

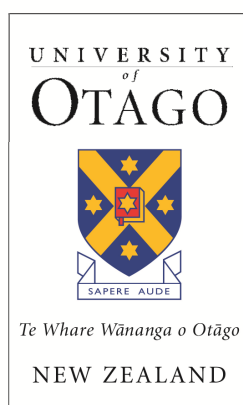


# Report on Rental Housing: commissioned by Hutt Mana Charitable Trust, June 2018

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Dr Lucy Telfar Barnard, Dr Nick Preval, Professor Philippa Howden-Chapman

He Kainga Oranga/Housing and Health Research Programme  
University of Otago, Wellington



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## Introduction

This report was prepared for the Hutt Mana Charitable Trust, who were seeking better information about people who rent in its region.

The Hutt Mana area covers Upper Hutt City, (Lower) Hutt City, Porirua City, and the North Wellington wards of Johnsonville-Tawa-Newlands and Churton Park.

In this report we detail the age and ethnic structure of the Hutt Mana renting population: rental quartiles and differences in rent costs by ethnicity and age group; length of tenure by age group, ethnicity and rental quartile; differences in hospitalisation and mortality rates for people renting compared to those who own their home, including differences in cardiovascular or respiratory hospitalisation rates; and, 'housing-related potentially avoidable' hospitalisations.<sup>1</sup> City specific data are provided for Porirua City, Hutt City, Upper Hutt City, and the Wainuiomata Ward; and data for total urban New Zealand areas ('total urban') are provided as comparison. We also include comparative data for Wellington City in the rental costs section. We do not report differences by gender as there were no meaningful differences in measured outcomes between men and women.

Data in the report were derived from the Statistics New Zealand Integrated Data Infrastructure (IDI)<sup>2</sup>, following usual ethics and anonymity protocols. Datasets used were the 2013 census; Tenancy Bond data; and hospital admissions data (the National Minimum (Hospitalisations) Dataset), which were matched by anonymous identifier to derive rents by area, tenure lengths, and hospitalisation rates by tenure status. Once the 2018 census is released into the IDI, it would be possible to update this report, and also report changes over the five year inter-census period.

## Renting in Hutt Mana

### Tenure and demography

#### Total rental tenure

Renting is less common in Hutt Mana (37.1% of people) than in total urban New Zealand (41%). However, Porirua has higher levels of rental tenure (43.3%) than Hutt City (37.9%), Upper Hutt City (31.1%), or Wainuiomata Ward (36.2%). See Figure 1.

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<sup>1</sup> 'Housing-related potentially avoidable hospitalisations' are hospitalisations for a set of conditions where hospitalisation might have been prevented through interventions to improve housing. (Anderson, P., E. Craig, G. Jackson and C. Jackson (2012). "Developing a tool to monitor potentially avoidable and ambulatory care sensitive hospitalisations in New Zealand children." *New Zealand Medical Journal* **125**: 25-37.)

<sup>2</sup> See <https://www.stats.govt.nz/integrated-data/integrated-data-infrastructure/> for more information on the Integrated Data Infrastructure.

Figure 1. Proportion of population renting for Hutt Mana area, sub-regions, and all urban areas, 2013 census.

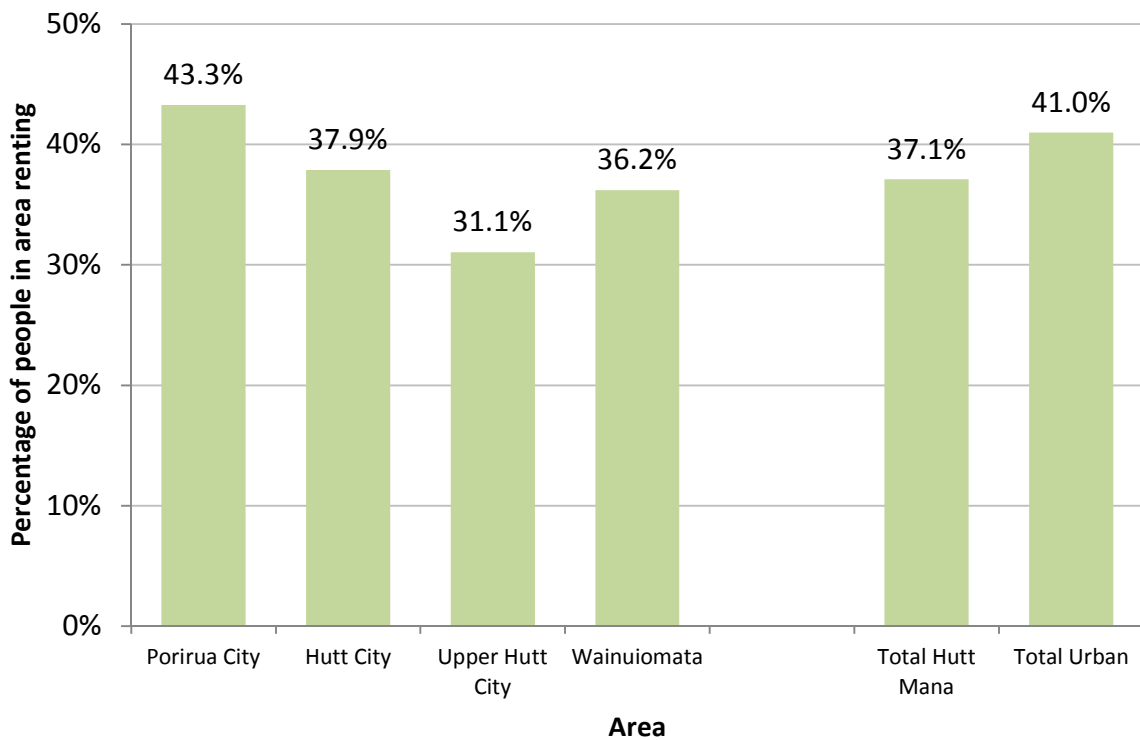


Figure 2. Age distribution of renting population in Hutt Mana area, sub-regions, and all urban areas, 2013 census.



Figure 3. Percentage of age groups renting in Hutt Mana area, sub-regions, and all urban areas, 2013 census.

