**Disability and Housing**

**Disabled children and working age adults less likely to live in an owner-occupied home**  
Percent of people who live in a home owned, partly owned, or held in family trust, by disability status and age group

|  |  |  |
| --- | --- | --- |
|  | Disabled | Non-disabled |
| 0-14 years | 51 percent | 61 percent |
| 15-64 years | 55 percent | 65 percent |

Source: Household Disability Survey 2023

The differences in home ownership become non-significant when comparing disabled people and non-disabled people of all ages.

This is because 33 percent of disabled people are aged 65 years and over, compared with 17 percent of non-disabled people. People in this age range are more likely to own a home.

People living in owner-occupied homes are less likely to experience housing quality issues such as dampness and mould.

**Disabled young people more likely to move home**  
Percent of students in secondary schools who had moved in the past 12 months, by group

Disabled: 25 percent

Overall: 20 percent

Source: Youth Health and Wellbeing Survey 2021

**Housing instability for young people**  
Percent of students in secondary schools who had to sleep or live in challenging conditions due to housing costs, by group

Tāngata whaikaha Māori: 29 percent

Pākehā, Disabled: 9 percent

Pākehā, Non-disabled: 4 percent

Source: A Youth19 Brief: Rangatahi Māori with a Disability or Chronic Condition

**Wait times for modified social housing longer**  
Average days spent on waitlist for social housing, by register and modification status of housing needed

|  |  |  |
| --- | --- | --- |
| Modified housing | Modified housing | Non-modified housing |
| Housing register | 410 days | 371 days |
| Transfer register | 1115 days | 417 days |

Source: Data from January 2025, supplied by MSD

**Unmet accessibility needs in households**  
Percent and number of disabled people with unmet need for accessibility modifications to current home: 12 percent (104,000 disabled people)

Source: household disability survey 2023

**Disabled people during last housing search**  
Number of disabled people who agreed with the following statements about their last housing search

* 202,000 disabled people had to look for a house with special surroundings/features.
* Of those, 187,000 found a property that met some or all of their requirements.
* Of those, only 112,000 said finding a property that met their needs was easy.

Source: Household Disability Survey 2023

**Most disabled people happy with building and location**Percent of people happy with housing characteristic, by disability status

|  |  |  |
| --- | --- | --- |
|  | Disabled | Non-disabled |
| Happy with location | 86 percent | 91 percent |
| Happy with house or building | 83 percent | 87 percent |

Source: Household Disability Survey 2023

**Disabled people less likely to live in right size home**  
Percent of people who reported home was right size, by disability status

Disabled: 77 percent

Non-disabled: 82 percent

**Housing deprivation rate higher for disabled people**  
Housing deprivation rate per 10,000 people, by disability status

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | Non-disabled | Disabled | Disabled Māori | Disabled Pacific |
| Total per 10,000 | 203.7 | 414.5 | 646.2 | 987.0 |
| Temporary accommodation or without shelter | 34.0 | 77.3 | 118.4 | 86.9 |
| Sharing someone else's private dwelling | 44.4 | 64.0 | 120.0 | 233.90 |
| Uninhabitable housing | 125.3 | 273.3 | 407.8 | 666.2 |

Source: Census 2023

**Home affordability**  
Percent of adults (15+ years), by perceived affordability of home and group

|  |  |  |  |
| --- | --- | --- | --- |
|  | Tāngata whaikaha Māori | Disabled | Non-disabled |
| 0 to 3 (0=very unaffordable) | 20.4 percent | 17.6 percent | 13.6 percent |
| 4 to 6 | 44.1 percent | 42.2 percent | 41.7 percent |
| 7 to 10 (10=very affordable) | 35.5 percent | 40.1 percent | 44.6 percent |

Source: General Social Survey 2023 (WGSS)

The housing affordability gap between disabled and non-disabled people may be influenced by multiple factors, including:

Disabled people having lower average incomes

Disabled people being less likely to be employed

Additional accessibility requirements

Disabled people being less likely to live in an owner-occupied home

Increased costs associated with disability

**Cold homes**  
Percent of adults (15+ years), by whether house is colder than they would like during winter and group

|  |  |  |  |
| --- | --- | --- | --- |
|  | Tāngata whaikaha Māori | Disabled | Non-disabled |
| Yes - always or often | 43.9 percent | 27.6 percent | 19.8 percent |
| Yes - sometimes | 24 percent | 24.4 percent | 29 percent |
| No | 30.1 percent | 45.9 percent | 48.8 percent |
| Have not been here in winter | Suppressed | 2.1 percent | 2.4 percent |

Source: General Social Survey 2023 (WGSS)

**Mouldy homes**  
Percent of adults (15+ years), by whether house or flat is mouldy and group

|  |  |  |  |
| --- | --- | --- | --- |
|  | Tāngata whaikaha Māori | Disabled | Non-disabled |
| Yes | 51.7 percent | 36.7 percent | 35.2 percent |
| No | 48.3 percent | 63.3 percent | 64.8 percent |

Source: General Social Survey 2023 (WGSS)

**Damp homes**  
Percent of people, by whether home damp and group

|  |  |  |  |
| --- | --- | --- | --- |
|  | Tāngata whaikaha Māori | Disabled | Non-disabled |
| Yes - always | 12.2 percent | 6.7 percent | 4.7 percent |
| Yes - sometimes | 43.5 percent | 29.6 percent | 28.9 percent |
| Not damp | 44.1 percent | 63.6 percent | 66.4 percent |

Source: General Social Survey 2023 (WGSS)

**Home repairs**  
Percent of people, by level of repairs needed and group

|  |  |  |  |
| --- | --- | --- | --- |
|  | Tāngata whaikaha Māori | Disabled | Non-disabled |
| None | 21 percent | 23.1 percent | 29.5 percent |
| Minor | 38.6 percent | 46.6 percent | 49.4 percent |
| Moderate/major | 40.4 percent | 30.2 percent | 21.1 percent |

Source: General Social Survey 2023 (WGSS)