



The National Survey of Older People's Home Repairs and Maintenance

August 2008

Method

- National telephone survey of 1600 people:
 - Based on electoral roll data
 - Three age groups: 65-74; 75-84; 85+
 - Spread throughout the country

Who Participated?

- Almost three quarters are in the 65-74 age group
- Most are NZ European
- Over two thirds have an annual household income of \$40,000 or less
- 27 percent live by themselves – over three quarters of them have an annual income of \$30,000 or less
- Two thirds live in two-person households

The Dwellings

- Mostly in cities or towns; 17 percent in rural areas
- Two thirds are detached single-storey dwellings
- 41 percent were built in 1978 or later
- Most are mortgage-free
- One quarter have had some sort of modifications to improve accessibility

How Long Have They Lived There?

- Half have lived in their house for 14 years or more
- Over one quarter have lived in their house for 26 years or more
- Less than one fifth said they intend to move in the next few years
- The most common reasons for wanting to move are a desire for a smaller property or health reasons
- Those who intend to move are significantly more likely to live in houses that they regard as in 'average' or worse repair

House Comfort, Condition and Safety

- 46% said their house condition was 'excellent' and 43% said it was 'good'
- BUT:
 - one half said their heating system 'always' keeps them warm in winter
 - 34% reported problems with damp, mould or condensation
 - one quarter said they have had slips or falls in or immediately around their house
- These figures suggest possible problems with house condition and the need for maintenance that the residents do not perceive

Spending on Repairs, Modifications and Renovations (last 12 months)

Activity	Average \$	Median \$
Repairs / Maintenance	4,344.17	1,100.00
Modifications	16,345.63	1,000.00
Renovations	7,912.80	2,944.00

Main Activities

- Exterior repainting
- Interior repainting/wallpapering
- Installing wood burner, pellet burner or heat pump
- Roof replacement
- Re-plumbing

Factors Affecting Dwelling Investment

- Almost one fifth said they had delayed work on their house
- The main reason was 'expense' (55%)
- The second reason was 'inconvenience' (18%)

Satisfaction with Work Done

- Almost all were satisfied with:
 - quality of work done (95 percent)
 - timeliness (95 percent)
 - value for money (94 percent)
- More were 'very satisfied' with quality (71 percent) and timeliness (64 percent) than with value for money (55 percent)

Information about Home Repairs

- The main information comes from:
 - tradesmen (46%)
 - friends (30%)
 - family (27%)
 - own expertise (26%)
- There is little use of professional assessors in the building industry or health sector