



Te Puawaitanga Ki Ōtautahi Trust

Mō tātou a mō nga uri a muri ake nei
For us and those who will come after us

Te Puawaitanga Ki Ōtautahi Trust Whānau Talk Housing

A survey of whānau about their housing situation



July 2014

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Acknowledgements

Grateful thanks to

- Whānau for sharing about their housing situation.
- Kaimahi for embracing the spirit and administering the survey.
- Moira and Erin Nogat, of the Administration Team, for collating the results, data analysis and report drafting.
- General Manager, Alison Bourn, for supporting Te Puawaitanga’s role in advocating for whānau.

1.0 Background

Te Puawaitanga Ki Otautahi Trust was established by the Otautahi Branch of the Maori Women's Welfare League in 1995, enabling the League to extend its support for enhancing the health and wellbeing of Maori/women and their whānau.

Whānau can currently access a range of support from Te Puawaitanga and most of this is delivered in the home. This support includes:

- Tamariki Ora/Wellchild
- Mobile Nursing including for Kaumatua
- Ko nga Matua hei Kaiako Tuatahi/Parents As First Teachers
- Childhood Immunisation
- Training as a Breastfeeding Peer Counsellor
- Breastfeeding Advocacy
- Transition into Early Childhood Education
- Smoking cessation
- Assistance for whānau whose housing situation is impacted by the earthquakes

Housing is a major issue in the post-earthquake environment in Canterbury. The loss of thousands of homes across greater Christchurch, home repair delays, increased rents and the demand for housing for rebuild workers creates a dire situation particularly for those who are most vulnerable and lifelong residents of Christchurch.

Increasingly Te Puawaitanga staff have been reporting concerns with regard to both the presenting and potential health issues of whānau who are living in dire situations and also about their own sense of helplessness in regard to their ability to support whānau into better living situations.

In response to these concerns the leadership team at Te Puawaitanga agreed that it wanted to ensure that it was doing as much as possible to support whānau. It was decided to undertake an in-house survey, in order to gain a better understanding of the situation for client whānau.

2.0 Executive Summary

The findings of the survey include:

2.1 Housing Challenges

The survey showed that the housing situation for Te Puawaitanga whānau have declined dramatically post earthquake. Most significant is that there was only one whānau who were 'homeless' and none living with whānau in 'outbuildings', prior to the earthquakes. The standard of housing whānau reside in has deteriorated.

The cost of private rentals is a barrier to many whānau resulting in sharing the home with wider whānau members, and/or relocating outside of the Christchurch area.

Finding affordable, warm and dry housing is a key challenge. Whānau are more often turned down for private rentals due to income or status.

2.2 Health Impacts

Whānau are in sub-standard housing conditions and are suffering health conditions such as skin infections and respiratory problems. Housing is negatively affecting whānau physical wellbeing.

2.3 Health Risks

Whānau who are in sub-standard housing, homeless or in outbuildings, are at risk of health conditions, including SUDI/SIDS, respiratory conditions, anxiety and stress. This is critical for those babies born prematurely.

2.4 Whānau Ora

Impacts on the wider whānau wellbeing have included domestic violence, relationship issues, lack of continuity of education, and unemployment.

The actions made in this report are specific to Te Puawaitanga, realizing that the service has minimal influence at a macro level, but at a micro level, the service has to focus on the key question “what else can we do for our whānau?”

Te Puawaitanga would be willing to share their findings, with the aim of assisting and motivating others to advocate for improving housing availability and affordability for vulnerable whānau.

3.0 Methodology

The survey (Appendix One) was designed by the Leadership Team at Te Puawaitanga and was implemented over a six week period during April and May 2014.

Staff were informed of the purpose of the survey by their team leaders and also at the monthly all staff hui. The survey was designed to be filled in by staff in either one of two ways:

- (a) Whānau to fill in the survey, with the assistance of Te Puawaitanga staff if required.
- (b) By using their knowledge of whānau situations, including reviews of their case notes, and discussions with whānau, Te Puawaitanga staff fill in the survey.

As staff generally visit whānau on a monthly basis, or less as pepe gets older, the timeframe to have the survey completed meant that in most cases the survey was completed by staff. Ten percent of the surveys were completed by whānau with the assistance of Te Puawaitanga staff when required.

The survey asks four key questions:

1. Where were whānau living before the earthquakes?
2. Where are whānau living now?
3. What are the issues for whānau? In this section there was an opportunity to list ‘other’ issues.
4. Would you like any changes to your living arrangements? If so, what?

