

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

Presentation to Good Homes
Repairs and Maintenance Summit

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Repairs, Maintenance & House Condition Data

- 1999 & 2004 House Condition Survey
 - 77 older people's dwellings in 1999
 - 163 older people's dwellings in 2004
- 2004 Repair & Maintenance Survey
 - 163 older owner occupiers
- 2008 National Survey of Older People's Repairs & Maintenance
 - 1600 older people
- 2010/11 House Condition Survey (BRANZ) and Repairs & Maintenance Survey (CRESA)

Dwellings, Households & Tenure (OPRM)

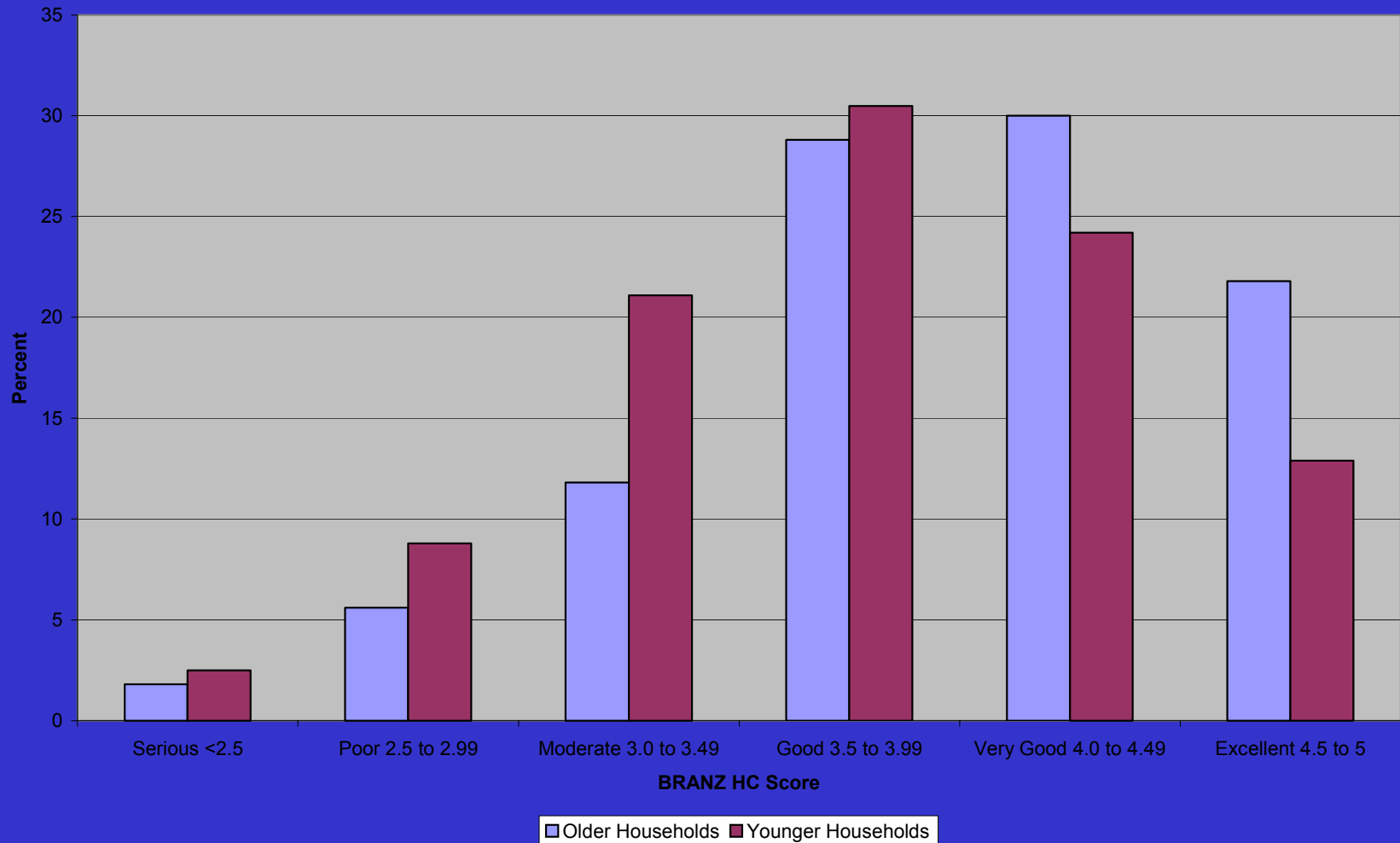
- Primarily single, detached (66.3%)
- 22.4% in 2-level detached dwellings
- 41.2% dwellings post-1978
- 27.5% living alone and 60.4% living as a couple
- Most are owner occupiers

Accessible Houses, House Condition & Residential Movement

- Older people live in their houses a long time
 - 82.2% in excess of 7 yrs
 - 50.6% in excess of 14 years
- 17.8% reported an intention of moving with 6.6% unsure of their future.
- House condition associated with moving intentions:
 - 45.5% living in poor condition dwellings
 - 25.5% living in average condition dwellings
 - 18.4% living in good condition dwellings

Older People & Dwelling Condition

- In 2008 National Survey, 88.8% rated their dwellings as in good or excellent condition.
- But:
 - 24.7% reported slips and falls in or around the house
 - 34.4% reported damp, mould and condensation
 - 50% report that heating system does not always keep them warm in winter