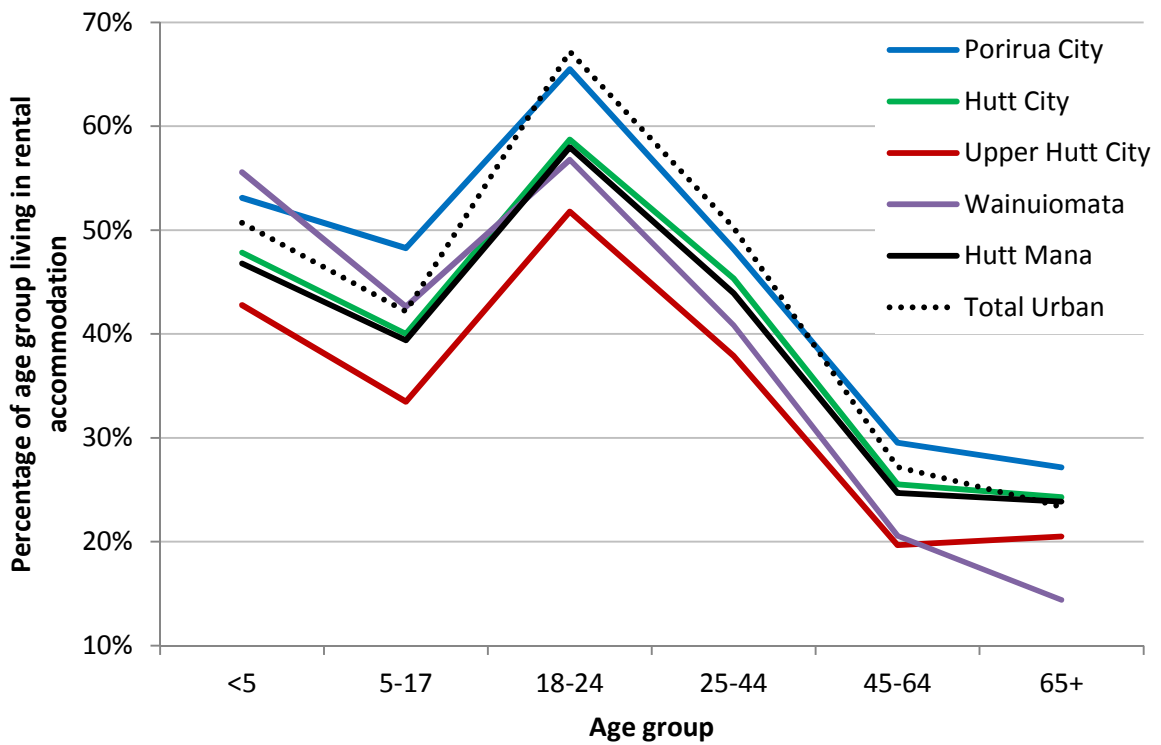
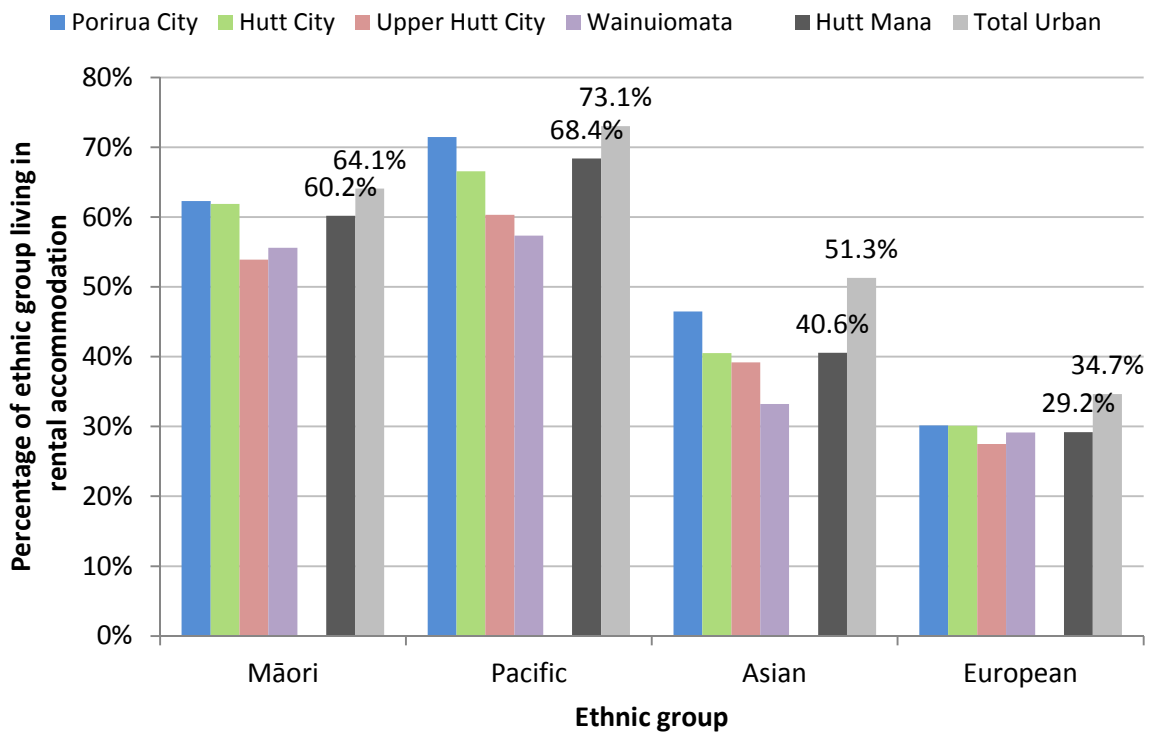


Figure 4. Percentage of ethnic groups renting in Hutt Mana area, sub-regions, and all urban areas, 2013 census.



### Age distribution

Hutt Mana people living in rental tenure had an age distribution close to the national urban average. In Hutt Mana the 25-44 year age group makes up 32.0% of tenants, followed by the 5-17 year age group (19.8%). The renting population was much younger than average in Wainuiomata, where 52% of the rental population was under 25 years (compared to 43% for Hutt Mana and total urban areas); and only 4.4% was over 65 years. See Figure 2.

However, the differences between areas in renters' age distributions were a product of general differences in age distribution for both renters and owner-occupiers. In general, the likelihood of living in rental accommodation for any given age group showed a similar pattern across different areas, allowing for overall differences in likelihood of renting. However, given the underlying rental rate, in Wainuiomata people aged 65 years and over were more likely to be owner-occupiers than in other areas, while children aged under 5 years were more likely to be living in rental accommodation. See Figure 3.

### Ethnicity

Māori in total urban New Zealand were much more likely than non-Māori to be living in rental accommodation (64.1% for Māori vs 37.3% for non-Māori); and also more likely to be living in rental accommodation than Māori in Hutt Mana (60.2%). The same was true for Pacific Peoples, among whom 68.4% were renting in Hutt Mana, and 73.1% in total urban New Zealand, compared to 38.2% for non-Pacific in total urban New Zealand. Asian Peoples' likelihood of renting was higher in Hutt Mana (62.5%) than in total urban New Zealand (55.1%). See Figure 4.

### Rental costs

Hutt Mana average rents were markedly lower than rents in Wellington City, with the median weekly rent of \$325 only a little above Wellington City's lower quartile of \$320. However, Hutt Mana rents were in a similar, if tighter, range to total urban areas, where the median weekly rent was \$330.

Within Hutt Mana areas, Wainuiomata had the lowest median (\$290) and upper quartile (\$325) weekly rents. Upper Hutt City had the highest median weekly rent (\$315), but also some of the least expensive housing in the region, with \$230 per week as its lower quartile. Porirua City had the highest upper quartile in the area, at \$390 per week. See Figure 5.

Differences were more marked when considered per bedroom. The Hutt Mana median per bedroom weekly rent (\$117) was well below Wellington City's lower quartile (\$130). Within the Hutt Mana area, the median per bedroom weekly rent for Wainuiomata (\$97) was lower than the lower quartiles for Hutt City and Upper Hutt City (\$98 respectively); Porirua City had some of the least expensive rent per bedroom (lower quartile \$83 per week); while Hutt City had some of the highest rents per bedroom (upper quartile \$142 per week). See Figure 6.