Survey forms were returned to the Administration team who undertook the collation and analysis of the data. The survey was supplemented by individual health files and/or direct discussions with whānau around their health needs.

Early findings were shared and tested at the 30th April, 2014 staff hui. Discussion supported the findings which encouraged staff that had not yet completed surveys to do so. The timeframe was extended to support those staff.

Personnel from both Cancern¹ and the Public Health Unit attended the April staff hui. Their contributions were invaluable in regards to the “what next” with the survey findings and offered additional practical ideas that could be shared with whānau.

4.0 Limitations

1. The surveys were completed by staff based on their own individual assessment and knowledge of the whānau. When the whānau were interviewed, their assessment differed minimally from that of staff.
2. The simplicity of the survey design was based on staff feedback, so that whānau would not have concerns around identifying the finer detail for fear of losing their tenancy.
3. The categories for the standard of housing had no agreed definition prior to implementation of the survey. The standard of housing assessment is based on staff knowledge.
4. The timing of the survey is in the autumn period, closer to the winter season.

5.0 Survey Sample

Geographic area

The total number of surveys covered 100 households, including 458 individuals. Whānau living in these 100 households are from the geographic areas of Christchurch as listed below.

Area	No
East	49
West	16
North	8
South	27
Total	100

Age bands

Forty-seven per cent of individuals were under 16 years of age, and 52% aged between 16 and 65 years. Less than 1% over the age of 65.

¹ *Cancern is Canterbury Communities Earthquake Recover Network, which is a network of Residents Association and Community Group representatives from the earthquake-affected neighbourhoods of Canterbury.*

Age band	No
Under 5 years of age	156
5 to 15 years of age	59
16 to 65 years of age	239
Over 65 years of age	4
Total	458

Gender

Living within the 100 households were 49.5% females, and 43.5% males. The 'unknowns' comprised 7% and their gender is not identifiable by staff as they were never seen as part of the health service visits, but were advised by whānau that there were 'x' individuals living in the house.

Gender	No
Males	199
Females	226
Unknown	33
Total	458

Ethnicity

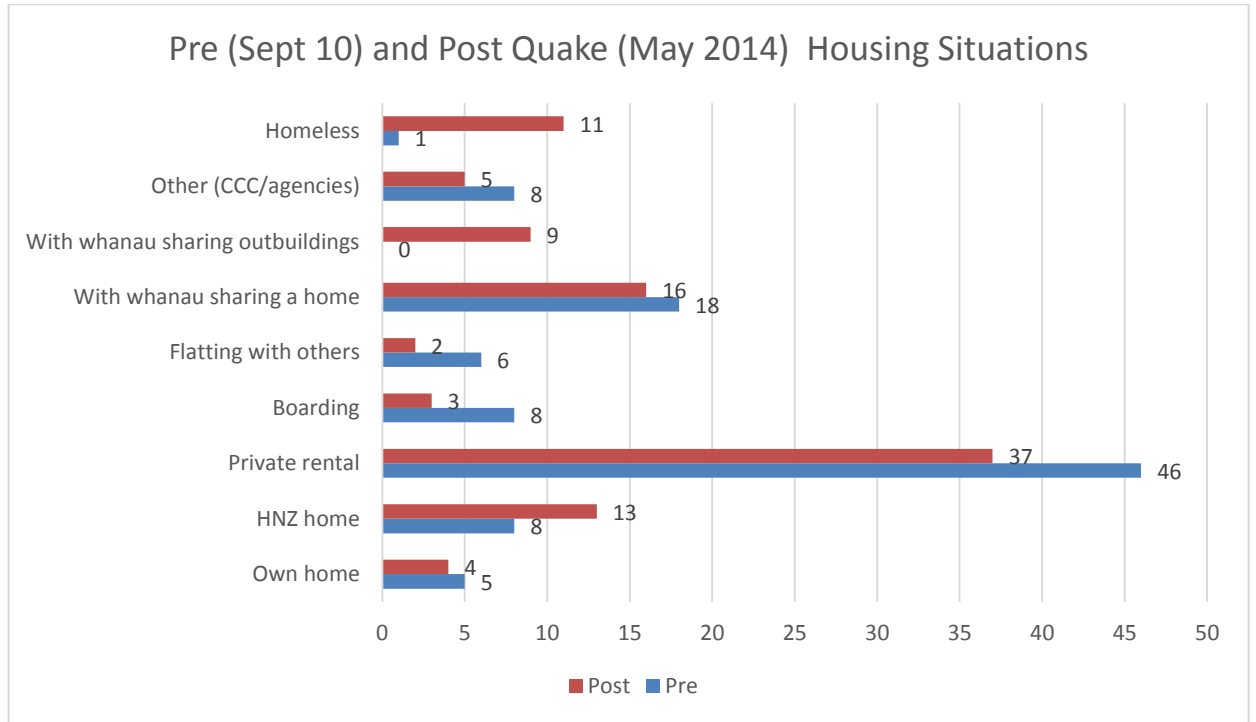
Of the 100 households, the majority are Maori, followed by European families. There were seven mixed NZ European/NZ Maori families.

