



Quality of Life survey

Housing tenure and wellbeing in Te Awa Kairangi ki Tai / Lower Hutt

The 2022 Quality of Life survey found significant differences in reported wellbeing among Te Awa Kairangi ki Tai / Lower Hutt residents who owned their own home and those who were renting, either from a private landlord or a social housing provider.

A snapshot of survey results

In the 2022 Quality of Life Survey, owner-occupiers in Lower Hutt were more likely to report positive overall quality-of-life than private and social renters. They were also more likely than renters to report positively on several indicators, including financial, physical, and emotional wellbeing.

Sample details

Of the 580 Lower Hutt residents who participated in the survey, the majority (81%) were owner-occupiers, 13% rented from a private landlord, and 4% were rented from a social housing provider.

Key Quality of Life survey findings for Lower Hutt based on housing tenure:



Owner-occupiers were more likely than renters to rate their overall quality-of-life positively



Owner-occupiers were more likely than renters to report that they are in good physical health



Owner-occupiers were more likely than renters to report that they are in good mental health



Owner-occupiers were more likely than renters to consider their housing-related costs as affordable



Owner-occupiers were more likely than renters to report that they have enough money to cover their everyday needs



Renters were more likely than owner-occupiers to have felt lonely or isolated in the previous 12 months



Understanding these results

The survey points to a general disparity in the quality of life experienced between owner-occupiers and renters in Te Awa Kairangi ki Tai / Lower Hutt. The results suggest that owner-occupiers in Lower Hutt enjoy a higher quality of life and have higher levels of subjective wellbeing and general health than renters. Conversely, the survey indicates that renters tend to have a lower self-reported quality of life, poorer physical and mental health, have less ability to cover everyday expenses, and are more likely to experience loneliness.

It also suggests that private and social renters are more prone to socioeconomic hardship, and may be less resilient to changes in the economic environment.

Hutt City Council's approach to housing

Housing a key strategic priority for Hutt City Council. To address issues of housing quality, affordability and supply, Hutt City Council is exploring opportunities for the council to be more influential and direction-setting in future. This will be achieved by connecting across council the various workstreams and activities related to housing, including:

- a.) Developing strategies and plans through the council's Urban Development team that support good urban growth and development.
- b.) Advocating as a member of the Wellington Regional Leadership Committee, which is a union of councils, iwi and central government in the Wellington-Wairarapa-Horowhenua region.
- c.) Working closely with Kāinga Ora to improve the opportunities, choices, and quality of social housing in our city.
- d.) Working with Urban Plus, a Council-controlled organisation (CCO) to procure and develop land in partnership with Community Housing Providers. This has led to housing development projects such as Takai Here Tāngata in Taitā.
- e.) Working with community partners in actioning Hutt City Council's homelessness strategy.
- f.) Participating in the Wellington Regional Healthy Homes Response Group.
- g.) Enabling the council's Eco Design Advisor Programme that gives people the opportunity to book a free appointment with our Hutt City Eco Design Advisor who will visit them and provide advice on creating a warm and comfortable home.
- h.) Providing an outreach service for rough sleepers and connecting them with relevant service support through Council's Safe City Facilitators.
- i.) Contributing to the Lower Hutt Housing and Homelessness Network.
- j.) Contributing to a Research Subgroup, led by Otago University working on research specific to Te Awa Kairangi ki Tai / Lower Hutt and particularly the impact of tenure, housing hardship and homelessness on tamariki and rangatahi.

By working with key community and government partners, Hutt City Council is working to achieve fair and equitable outcomes for Lower Hutt residents, regardless of whether they own their own home.