Figure 5. Median, lower and upper quartile weekly rents in Hutt Mana area, sub-regions, Wellington City, and all urban areas, 2013 census date.

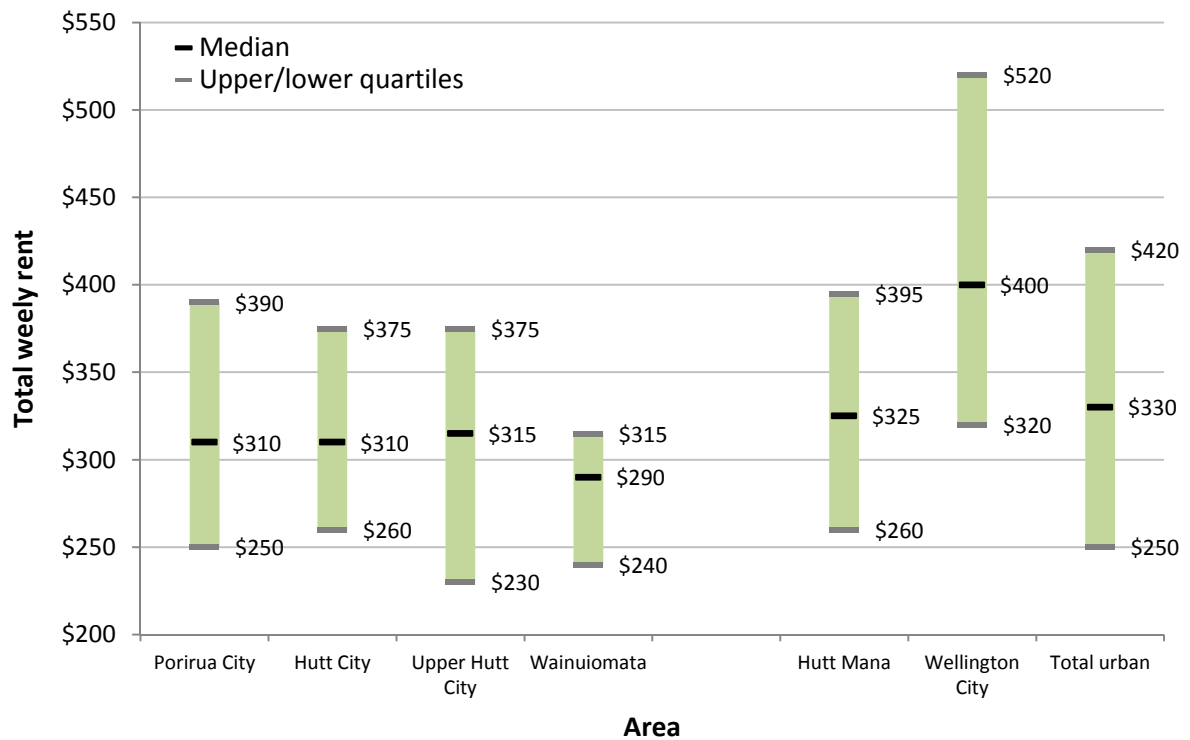


Figure 6. Median, lower and upper quartile per bedroom weekly rents in Hutt Mana area, sub-regions, Wellington City, and all urban areas, 2013 census date.

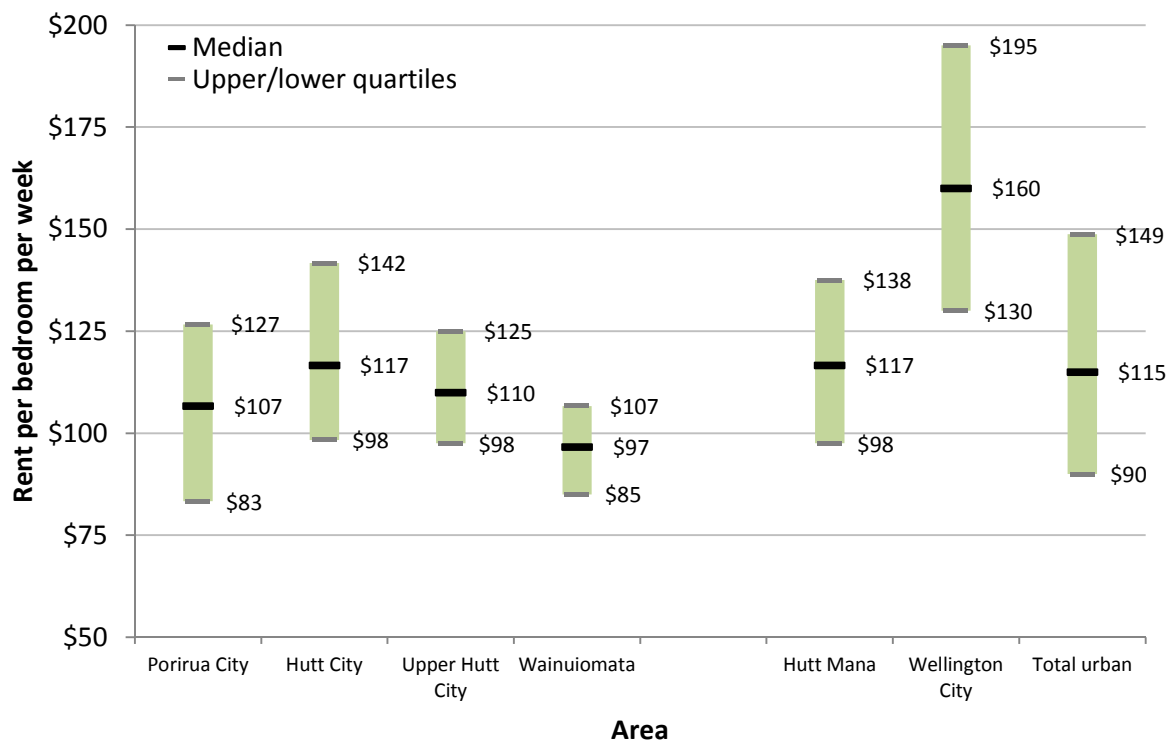
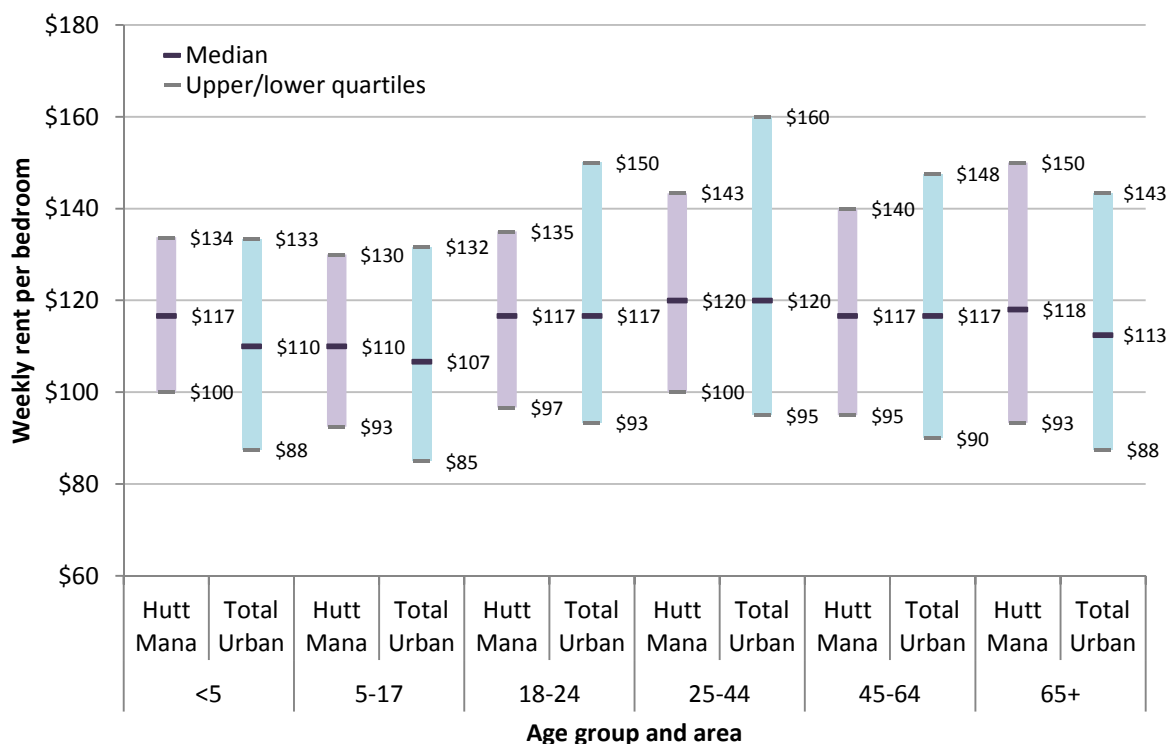