Ethnicity of Households	No
NZ Maori	64
NZ European	24
NZ European and NZ Maori	7
NZ Maori and Samoan	1
Other	4
Total	100

6.0 Findings

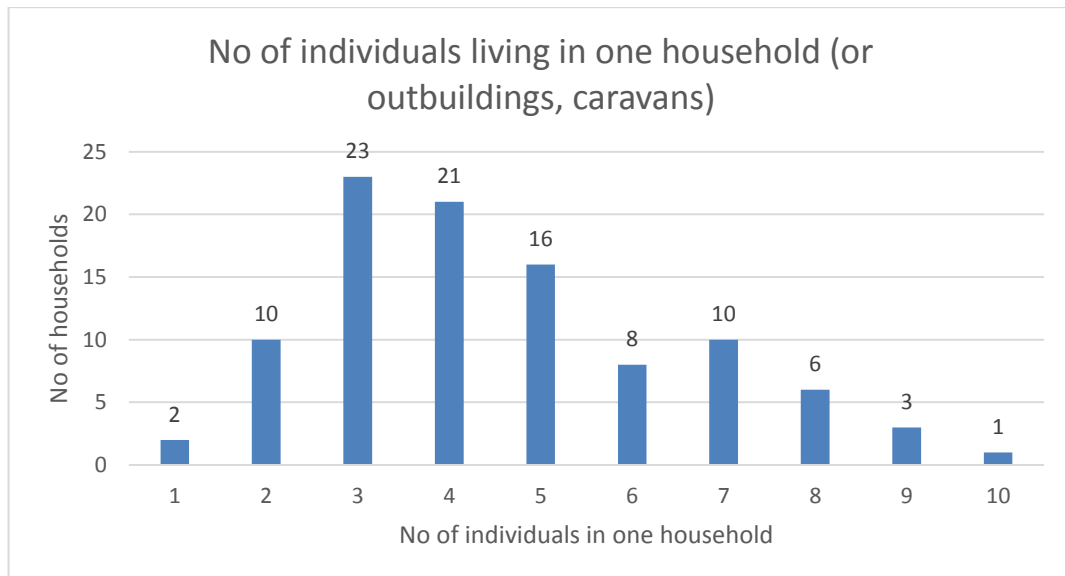
1. Where were whānau living before the earthquake? Where are they living now?

The findings show that there has been a reduction in whānau living in their own home, flatting with others, boarders, living with whānau in a home, and in private rentals. There is an increase in whānau living in Housing NZ properties. There has been a significant increase in the number of families living with whānau in outbuildings, and a significant number of whānau who are homeless.



2. Overcrowding

As of May 2014, there are 20 households with seven to ten individuals and 55 households with up to four individuals living on the property.



