



Understanding Older People's Home Repairs Practices: The House Condition Survey

National Reference Group Presentation 2008

The House Condition Survey

- Done by BRANZ 1999, 2004
- Contains the most comprehensive data on the condition of NZ's housing
- In 1999 465 dwellings were surveyed and in 2004 565 dwellings
- Dwellings in Auckland, Wellington and Christchurch with a few in smaller centres
- This survey assesses the physical condition of a dwelling on 26 building components
- Each component is given a rating from 'excellent condition' to 'serious - needing immediate attention'
- All components are added to get a combined score for the dwelling from 1 (serious) - 5 (excellent)

Bringing a dwelling to 'as new' condition

- Based on 2007 prices:
 - A dwelling with a score of 1 needs about \$95,000 spent on repairs
 - A score of 2 = about \$64,000
 - A score of 3 = about \$10,000
 - A score of 4 = about \$1,000
 - A score of 5 = \$0

The HCS Survey Findings:

- The proportion of older people's homes in the good or excellent categories are almost the same as other age groups (46% in 2004)
- But some house components are in worse condition in older people's houses:
 - Ceiling insulation
 - Fasteners
 - Steps/ramps
 - Windows
 - Carports
 - Roof cladding

What's the Problem?

- Components that are important for warm homes and contribute to healthy homes:
 - Poor ceiling insulation is particularly of concern to older people who are vulnerable to cold
 - Deteriorated windows and roofs also contribute to the house's poor thermal performance
- Deteriorated steps and ramps contribute to unsafe homes and limit access
- Despite older people being in newer houses, their homes were scoring low on these components

What's the Problem?

- From 1999-2004 the average house condition score for the under 65s was higher and rose more than the average condition score for the 65+ group
- From 1999-2004 the proportion of dwellings occupied by older people in the good or better category fell from 81% to 73%
- From 1999-2004 older people's expenditure on home repairs rose, while the other age groups' expenditure fell
- Unmet repairs costs for older people's houses increased by 6% percent between 1999-2004. In contrast, the value of unmet repairs dropped for the under 65s by 23%