Figure 7. Median, lower and upper quartile per bedroom weekly rents in Hutt Mana and all urban areas, by age group, 2013 census date.



### Rental costs by age

The median rent per bedroom being paid in any Hutt Mana household with a child under 5 years (\$117 per week) was higher than rent paid in households with a child aged 5 – 17 years (\$110 per week), and 6% higher than in total urban New Zealand (\$110 per week). Median rent for Hutt Mana households with children aged 5-17 years was also marginally higher than the national urban average (\$107 per week). See Figure 7.

Within Hutt Mana, households with children under 5 years were paying the lowest median weekly rent per bedroom (\$100) in Wainuiomata, and the highest (\$113) in Hutt City and Upper Hutt City. The lowest lower quartile was in Porirua (\$88) and the highest in Hutt City (\$137).

The 65 years and over age group had both the lowest and highest median rents per bedroom. In Porirua City the median weekly rent per bedroom for people aged 65 years and over was \$97, while in Hutt City it was \$130. See Table 1 for further details of weekly rent per bedroom by area and age group.

As rent per bedroom tends to decrease as the number of bedrooms increases, differences in rental costs by age group may reflect differences in numbers of bedrooms between households with children aged under 5 years (which will include a number of households where the child is the first child, and thus fewer bedrooms needed), and households with children aged 5 – 17 years, which will include more households with more than one child and thus more bedrooms. Similarly, the lower rents for 18-25 year olds may partly reflect lower per bedroom costs in shared flats as much as lower purchasing power.

## Rental costs by ethnic group

Māori in Hutt Mana paid a higher median rent per bedroom per week than Pacific peoples (\$103), but less than European (\$120) or Asian Peoples (\$125). Māori in Hutt Mana also paid \$10 more rent per bedroom per week than Māori in New Zealand total urban areas (median \$98), whereas Pacific and Asian peoples paid \$7 and \$8 less respectively, and Europeans paid only \$3 more.

Within the Hutt Mana region, the highest rents were paid by Asian peoples in Hutt City (median \$125), and the lowest by Pacific peoples in Porirua (median \$90). See Table 2.

While there were differences in rental costs by ethnic group, the data do not tell us to what degree these differences were due to Māori and Pacific peoples having less income to spend on housing, or alternatively finding it more difficult to secure more expensive rentals due to discrimination in the rental housing market.

**Table 1. Median and upper and lower quartiles for weekly rent per bedroom, by age group and area, 2013 census date.**

Age group	Quartile	Area						
		Porirua City	Hutt City	Upper Hutt City	Wainuiomata	Hutt Mana	Wellington City	Total Urban
<5 years	lower	\$ 88	\$ 98	\$ 100	\$ 90	\$ 100	\$ 125	\$ 88
	median	\$ 107	\$ 113	\$ 113	\$ 100	\$ 117	\$ 149	\$ 110
	upper	\$ 125	\$ 137	\$ 123	\$ 107	\$ 134	\$ 175	\$ 133
5-17 years	lower	\$ 80	\$ 93	\$ 93	\$ 83	\$ 93	\$ 117	\$ 85
	median	\$ 100	\$ 110	\$ 108	\$ 93	\$ 110	\$ 138	\$ 107
	upper	\$ 122	\$ 130	\$ 120	\$ 103	\$ 130	\$ 165	\$ 132
18-24 years	lower	\$ 80	\$ 98	\$ 100	\$ 87	\$ 97	\$ 135	\$ 93
	median	\$ 100	\$ 117	\$ 115	\$ 98	\$ 117	\$ 163	\$ 117
	upper	\$ 125	\$ 140	\$ 125	\$ 108	\$ 135	\$ 195	\$ 150
25-44 years	lower	\$ 90	\$ 100	\$ 97	\$ 87	\$ 100	\$ 133	\$ 95
	median	\$ 112	\$ 123	\$ 110	\$ 100	\$ 120	\$ 165	\$ 120
	upper	\$ 133	\$ 147	\$ 125	\$ 107	\$ 143	\$ 200	\$ 160
45-64 years	lower	\$ 80	\$ 98	\$ 95	\$ 80	\$ 95	\$ 120	\$ 90
	median	\$ 107	\$ 120	\$ 110	\$ 95	\$ 117	\$ 150	\$ 117
	upper	\$ 130	\$ 147	\$ 128	\$ 107	\$ 140	\$ 193	\$ 148
65+ years	lower	\$ 73	\$ 100	\$ 85	\$ 83	\$ 93	\$ 117	\$ 88
	median	\$ 97	\$ 130	\$ 110	\$ 103	\$ 118	\$ 147	\$ 113
	upper	\$ 120	\$ 165	\$ 127	\$ 115	\$ 150	\$ 183	\$ 143

**Table 2. Median and upper and lower quartiles for weekly rent per bedroom, by ethnic group and area, 2013 census date.**