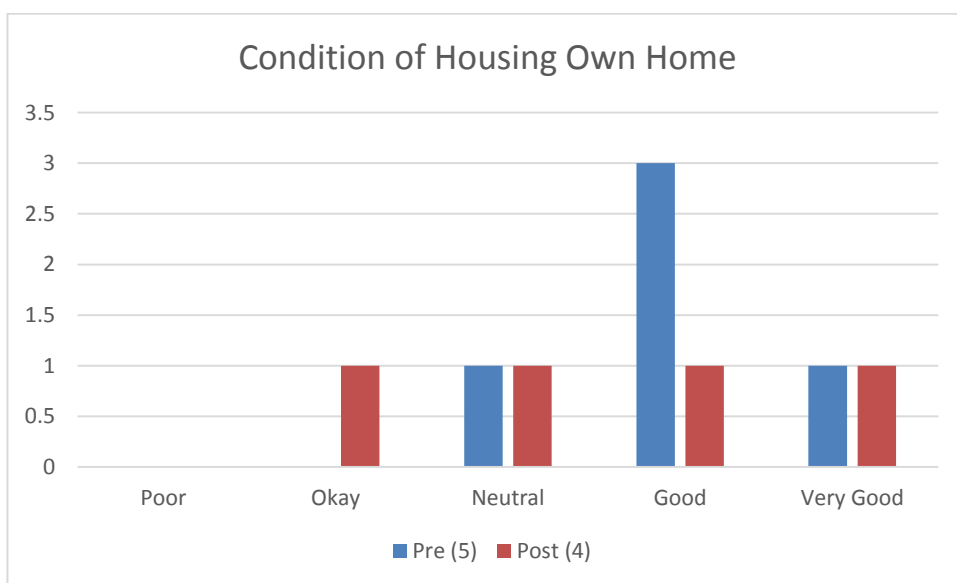
3. Types of accommodation

Whānau are living in Housing New Zealand homes, private rentals, sharing with whānau or other people, or homeless but staying where ever they can. The use of out-buildings is high being a response to the lack of availability of accommodation, affordability, or as a result of not being chosen for rental properties over many others.

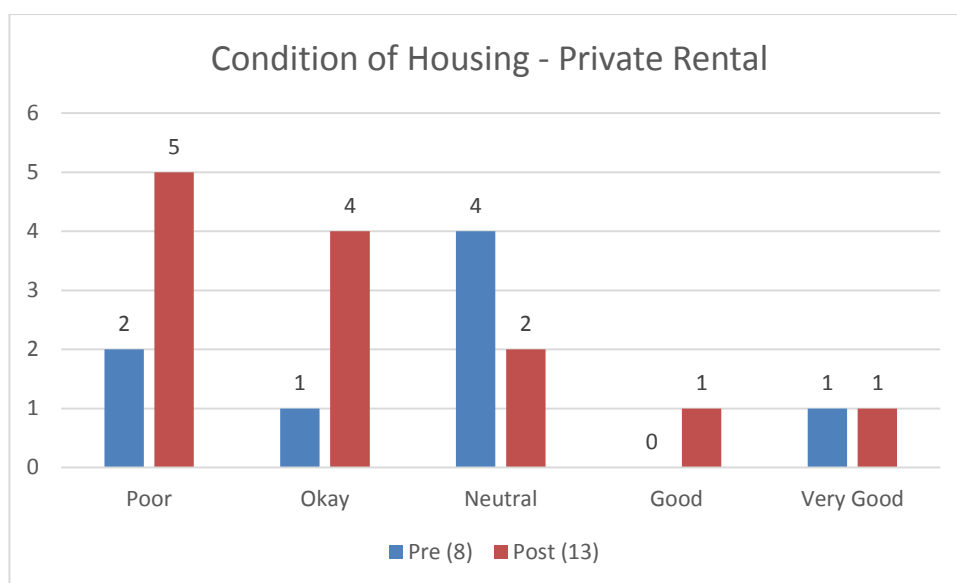
4. The Condition of the Accommodation

Homes, garages, caravans and containers were identified in the survey as cold, damp, uninsulated, with rat infestations, prone to flooding and even condemned (Housing New Zealand included).

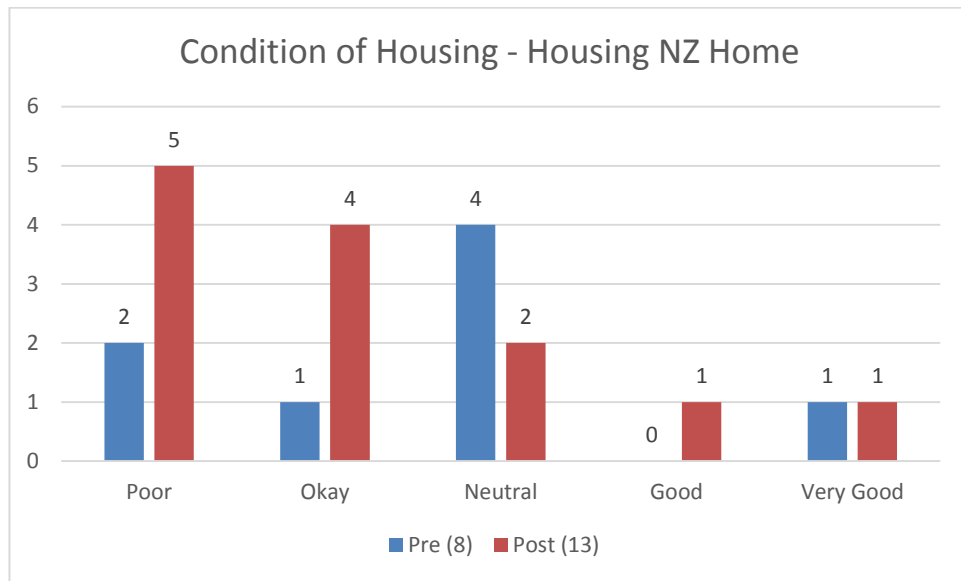
4.1 Condition of Housing – Own Home: There has been minimal change in the condition of housing pre/post quake.



