

# Q. IS THERE SUFFICIENT HOUSING SUPPLY & IS IT OF SUFFICIENT QUALITY, FOR ALL RESIDENTS IN THE WELLINGTON REGION TO BE LIVING IN WARM, DRY & SAFE HOUSING BY 2025?

**METHODOLOGY:** STOCKTAKE OF EXISTING PUBLICLY AVAILABLE HOUSING DATA OF RELEVANCE TO THE WELLINGTON REGION

2025?



**KEY SUBJECT AREAS** WERE IDENTIFIED:

## 1. ACCESS TO HOUSING

Quantity is the:

- supply (i.e. the physical availability of housing in the region);
- the cost and value of housing, which in turn relates to
- housing affordability.

Merely having a supply of housing will obviously be insufficient if the cost and value of housing stock is unaffordable.

There is comprehensive data available to understand housing quantity in terms of supply, cost/value and affordability. The Census, HUD's social housing data, the HES, the HAM and data from private companies such as .IDNZ, REINZ HPI, homes.co.nz, QV.co.nz and Trade me all offer relevant data sets, albeit formulae behind privately held data sources are opaque.



## 2. HOUSING QUALITY

Until recently there has been no official definition of quality; however, Stats NZ have recently (post data collection for this project) released a conceptual framework for housing quality which focuses on habitability, functionality, environmental sustainability and social and cultural sustainability. Compared with housing quantity, there are relatively few sources on housing quality. However, those that exist provide a solid base for projections to 2025, and there are current movements towards increasing this data flow.

## 3. ENERGY HARDSHIP (FUEL POVERTY)

No single definition of energy hardship /fuel poverty; e.g. one says fuel poverty exists if energy costs are excessive when compared with overall household income. The 2018 Census, the GSS and the HES all offer some relevant data but lack of sufficient information about energy requirements and thermal performance of dwellings hindering measurement of fuel poverty in NZ.



## 4. HEALTHY HOUSING BEHAVIOURS

This relates to energy hardship and is the ability for householders to access the knowledge required to maintain a warm and dry living environment. The GSS provides one of the only publicly available datasets (e.g. questions on airing rooms) on healthy housing behaviours. There some data sets that may be useful such as EnergyMate and Sustainability Trust but these aren't currently publicly available.

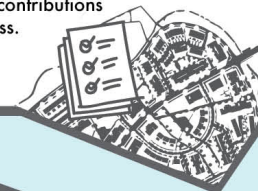


## 5. HOMELESSNESS & CROWDING

Homelessness is defined as "living situations where people with no other options to acquire safe and secure housing: are without shelter, in temporary accommodation, sharing accommodation with a household or living in uninhabitable housing. Crowding is based on the number of bedrooms needed in relation to the household composition. Data quality for both homelessness and crowding is poor due to undercounting and no centralised data. The Census and the HUD provide the best available data on both.

## 6. NEIGHBOURHOOD PLANNING & DESIGN

This refers to the quality of the neighbourhood context where housing is located. The Quality of Life survey and the GSS are the best sources of data offering variables regarding the wider neighbourhood contributions to housing success.



## 7. LOCAL & CENTRAL GOVT URBAN DESIGN & PLANNING POLICY DEVELOPMENT & REGULATION

This refers to the policy and planning settings which underpin housing provision across the country. The National Monitoring System and local government building consent data are key sources of information here.



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## KEY FINDINGS

1. A large amount of data responds to issues of quantity

2. Fewer datasets focus on quality

3. The Integrated Data Infrastructure (IDI) is one of the most joined up collections of data in the world, albeit with stringent access criteria (comparable, perhaps, to an ethics committee application) and represents the greatest single data asset to answering the research question.



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## WEAKNESSES IN DATA AVAILABILITY & COLLECTION

1. The IDI links data at the individual level, however well-known issues include the potential for errors when undertaking linking in some cases (i.e. where the individual respondent in question may not be the same across data sources).
2. The 2018 Census sample sizes were lower than usual due to new collection methods resulting in disruption to the flow of data in a major data set, which may impact on the planned data modelling.
3. Privately owned data of relevance to the research question (e.g. projected sale prices) is not always transparent in terms of underlying assumptions for their calculations.
4. Whilst some data is collected by ethnicity, gender and disability, there is little analysis available with a specific focus on people groups that exhibit particular vulnerabilities with respect to housing outcomes.



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5. There is little data available on the capacity of the construction sector to be able to deliver the numbers and quality of housing needed.
6. Supply calculations used by the Ministry of Housing and Urban Development (MHUD) are currently experimental.
7. There is currently no systematic approach to the collection of housing data in New Zealand that allows links to be made between datasets at the point of data collection. MHUD, however, are starting to develop monthly data sheets on key housing data variables.
8. Further analyses needed focused on the wider neighbourhood, suburban and city context in which housing sits as their ability to support positive housing outcomes.



DUE TO COVID-19 THERE WILL LIKELY BE WIDESPREAD DISRUPTION TO THE FLOW OF DATA WE HAVE IDENTIFIED. IN PARTICULAR, THERE IS THE POTENTIAL

FOR THE FOLLOWING:

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**KEY SUBJECT AREAS** WERE IDENTIFIED:

## 1. HOUSING QUALITY

- potential impacts on building sector and available funds for renovation/retrofitting.



## 3. HOMELESSNESS & CROWDING

- anecdotal accounts have suggested that Covid-19 may be having positive impacts on homelessness, however there have also been accounts of people being evicted by landlords in the wake of the lockdown announcement. Data is being collected on this [here](#)
- crowding may exacerbate, again due to the possibility increased demand (i.e. net increases in in-migration).



## 6. LOCAL & CENTRAL GOVT URBAN DESIGN & PLANNING POLICY DEVELOPMENT & REGULATION

- may slow current initiatives, such as the urban growth plan.



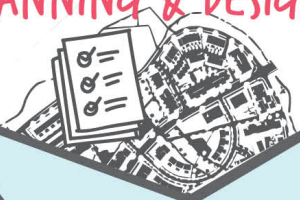
## 2. ACCESS TO HOUSING

- supply issues due to impacts on the building sector,
- increased social housing need,
- changes in net demand from in-migration and out-migration,
- impacts on cost/value to income ratio and housing affordability.



## 4. NEIGHBOURHOOD PLANNING & DESIGN

- may slow existing Government initiatives; e.g. Porirua redevelopment project.



## 5. HEALTHY HOUSING BEHAVIOURS

- at first sight, no obvious changes foreseen.



## 7. ENERGY HARDSHIP (FUEL POVERTY)

- impacts on those most at-risk prior to the onset of Covid-19, and those most impacted financially by the pandemic.