Ethnic group	Quartile	Area						
		Porirua City	Hutt City	Upper Hutt	Wainuiomata	Hutt Mana	Wellington City	Total urban
Total Māori	lower	\$ 83	\$ 91	\$ 93	\$ 85	\$ 90	\$ 120	\$ 78
	median	\$ 103	\$ 107	\$ 110	\$ 97	\$ 108	\$ 148	\$ 98
	upper	\$ 123	\$ 130	\$ 120	\$ 103	\$ 130	\$ 180	\$ 120
Total Pacific	lower	\$ 73	\$ 92	\$ 91	\$ 83	\$ 85	\$ 113	\$ 90
	median	\$ 90	\$ 107	\$ 104	\$ 93	\$ 103	\$ 135	\$ 110
	upper	\$ 107	\$ 125	\$ 120	\$ 105	\$ 120	\$ 160	\$ 130
Total Asian	lower	\$ 80	\$ 107	\$ 100	\$ 93	\$ 105	\$ 125	\$ 107
	median	\$ 105	\$ 125	\$ 105	\$ 105	\$ 125	\$ 150	\$ 133
	upper	\$ 135	\$ 150	\$ 120	\$ 113	\$ 150	\$ 192	\$ 165
Total European	lower	\$ 100	\$ 100	\$ 99	\$ 85	\$ 100	\$ 133	\$ 93
	median	\$ 117	\$ 120	\$ 113	\$ 98	\$ 120	\$ 162	\$ 117
	upper	\$ 135	\$ 145	\$ 125	\$ 107	\$ 140	\$ 200	\$ 150

## Length of tenure

Analysis of length of tenure was disaggregated into “Housing New Zealand” properties and other landlords (“private rental tenure”). Māori

### Private rental tenure length

Mean private rental tenure length in Hutt Mana (550 days) was longer than in Wellington City (497) and total urban areas (524 days). Private tenancies were longest in Porirua City (median length 589 days) and shortest in Upper Hutt (median length 477 days). See Figure 8.

The distribution of private rental tenancy lengths by age group was similar in Hutt Mana to that in total urban areas. With the total urban lower quartile only 349 days, a quarter of peoples’ tenancies last less than a year.

Hutt Mana private rental tenancy lengths were longest for Pacific peoples (median 615 days) and shortest for Total European (median 537 days). Hutt Mana tenure lengths by ethnicity were similar to those for total urban New Zealand.

Figure 8. Median, lower and upper quartile private rental tenure lengths by area.

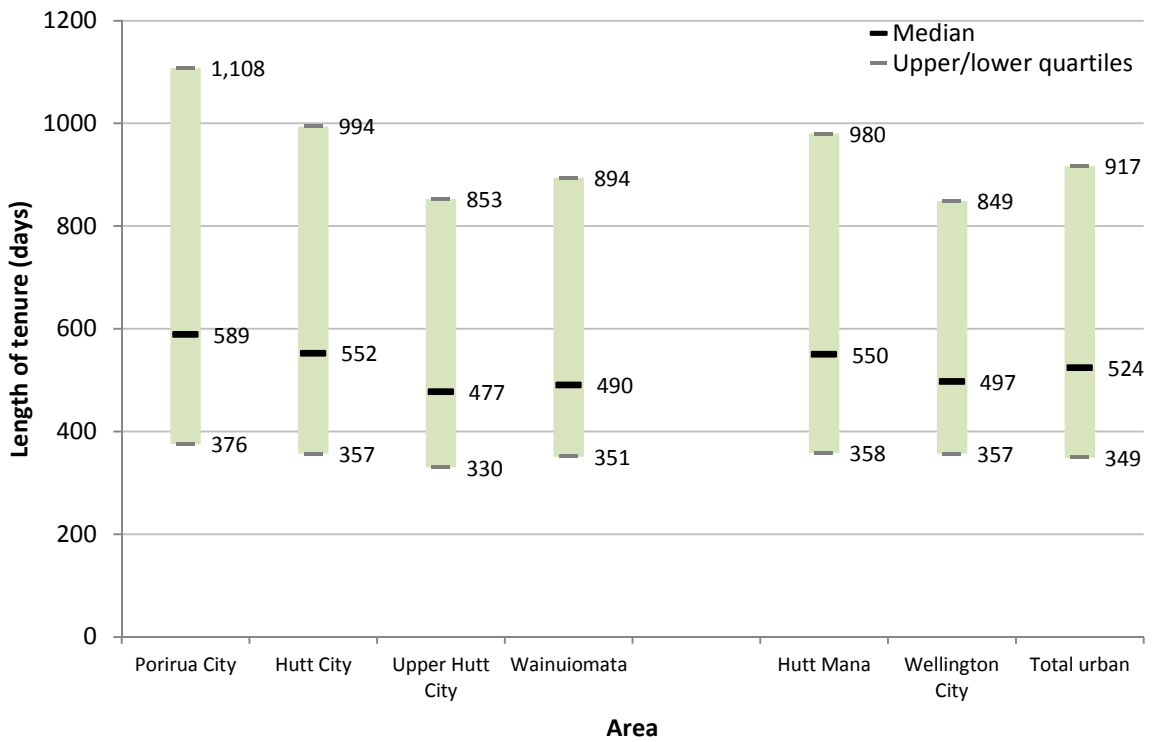


Figure 9. Median, lower and upper quartile private rental tenure lengths by age group and area.