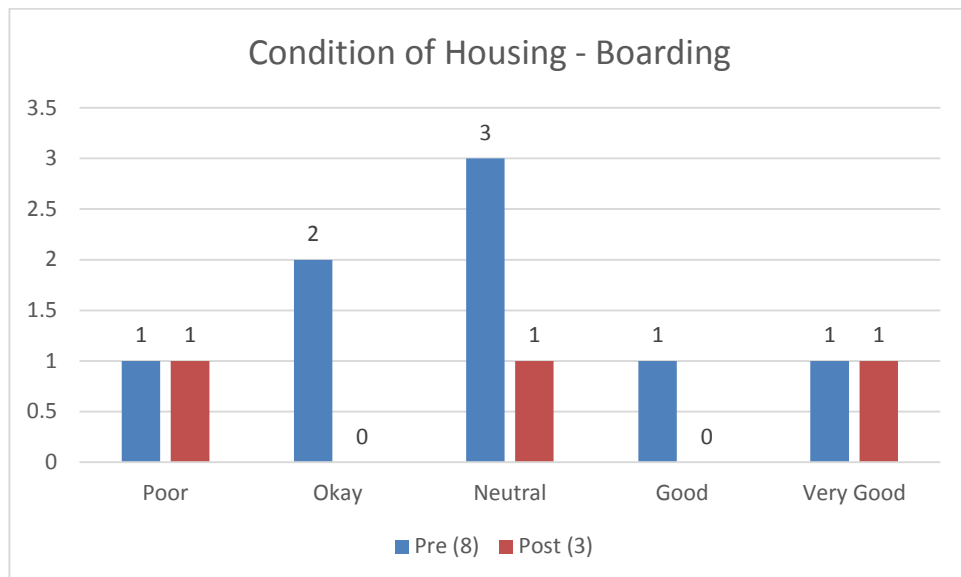
4.2 Condition of Housing – Private Rentals: There has been a shift in the standard of private rentals with a small increase in properties rated 'poor' or 'okay'.



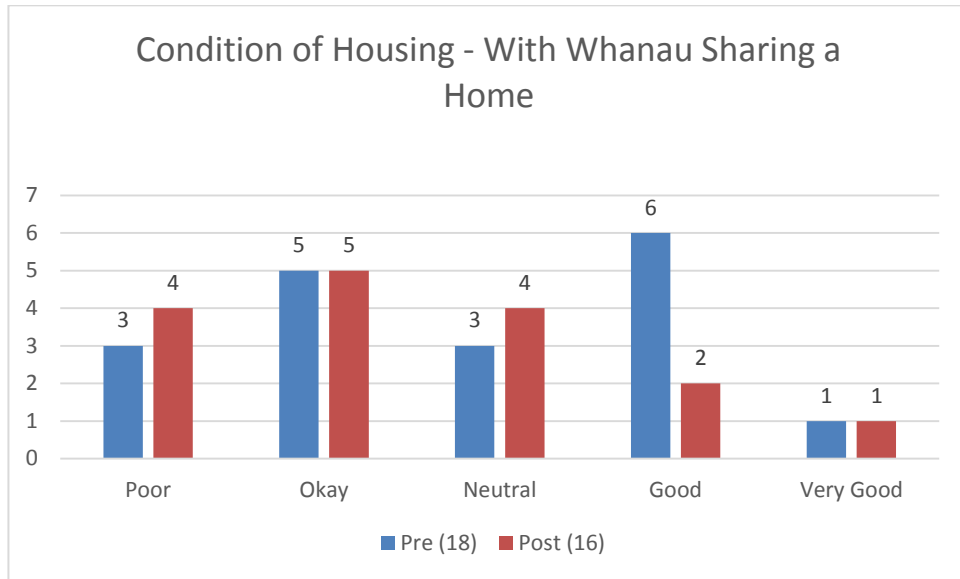
4.3 Condition of Housing – Housing NZ Home: While there are more whānau living in Housing NZ properties, there is a small increase in the standard of those houses being rated as ‘poor’ or ‘okay’ post earthquake.



