Government housing provision

- Government housing provision is highest in cities within the Auckland region, particularly Manukau and Waitakere where indicators of deprivation are strongest.

WHAT THIS IS ABOUT

The level of government-owned housing in a city gives an indication of the government sector’s ability to provide housing for people on low incomes who might not otherwise be able to afford their accommodation. This indicator uses two measures to assess whether the level of government-provided housing is increasing or decreasing:

- Central government owned housing
- Local government owned housing

WHAT DID WE FIND?

Central government owned housing

Housing New Zealand properties make up the largest proportion of government sector rentals in New Zealand. However, the majority of the country’s rented dwellings are leased from an individual or private trust.

Manukau has consistently had the highest proportion of Housing New Zealand units of any location in the country over the last five years. Manukau is strongly reflected in indicators of deprivation and serious housing need. Waitakere provides a less exaggerated example of the same pattern.

The need for government housing is high in some cities in the Auckland region as low income people face affordability problems due to high housing costs. For example, while Auckland is less similar demographically to Manukau, it also has a high proportion of Housing New Zealand units because of its particularly high housing costs.

In the eight largest cities, as well as nationally, the number of Housing New Zealand units as a proportion of all rented private dwellings has seen an overall drop of 5.8% over the last 5 years. However, the biggest change has been in the spread of houses across New Zealand. This has seen fewer state houses in the rest of New Zealand (14% decrease) and in cities with high socio-economic status such as Wellington (6.0% decrease). It has also seen an increase in cities with low socio-economic status such as Waitakere (16.1% increase) and Manukau (10.7% increase).

Local authority owned housing

All eight city councils provide social (subsidised) housing. Prospective tenants must meet some level of income, age and asset criteria. Proportional to all rented dwellings in their cities, Wellington (11.4%) provides the most local authority housing, followed by Dunedin (8.3%) and Christchurch (7.8%). Auckland did provide housing for older people on a pension until it sold its total pensioner housing stock to Housing New Zealand in March 2003.

63 Private sector low income households may be eligible for the Accommodation Supplement which, in some cases may provide a subsidy that is very near to what they would receive if in Housing New Zealand accommodation.
64 In July 2001 HNZ included community group housing properties (approximately 1350). These properties have been excluded from the analysis to ensure consistency between years.
65 There are no estimates of rented private dwellings between Census periods, therefore a trend analysis cannot be shown. However, on the assumption that the number of rented dwellings is increasing, the trends would indicate that the proportions are decreasing in each city and nationally.
66 The number of Housing New Zealand units in Auckland City will have climbed in early 2003, with the sale of former Auckland City Council social housing stock to the Government. While the sale has ensured that this stock remains in the social housing pool in the city, it is likely to have very little real impact on social housing provision in Auckland given that it represents a direct transfer of stock from one government agency to another.
Government housing provision

The appropriateness and location of social housing stock for meeting the diverse needs of growing and changing populations is a significant issue in the largest cities. There is still an area of need in relation to both central and local government stock, particularly in the Auckland region, for three to four bedroom dwellings for larger (and often extended) families. The overall proportion of local and central government provided housing is shown in the graph below.