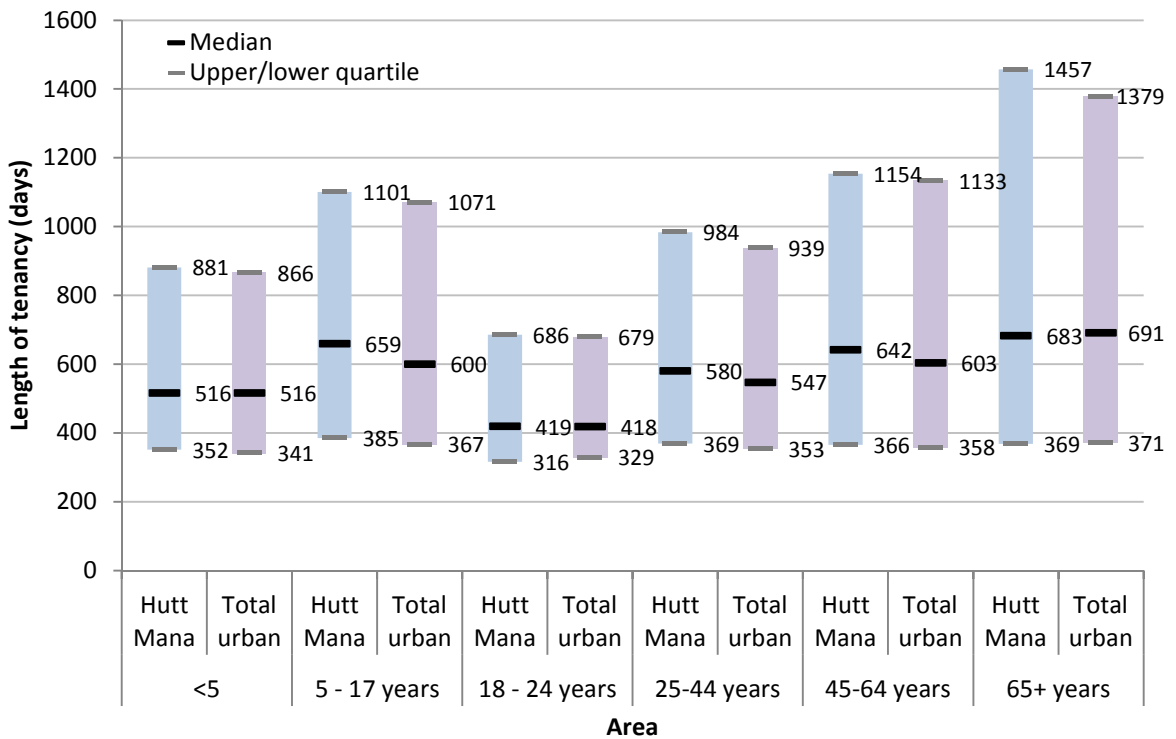
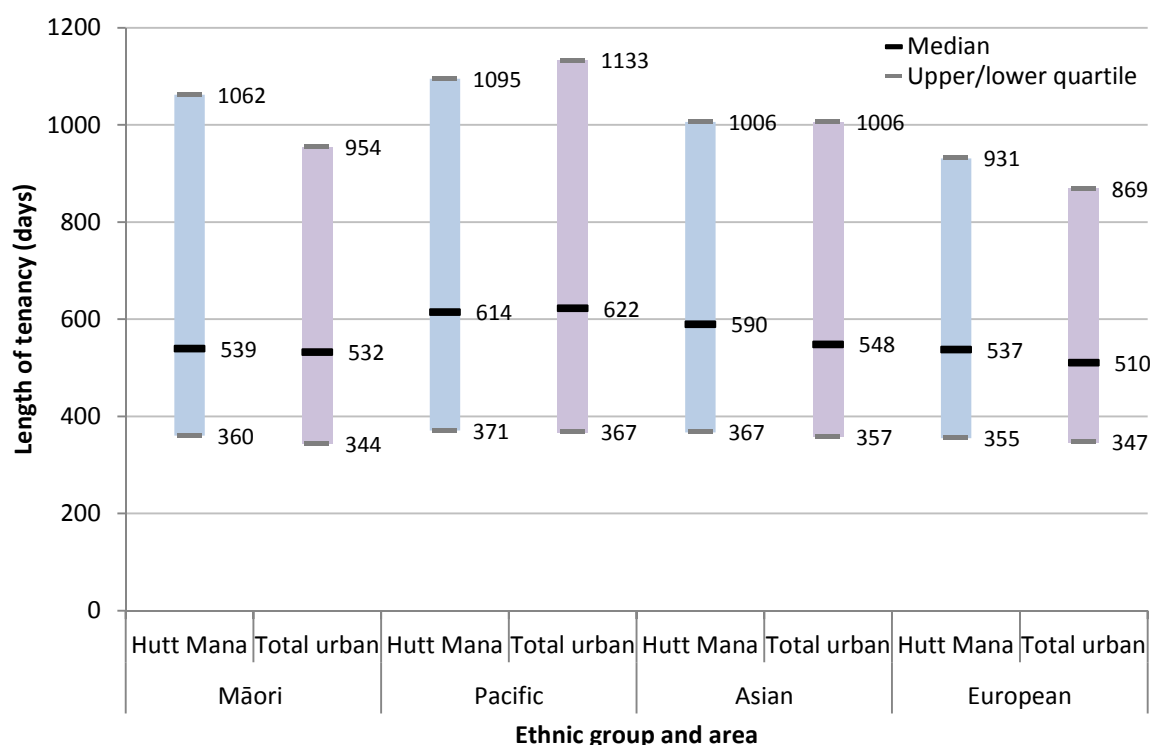


Figure 10. Median, lower and upper quartile private rental tenure lengths by ethnic group and area.



### Housing New Zealand tenure length

The median Housing New Zealand tenancy period in Hutt Mana (1392 days) was shorter than in Wellington City (1698) or total urban New Zealand (1494).

Data for Hutt Mana sub-areas included only 30 Housing New Zealand tenancies in Wainuiomata, and 39 in Upper Hutt City, so these results may not be representative. At 1392 days, the median tenancy length for Housing New Zealand tenancies in Hutt Mana was more than twice as long as the 550 day median length of private rental tenancies.

Housing New Zealand tenancies were 102 days shorter in Hutt Mana (median 1392) than in total urban New Zealand (1494).

Length of tenancy by age group for Hutt Mana Housing New Zealand properties had similar gaps from total urban New Zealand across each age group (see Figure 12). Hutt Mana people aged 18-24 years had the largest difference from the total urban median (1183 days vs 1422 days), a 239 day difference.

Hutt Mana Housing New Zealand tenancy lengths were longest for Asian peoples (median 1530 days), and shortest for Pacific peoples (median 1312 days). The difference between Hutt Mana Housing New Zealand tenancy lengths and total urban New Zealand HNZ tenancy lengths was greatest for Pacific peoples, whose median 1651 days was 339 days – nearly a year – shorter in Hutt Mana than elsewhere.

Figure 11. Median, lower and upper quartile Housing New Zealand rental tenure lengths by area.

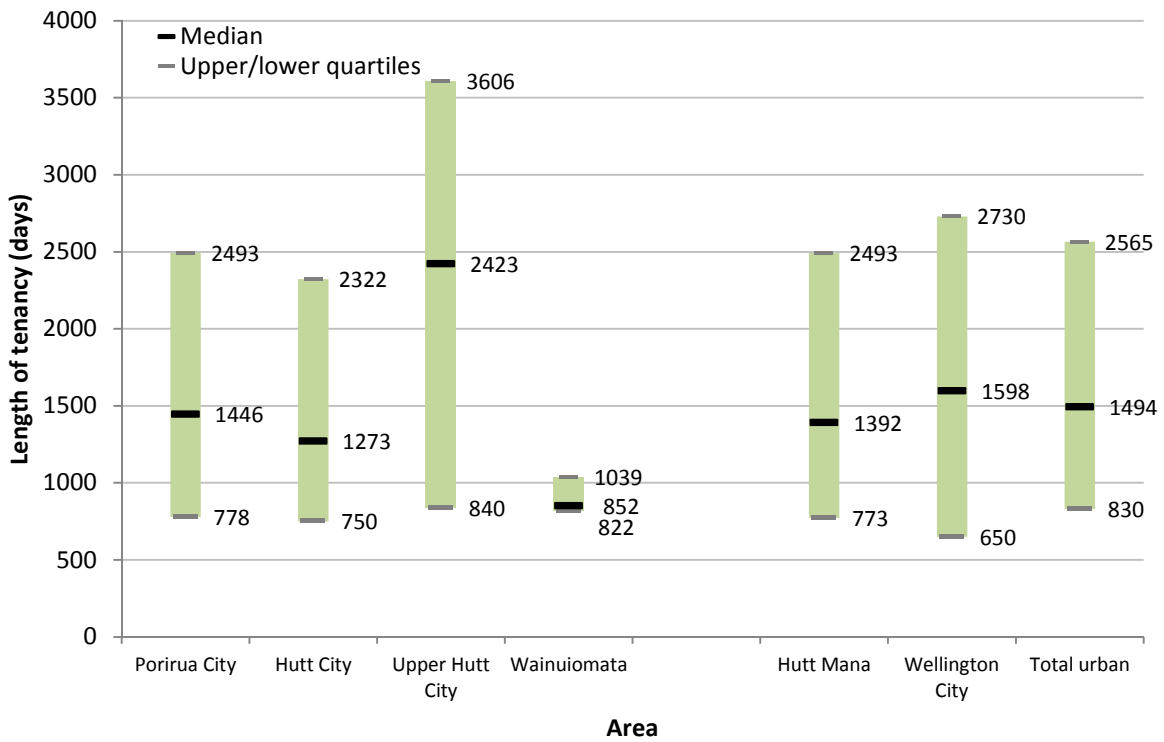


Figure 12. Median, lower and upper quartile Housing New Zealand rental tenure lengths by age group and area.

