

Older People's Home Repairs and Maintenance: Ageing Well in Place in New Zealand

Presentation to Marlborough Charrette
28 July 2011

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2010/11 House Condition Survey

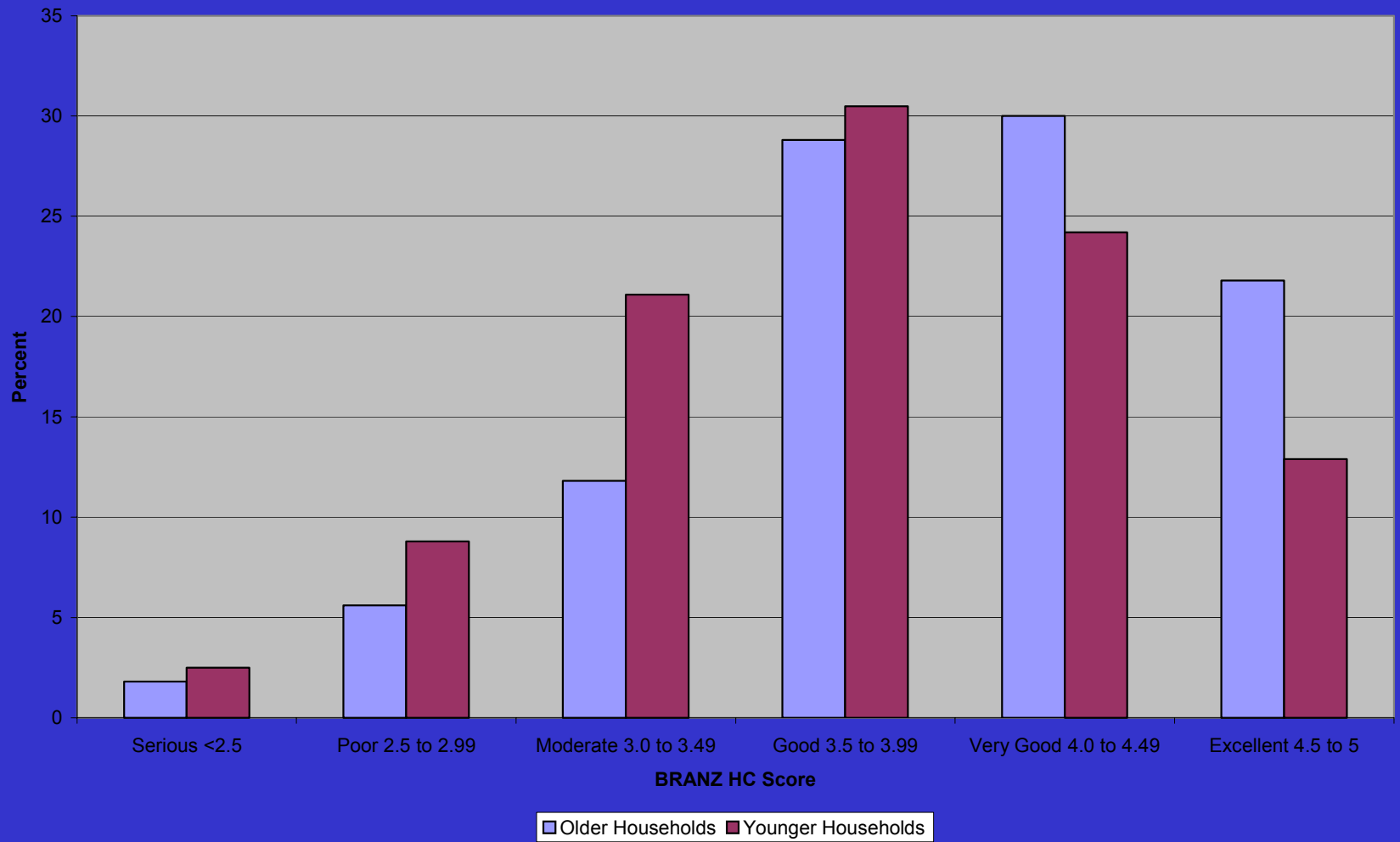
- On-site House Condition Assessment by BRANZ
 - Assesses components of a dwelling.
- Home Repairs & Maintenance Survey
 - Asks householders to report on what they have and intend to do.