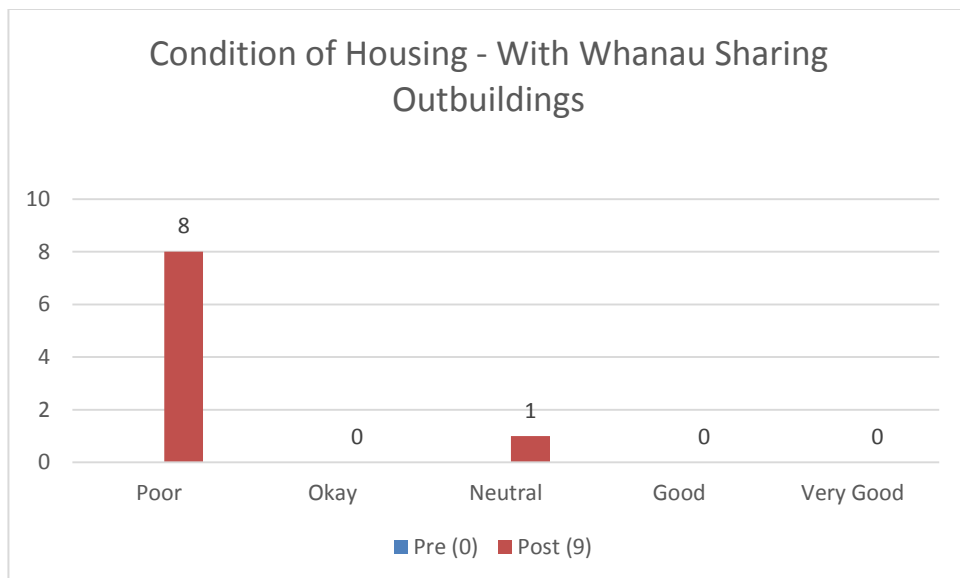
4.4 Condition of Housing – Boarding: Numbers are fairly low for this category. There is minimal change pre/post earthquake to the standard of houses where whānau board.



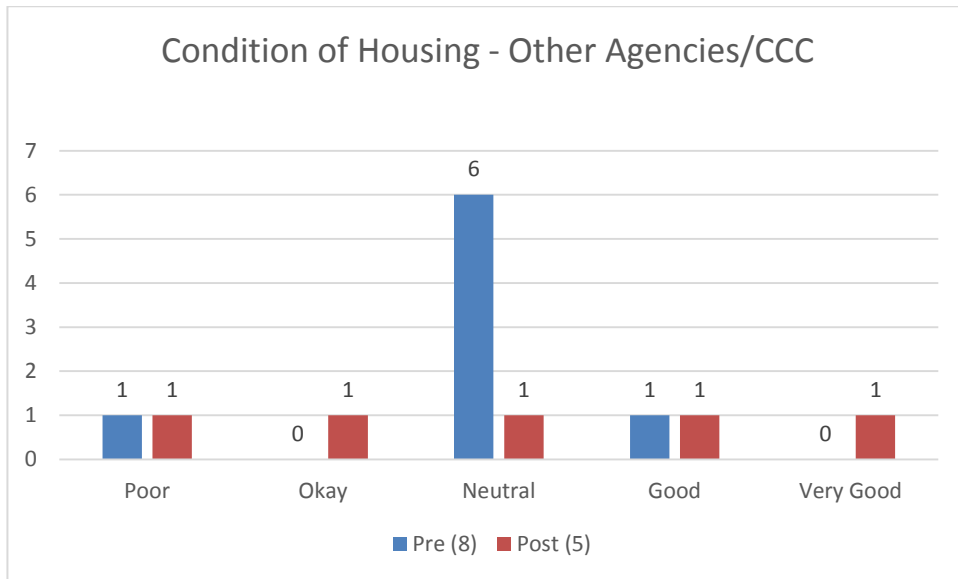
4.5 Condition of Housing – With Whānau Sharing a Home: There is minimal change pre and post earthquake.