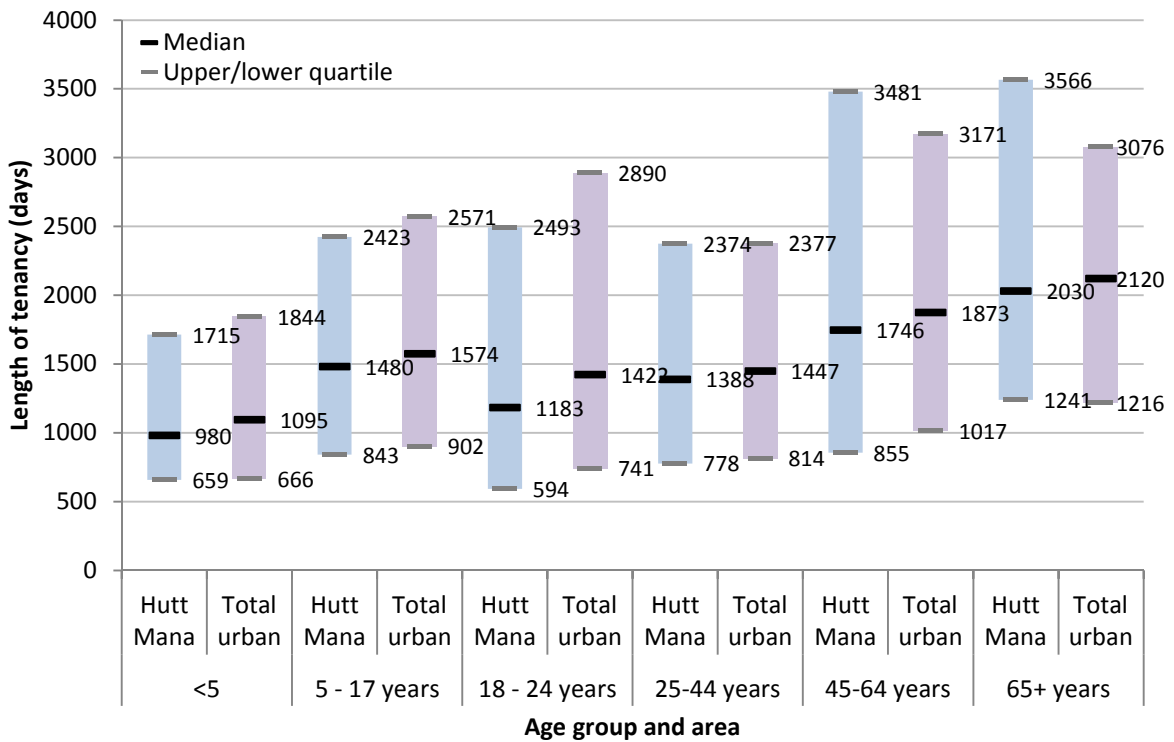
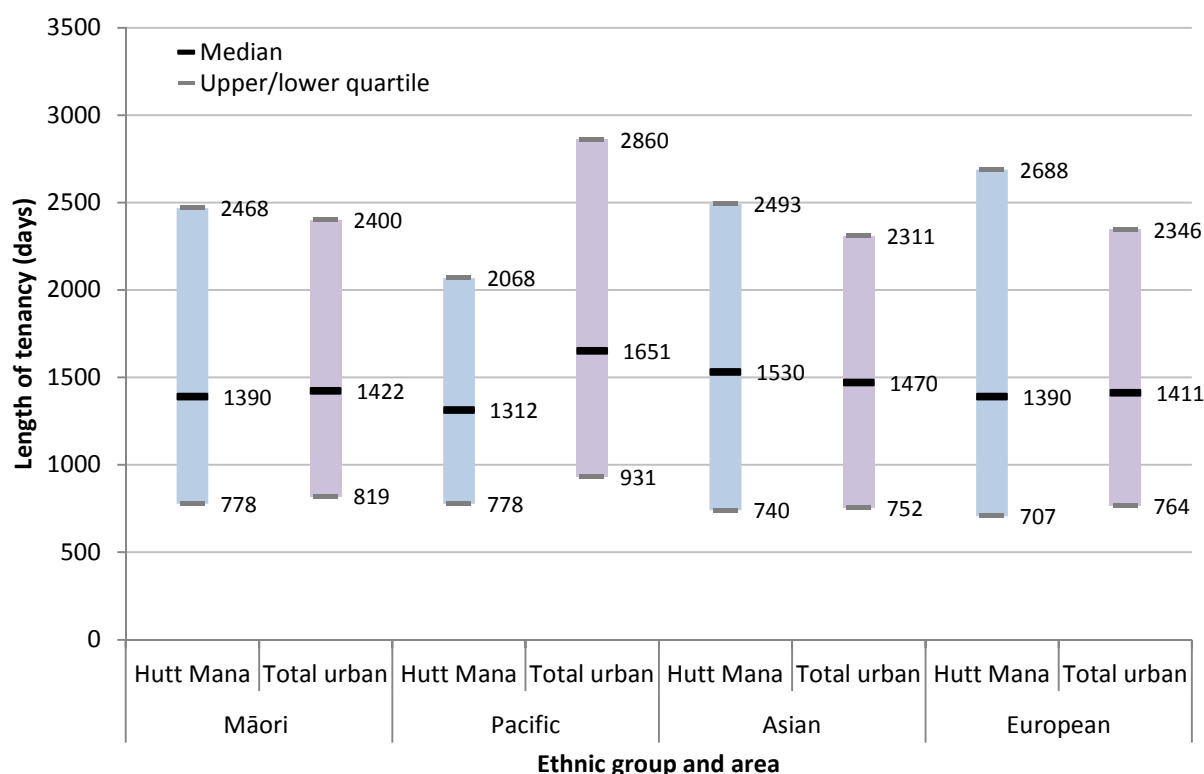


Figure 13. Median, lower and upper quartile Housing New Zealand rental tenure lengths by ethnic group and area.



### Private and social housing tenure difference

As in total urban New Zealand, Hutt Mana tenants were likely to have much longer rental tenures when living in Housing New Zealand homes (1392 days) than they were in private rentals (550 days), even when stratified by age group. Social housing did a better job than the private rental sector of providing secure tenure through the school years, with the 5-17 years age group having average tenures of 1480 days (just over four years) in Housing New Zealand homes, compared to 659 days (1 year 10 months) in private rentals.

### Hospitalisation rates

Tenant hospitalisation rates were significantly higher in Hutt Mana (rate 164 per 1000 people per year, 95%CI 160-168) than in total urban New Zealand (rate 158, 95%CI 157 – 159), even after adjustment for age, ethnicity and gender; whereas owner-occupiers in Hutt Mana had lower adjusted hospitalisation rates (rate 103, 95%CI 102 – 105) than in total urban New Zealand (rate 107, 95% CI 106 – 107). Within Hutt Mana, hospitalisation rates for tenants were highest in Porirua City and Wainuiomata, and lowest in Upper Hutt City. See Figure 14.

