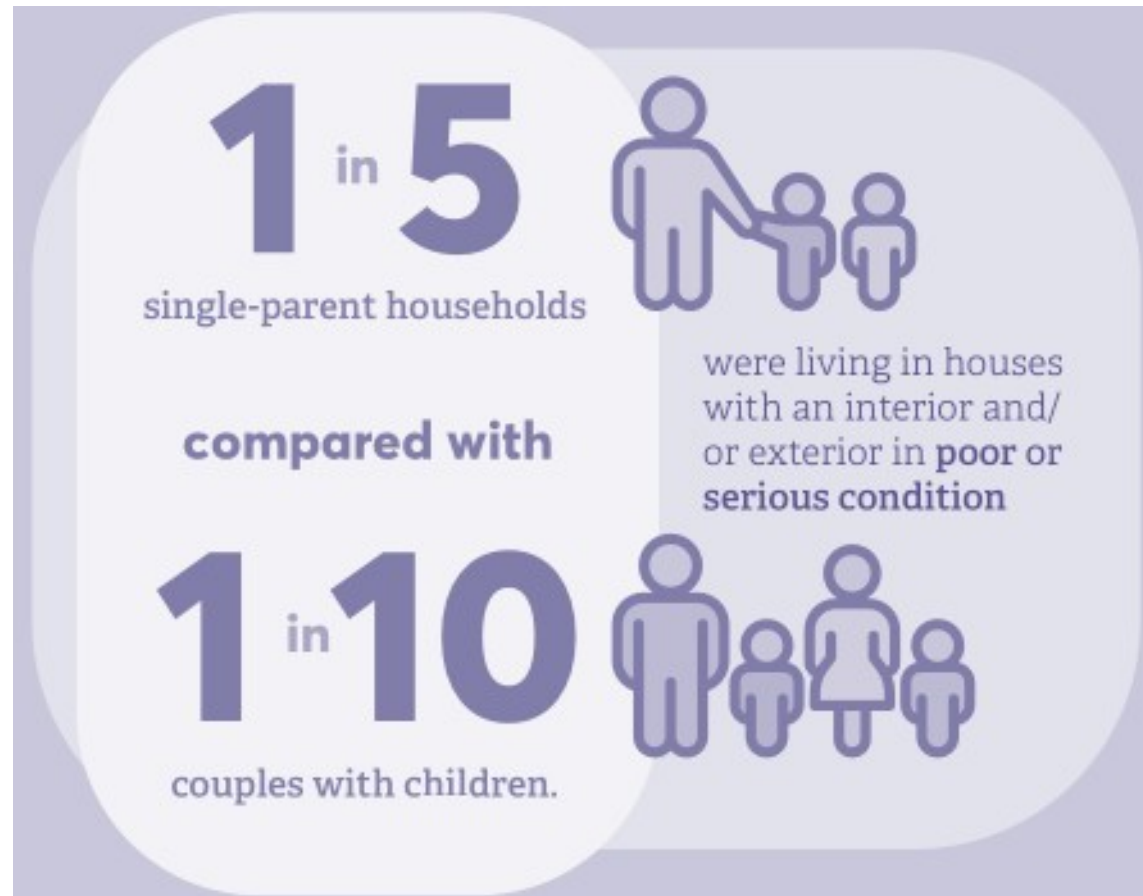
Exterior



Interior

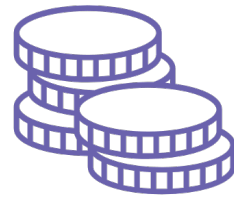


One-parent households

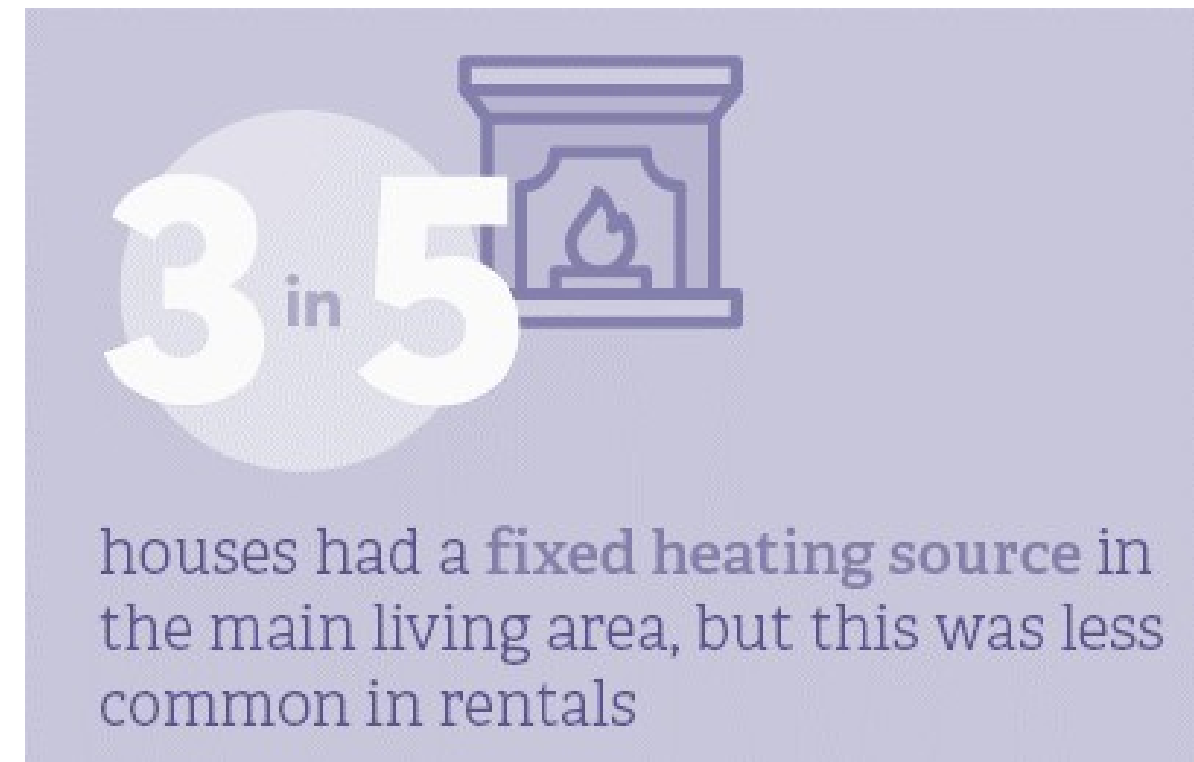
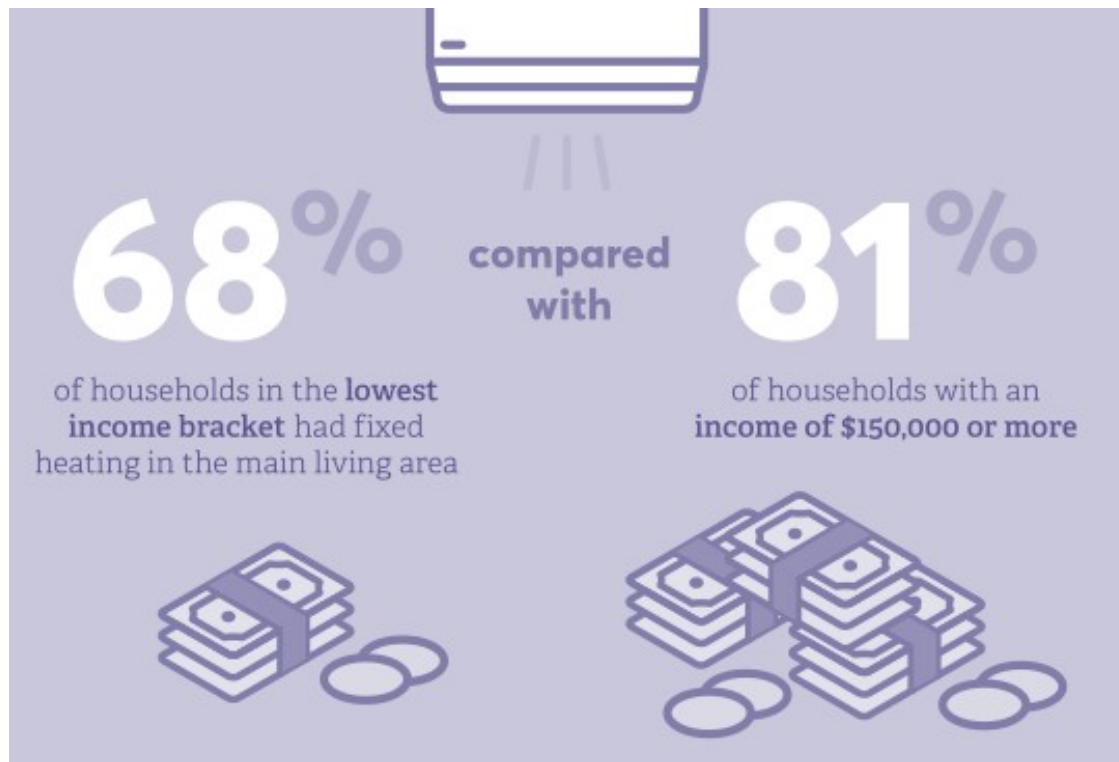


- More likely to have **moderate or worse levels of visible mould** in living areas and/or bedrooms (54% v 37% overall)
- In the GSS, more likely to self-report **housing quality and affordability problems**

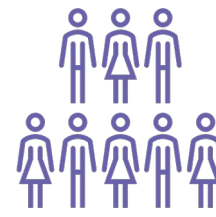
Household income



- Households with the **highest incomes** were **more likely** to live in a house with a **good or excellent exterior and interior condition** compared to those on lower incomes
- Those on **lower incomes** tended to rely on **portable heating methods** more than those on higher incomes



Ethnicity - Māori and Pacific Peoples



- **Three times more likely** to live in a house in **poor or serious condition interior condition**, than the overall survey population.
- **Less likely to have a fixed heating source** in the main living area (64% compared with 80% for non-Māori/Pacific households)
- More likely to **self-report housings problems** (cold, damp, in need of repair/maintenance)



Feeling cold?

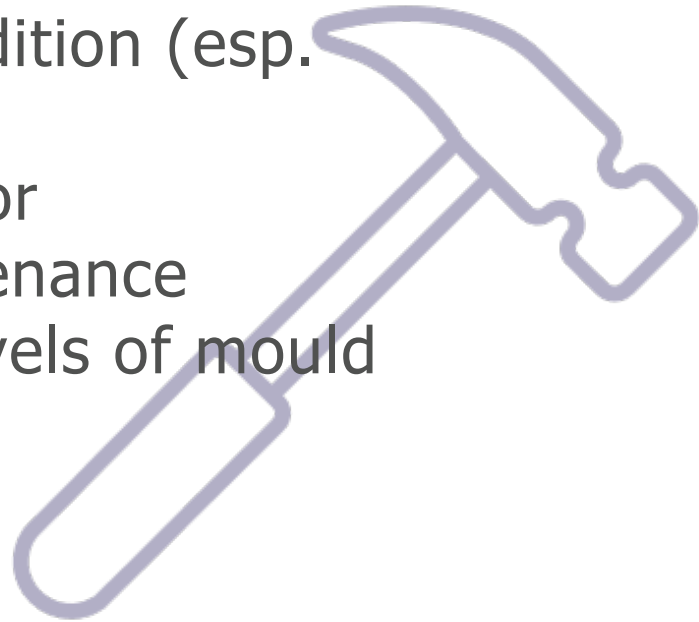
- People living in dwellings in **poor or serious exterior condition** more than **twice as likely to report feeling cold** in winter
- Households **requiring moderate or major repairs** were **twice as likely to report feeling cold** in winter
- **Feeling cold** in the home was also more common amongst households **without a fixed heating source** in the home



Mental wellbeing is related to house condition

Lower ratings of mental wellbeing
observed in households living in
dwellings:

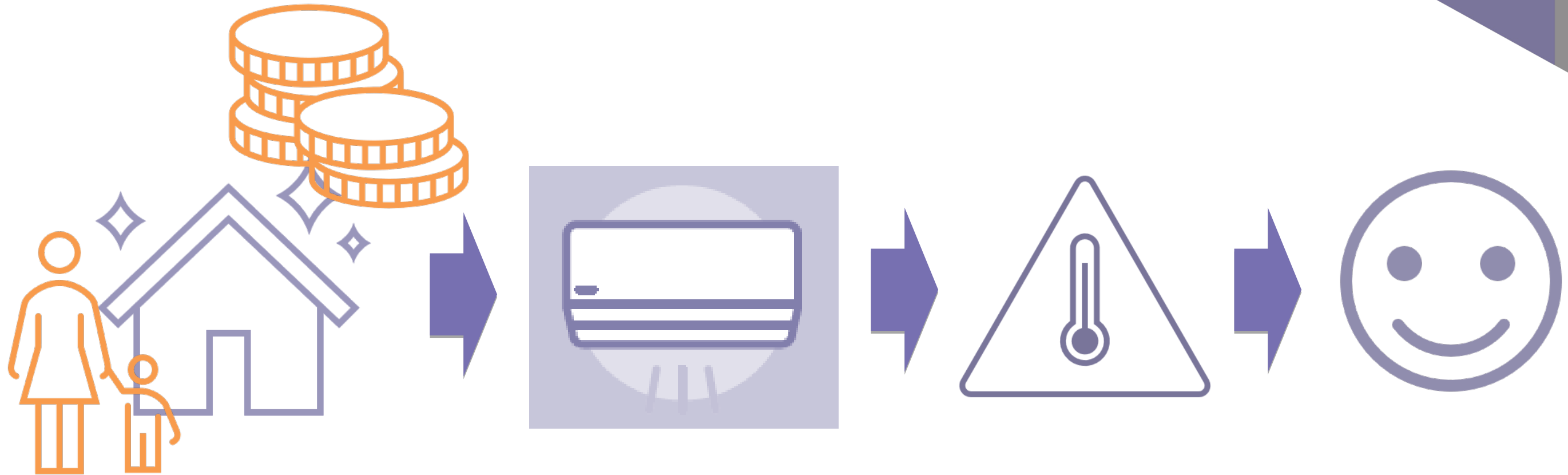
- in poorer condition (esp. interior)
- requiring major repairs/maintenance
- with worse levels of mould



Feeling cold linked to lower levels of life satisfaction and feeling life is worthwhile and lower **mental wellbeing** scores



Is house condition as important as other factors?



The factors that enable us to live in and maintain a house in good or excellent condition, that is **warm, dry and healthy**, like having **higher incomes** or indeed multiple incomes, are more closely related to the occupants' mental wellbeing, than the condition of the house alone.

Find out more

Read the analysis report

Research Now (summary of the report):

[Findings on housing condition and occupant wellbeing](#)

Full Study Report:

[SR482 Housing condition and occupant wellbeing: Findings from the Pilot Housing Survey and General Social Survey 2018/19 | BRANZ](#)

Get into the data

The PHS and GSS datasets are available to researchers through Stats NZ's Integrated Data Infrastructure (IDI).

access2microdata-sharedmailbox@stats.govt.nz

Contact us

Suzanne Jones – Suzanne.Jones@branz.co.nz

Vicki White – Vicki.White@branz.co.nz