2010/11 House Condition Survey

- 2010/11 1st time these surveys:
 - Went beyond the primary urban areas
 - Included rental dwellings
- 620 Householders Participated in Repairs and Maintenance Survey
- 491 retained through to dwelling assessment

The Older People's Households

- Owner occupied dwellings:
 - 84.1% of older households
 - 74.9% younger households
- Stayers:
 - 89.4% older households intend to stay
 - 83.4% younger households intend to stay
- 84.1% have stayed more than 5 years
- Not movers but uncertain
 - 8.2% older households
 - 3.8% younger households
- Living alone and couples - 83.2%



Householder & BRANZ Assessment

	BRANZ Excellent	BRANZ Very Good	BRANZ Good	BRANZ Moderate	BRANZ Poor	BRANZ Serious
H/H Assessed Excellent	26	23	15	6	1	0
H/H Assessed Good	11	21	27	5	4	1
H/H Assessed Average	0	7	7	8	5	1
H/H Assessed Poor	0	0	0	1	0	1

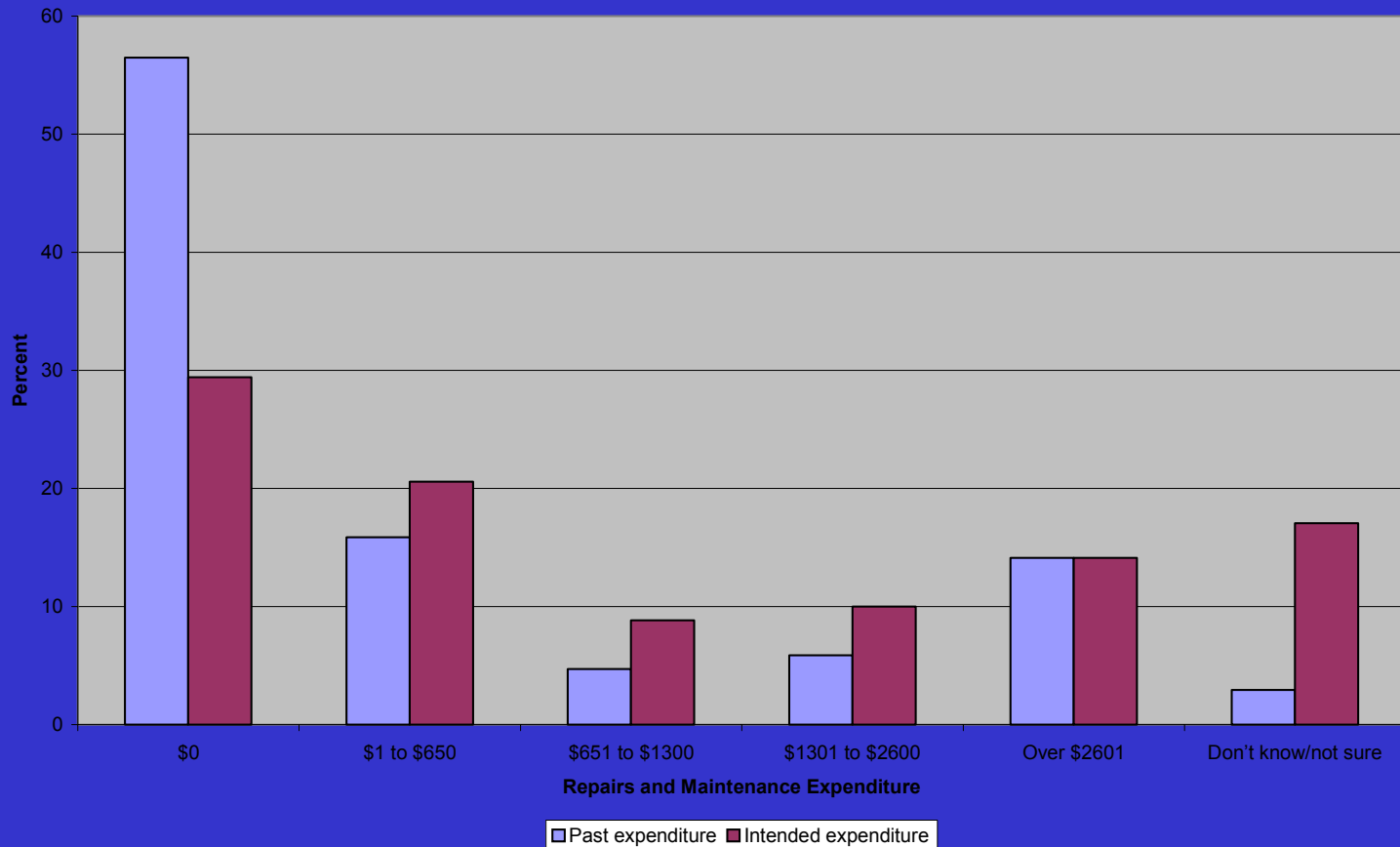
Poor and Serious Condition

- Header tanks - 21.4%
- Roof-framing - 7.9%
- Roof space - 12.7%
- Fasteners - 16.7%
- Vents to sub-floor - 20.8%
- Decks and balconies - 16.7%
- Paths - 14.1%

Poor and Serious Condition

- Steps and ramps - 10.7%
- Chimney - 11.5%
- Gutters - 16.7%
- Roof condition - 12.3%
- Windows - 18.2%
- Insulations - 56.8%

Repairs and Maintenance Expenditure



Deferring Maintenance

- 27.6% defer maintenance
- 48.9% - Too expensive/lack of funds
- 29.8% - Maintenance not serious
- Average under-investment:
 - About \$9,000
 - \$1.6 million across 170 participant older households