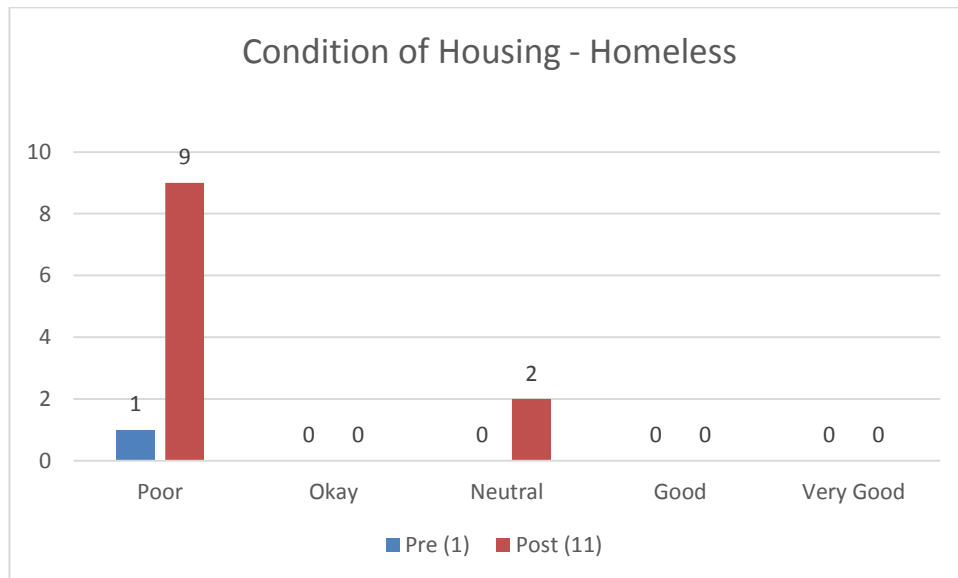
4.6 Condition of Housing – With Whānau Sharing Outbuildings: Note that outbuildings are classified as garages, sleep outs and sheds. This is a post-earthquake situation and the standard of outbuildings is predominantly rated as 'poor'. Prior to the earthquake, Te Puawaitanga did not have client whānau who were living in outbuildings.



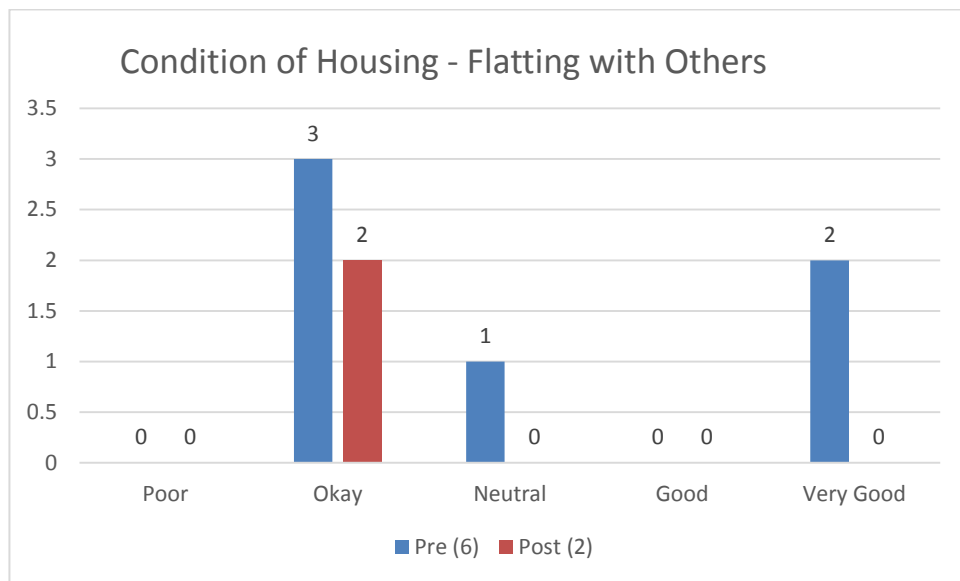
4.7 Condition of Housing: Others including CCC housing, the standard has not changed.



4.8 Condition of Housing – Homeless: This is a post earthquake situation, and homeless is defined as living in caravans, motor camps, or containers.



4.9 Condition of Housing: Flattening with Others: There is minimal change. Note that flattening includes the combination of families living in one flat to share the cost of rent.



5. What does this mean for Whānau?

Whānau know there are no opportunities to change their living situation or to afford anything else. Fear of being kicked out or the rent being raised is common especially for whānau in private rentals. This serves as a deterrent to raising any issues with the property manager in regard to the condition of the property. Some whānau have had to move several times due to constant rent increases, this may involve changing suburbs, changing schools, leaving Christchurch. This contributes to social dislocation and loneliness with the separation from familiar neighbourhoods and supportive friends and family. Changing schools is known to be detrimental to learning. Some whānau are taking in “boarders” to help with costs, however, IRD considers this as income to be declared thus creating another stressor for whānau. The potential for sickness increases, where there are many people using one toilet and bathroom. Whānau are in some cases are choosing pregnancy termination, identifying that another baby can not be brought into the current situation.

6. Health and Wellbeing Impacts and Issues

- i. Health issues are one of the many contenders in this survey, for tamariki and whānau, such as skin infections, risk of SUDI/SIDS, and respiratory problems. (40)²
- ii. Mental Health/stress issues for whānau and mātua who are caring for at risk pepe, such as those who have been, born prematurely. (30)
- iii. Unaffordable rent – many people seeking same houses, poor condition of houses (79)
- iv. Number of whānau sharing rent, living in one house or boarding (12)
- v. Overcrowding issues due to sharing environment causing stress issues (23)
- vi. Number of whānau in outbuildings e.g. sleep out, garage, caravan, containers (20)
- vii. Living in Poor Conditions (33)
- viii. Homeless (11)
- ix. Moved multiple times (2)
- x. Find & Fix³: Private Rental 13, HNZ 6, Other 4.

² Note the numbers in brackets for section six, denote the number of households. Within the household can be up to 10 individuals in the one house.

7. What are the issues for whānau?

Staff assessments and examples of living conditions (in their own words) were as follows (note this was either separate information from case notes and or discussion with whānau):

- *A mother with three children, pregnant with twins and living with a friend in a small two bedroom flat*
- *Living in the garage, nowhere else to go.*
- *Stress impact on the children - all whānau ill due to accommodation. Itchy bites from living in the garage.*
- *Tamariki/Whānau unwell, very bad chest infection due to cold damp home, roof leaks.*
- *Living in a caravan at back of friend's property.*
- *Uninsulated, one fan heater, no basic amenities. A bare caravan with a fridge. Campsite amenities only at extra price. Tamariki unwell, Asthma, Bronchiolitis and risk of SUDI.*
- *Living in garage at HNZ property. Access by roller door, no side door. Mother of three pepe has heart condition, under paediatric care - probable surgical repair required. Cold wet, (rain drives into garage under roller door- with last rain, two metres of wet flooring. SUDI risk - no space for cot.*
- *Over crowded - 10 individuals in four bedroom and sleep out. Unaffordable housing prices.*
- *Unaffordable rent, ill health of whānau and tamariki due to lack of accommodation. This whānau are in temporary housing. Very damp. Water under floor. Unwell.*
- *Children sick, skin conditions, bronchiolitis since they moved into house. Can't use log burner, it smokes all through house, whānau sleep in lounge with electric heater for warmth.*
- *Drains damaged/blocked, not well maintained, so problems arising. Sick children, sick whānau, affordable rent whānau were in red zone local MP involved to support out of this situation as at risk (SUDI) pepe, desperate so took first HNZ house offered. Whānau thinking may leave Christchurch, fed up.*
- *Sick children, sick whānau, and asthma x three. Walls mouldy, leaks, drafty windows, minimal insulation (HNZ).*
- *Children and whānau sick. Living in a caravan at the back of mothers home. Caravan leaks, spend days inside house, and try and only sleep in caravan.*
- *Living in caravan at back of Uncle's home - RISK OF SUDI - Risk of Bronchiolitis.*
- *Sick children and whānau. Mama has life threatening/serious disease after birth of child - unable to go out and get a job, too sick, have had to get boarders in to cover rent. House now overcrowded and new whānau don't share same values – stressful – unaffordable rent.*
- *Sick children, sick whānau, all whānau displaced, living in sheds, and child inside whānau house. Can't afford rent.*
- *Sick children and whānau. House is damp and full of mould, unhealthy living conditions. Family get sick due to conditions.*
- *Whānau sick. Can't afford rent costs, have hired bedroom containers and they are in driveway of in-laws, potentially will get worse - whānau unwell.*
- *Overcrowding extended whānau in a 3 bedroom home. Grandparents still have their three adult children, partners & mokopuna living in the whānau home.*

³ CanCERN in partnership with various agencies and companies has launched a campaign called Let's Find & Fix that will enable people to have approved temporary work done, at no cost to them, without it impacting their final settlement or temporary accommodation allowance.

- *Nine in the home - three tamariki sharing with acquaintance and mother of five. Living out of one small bedroom in impoverished condition. Upstairs. Safety issue. No safe space for pepe to sleep. Bed sharing, risk of SUDI.*
- *New baby & two school age boys. House cold, heated by fire, unable to afford wood. Have moved three times last year due to increasing rents.*
- *Living in one room at a Pub - four tamariki. Have a toilet & shower and one very small room. Communal kitchen facilities. The living space has room for two beds for whānau to share, no play area, and no outdoor area. There is a busy driveway used by patrons of the hotel. The whānau lived here for six months.*
- *Affordable rent - Move to HNZ home was not ok - cold, damp, poor condition, rat infested. