

The state of our homes



General Social Survey 2018

Housing and physical environment
supplement

And 2018 Census



Housing quality identified as a key information gap

- 2009 Review of Housing Statistics and 2012 Review of Tier One Statistics identified housing quality/habitability as a key information gap

Topic 4: Housing habitability

8. At a national level, there is little information available on the physical attributes of the housing stock, including facilities such as baths and toilets, materials of roof/floor/walls, whether the dwelling is insulated or not, and state of repair of the dwelling (ie quality of the dwelling).

Recommendation

The Department of Building and Housing, the Building and Research Association of New Zealand (BRANZ), and Statistics NZ should work together to investigate improvements to existing data sources (survey or administrative) on the physical quality of the national housing stock.

Limited information available on housing quality

- Last comprehensive national housing survey carried out in the 1930s.
- BRANZ has been conducting housing condition surveys since the 1990s – these are roughly five yearly.
- Recommended approach to improve measurement of housing quality would be to link housing condition survey with another national survey such as the General Social Survey



About the General Social Survey

- Every two years, the New Zealand General Social Survey (NZGSS) takes a snapshot of the well-being of people in New Zealand
- The survey was first administered in 2008 and the target population is the usually resident New Zealand population aged 15 years and over in private dwellings in the North and South islands and Waiheke Island
- The survey interviews over 8,000 respondents on their experiences and circumstances across a wide range of life domains, including health, material living standards, paid work, social connectedness, housing and physical environment, safety and security, civic and human rights, culture and identity, and overall subjective well-being.



2018 supplement on housing and physical environment

- Supplement questionnaire asks about housing, heating and ventilating behaviours
- On the spot temperature measurement
- Small sub-sample will have a physical house inspection



Housing quality questions

Topics covered:

- Overall self-assessed condition of the home
- Perceived dampness & mould
- Healthy housing behaviours, including ventilation and use of heating
- Additional health indicators related to poor housing quality (including smoking inside the home)
- Whether the respondent's home and the area they live in meet their needs
- Whether home maintenance has been deferred and main reason for doing so.



Photo courtesy of Bryan Wilson
(Golder Associates)

Portable gas heater



Housing tenure security and housing mobility

Topics covered:

- Number of times moved in the past five years, and length of length of stay at current residence
- Main reason for moving
- Type of tenancy and length of lease
- Whether respondent owns home
- Category of landlord





Housing
affordability inquiry

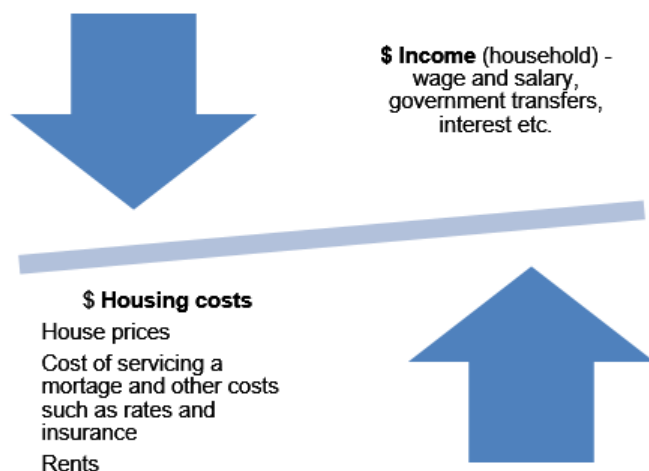
March 2012

Housing costs and affordability

Topics covered:

High level housing costs, including rent and mortgage costs
costs and self-assessed housing affordability

Figure 3 Components of housing affordability



Neighbourhood quality and sustainable living behaviours

Topics covered:

- Perceived access to key public facilities
- Perceived quality of neighbourhood
- Sustainable living behaviours
- Understanding of environmental issues





Taking an on-the-spot temperature measurement

Why are we doing this?

- In NZ we know that houses are not always at safe and comfortable comfortable temperatures, but we don't know how bad the problem problem is, or how it is spread across New Zealand society.
- Measuring the temperature in the homes selected for the GSS will allow us to see a range and variation of the temperatures in temperatures in NZ homes across the year, across the country, across country, across the day, across income groups, and across housing housing types.
- We will use the information to both:
 - (i) compare NZ houses to international temperature guidelines and and
 - (ii) as a baseline for comparing the temperatures in NZ houses in other in other studies (for instance so we can see if houses where children children are ill are colder than typical NZ houses).

Subsample - physical housing inspection

- This will be carried out by the Building Research Association of New Zealand (BRANZ), who have been carrying out roughly 5 yearly housing inspections since the 1990s. It is being done in conjunction with MBIE.
- **WHY:** we know that people are often not very good at estimating the quality of their house
- To get a better understanding of the quality of New Zealand housing we need some more objective measures.

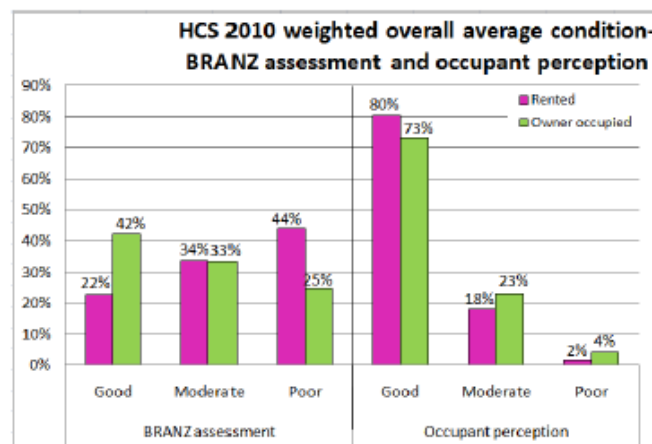


Figure 3: Occupant perceived condition versus BRANZ assessed condition

How it will be done?

It will be voluntary- people will be asked to give permission

- A trained assessor will carry out a visual inspection of the outside and inside of the house and where possible, the subfloor and roof space. The assessment is visual, nothing will be removed during the assessment.
- The information collected will include things like building size, materials, insulation, heating and hot water appliances, as well as the general condition of the house/apartment/unit.
- The assessor may ask if they can take photographs of areas of the house to support the information being collected.
- People may also be asked for permission to install sensors that will monitor the temperature and humidity in the house over several months.

2018 Census has asked some housing quality questions

- Dampness -
- Mould
- Access to basic amenities
- Heating appliances

Portable gas heater



14 Is this dwelling damp?

A damp dwelling may feel or smell damp or have damp patches on the walls, ceiling, floor or window frames.

☐ yes – always

☐ yes – sometimes

☐ no

or ☐ don't know

15 Can you see mould in any part of this dwelling that, in total, is larger than an A4 sheet of paper?

- Mould (mildew) may grow on the walls, ceiling, floor, doors, window frames, curtains or blinds.
- Mould can be black, white, green, brown, red, etc.
- An A4 sheet is the size of 1 page of this 4-page form.

☐ yes – always

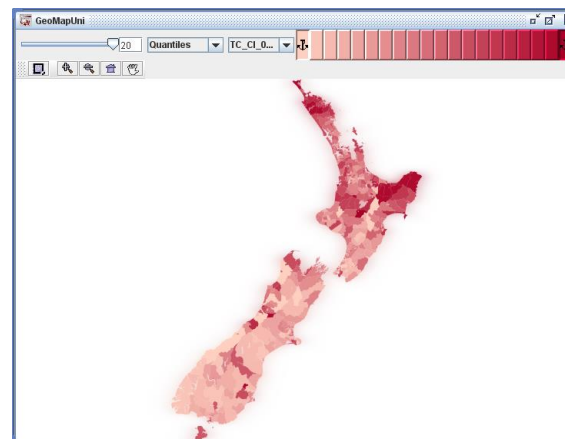
☐ yes – sometimes

☐ no

n) or ☐ don't know

Census housing quality questions will:

- Help with the measurement of homelessness – through estimation of uninhabitable dwellings
- Help us identify areas in the country with very poor housing
- We will be able to cross-tabulate with other variables such as housing tenure, household income etc.
- Can be used to develop small area estimates of housing quality using the General Social Survey



Questions?