Householder & BRANZ Assessment (2010/11)

	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%
- Insulation - 56.8%

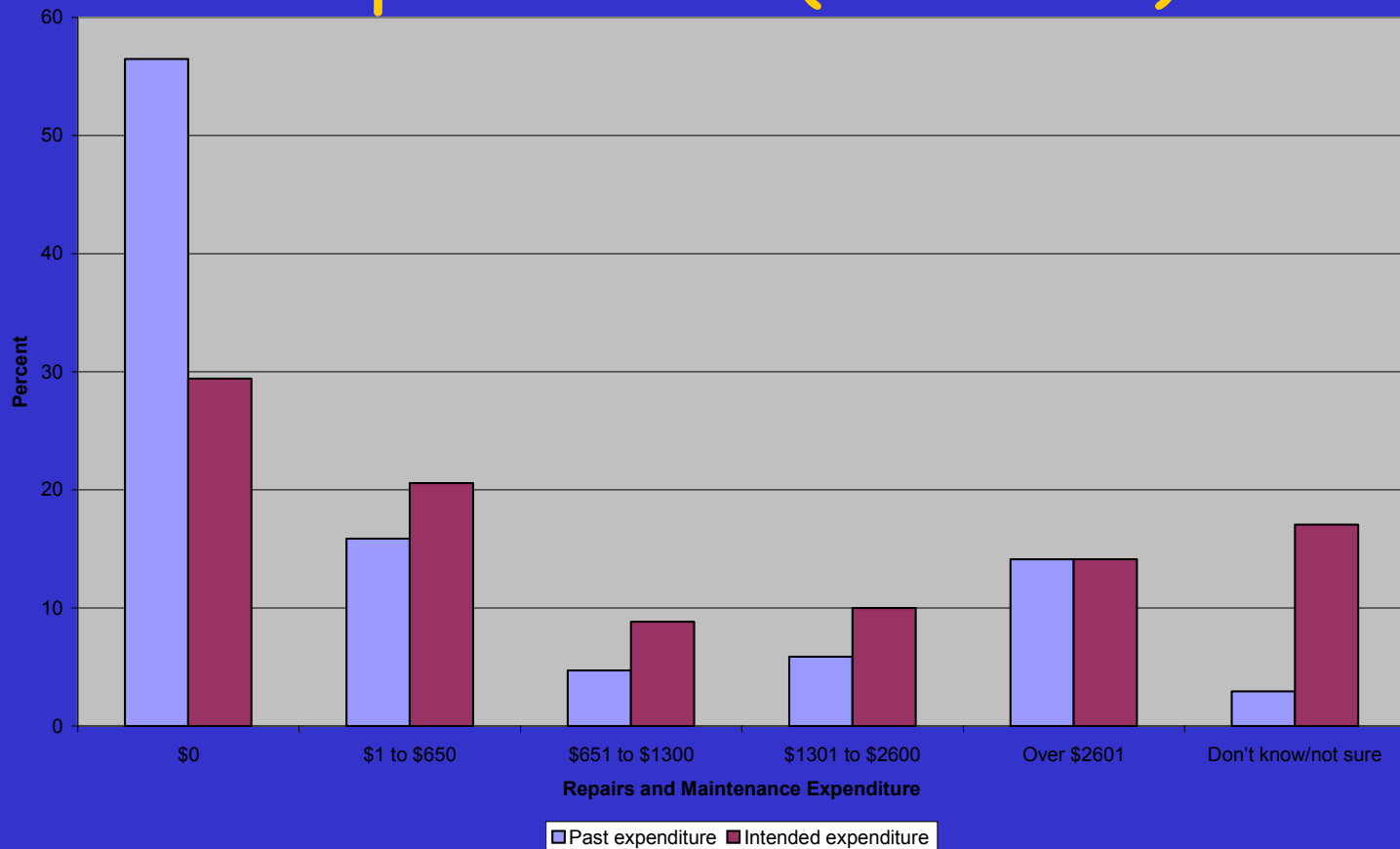
Repair and Maintenance (OPRM)

- Most do no repairs and maintenance
- Older people concentrate on painting and replacement rather than maintenance and repair.
- Older people spend:
 - least on repairs and maintenance
 - Most on renovations and modifications.
- 19.4% report deferring maintenance
 - Multiple reasons for deferral
 - Only 55% attribute deferral to affordability

Dwelling Investment Over Previous 12 Months (OPRM)

Activity	\$ Mean	\$ Median
Repair or maintenance	\$4,344	\$1,100
Modifications	\$16,345	\$1,000
Renovations	\$7,912	\$2,944

Repairs and Maintenance Expenditure (2010/11)



Deferring Maintenance (2010/11)

- 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

The Changing Profile of Unmet Repair

- The burden of unmet repair:
 - In 1999 fell on young home owners
 - In 2004 the gap between older and younger householders closed
- In 2004 to bring dwelling to code:
 - \$7,081 younger householders
 - \$6,095 older householders
- Between 1999 and 2004 unmet repairs
 - Younger householders - Down \$2,133
 - Older householders - Up \$304

Older People & the Market

- Less engagement in DIY
- Higher reliance on paid tradesmen
- More use of other, paid people
- Less use of family and friends
- High reliance on retail and trades for advice and local newspapers - especially women
- Low users of internet