Cardiovascular and respiratory hospitalisation rates were not significantly different between Hutt Mana and total urban New Zealand, however rates for people renting (rate 26, 95%CI 24 – 28) were well above rates for owner-occupiers (rate 15, 95%CI 14 – 15) (see Table 3). Housing-related potentially avoidable hospitalisations behaved in the same way, with rates not significantly different between Hutt Mana and total urban New Zealand, but significantly higher in rental properties (rate 17, 95%CI 16 – 19) than in owner occupier properties (rate 9, 95%CI 9 – 9) (see Table 4).

Figure 14. 2013 acute and arranged hospitalisation rates by tenure and area; adjusted for age, sex and ethnicity.

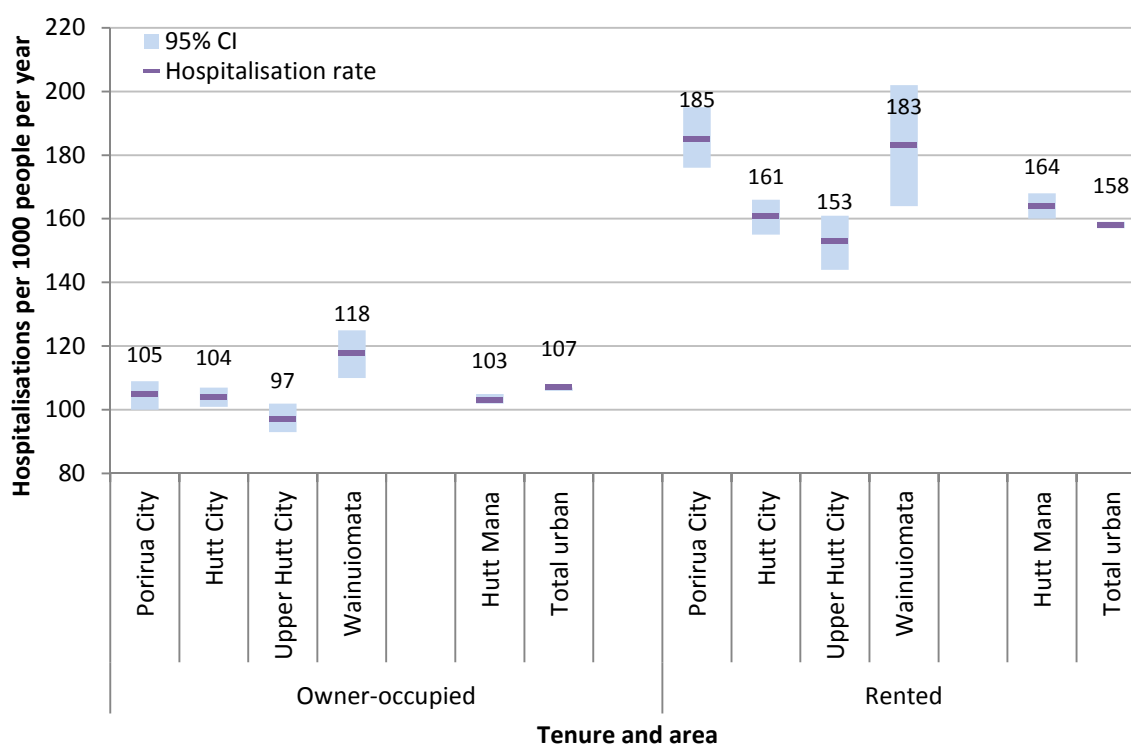


Table 3. 2013 cardiovascular and respiratory hospitalisation rates per 1000 people per year, by area and tenure.

Area	Owner-occupier			Tenants		
	Raw rate	Adjusted rate	95%CI	Raw rate	Adjusted rate	95%CI
Porirua City	14	14	(12 - 16)	22	31	(27 - 35)
Hutt City	16	15	(14 - 16)	20	25	(23 - 27)
Upper Hutt City	16	14	(13 - 16)	17	22	(18 - 25)
Wainuiomata	19	18	(15 - 21)	18	22	(15 - 29)
Hutt Mana	15	15	(14 - 15)	19	26	(24 - 28)
Total urban	19	16	(16 - 16)	19	25	(25 - 26)

Table 4. 2013 housing-related potentially avoidable hospitalisation rates per 1000 people per year, by area and tenure.

Area	Owner-occupier			Tenants		
	Raw rate	Adjusted rate	95%CI	Raw rate	Adjusted rate	95%CI
Porirua City	9	8	(7 - 9)	19	18	(15 - 21)
Hutt City	10	10	(9 - 11)	17	19	(17 - 20)
Upper Hutt City	9	8	(7 - 10)	13	14	(11 - 16)
Wainuiomata	12	12	(9 - 14)	19	17	(12 - 22)
Hutt Mana	9	9	(9 - 10)	16	17	(16 - 19)
Total urban	10	9	(9 - 9)	15	16	(16 - 17)



## Summary

Hutt Mana rental costs, tenure lengths and hospitalisation rates of tenants are generally similar to total urban New Zealand averages. The only notable differences between Hutt Mana and total urban New Zealand were the lower proportion of people renting (37% in Hutt Mana vs 41% in total urban), which was particularly marked for Asian peoples (40.6% in Hutt Mana vs 51.3% in total urban).

Rents, the distribution of weekly rents per bedroom by age group or ethnicity, and private rental tenure lengths in Hutt Mana were also generally similar to total urban New Zealand medians. Housing New Zealand tenancies had a median 102 days (just over 3 months) shorter in Hutt Mana than in total urban New Zealand. Tenure length was longer in Housing New Zealand properties than in private rentals, both in Hutt Mana and in total urban New Zealand.

Hutt Mana hospitalisation rates were similar to total urban rates for both owner-occupiers and tenants. However, as in the rest of New Zealand, tenants were much more likely to be hospitalised than owner-occupiers, even after adjustment for age, sex and ethnicity; though hospitalisation rates were not adjusted for socio-economic status, which as an acknowledged health determinant is likely to be responsible for more of the difference in rates than tenure alone.

With Hutt Mana rents, tenures and hospitalisations being so similar to total urban New Zealand, it would be reasonable to work with the assumption that broader national housing issues are likely to be affecting Hutt Mana tenants to a similar degree. These issues include availability of social housing, affordability, homelessness, crowding, and security of tenure.<sup>3</sup> Families with children are likely to be particularly vulnerable to affordability challenges, as their rent per bedroom is much the same as rent per bedroom for households without children, but they need more bedrooms to prevent crowding. Children are also particularly affected by high rental mobility and the school and developmental disruption, which so often accompanies it.<sup>4</sup> A quarter of Hutt Mana school-aged children in private rentals were moving almost yearly, and children under five years were moving even more often.

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<sup>3</sup> Johnson, A., P. Howden-Chapman and S. Equb (2018). A stocktake of New Zealand's housing, New Zealand Government.

<sup>4</sup> Astone, N. M. and S. S. McLanahan (1994). "Family structure, residential mobility, and school dropout: A research note." *Demography* **31**(4): 575-584.

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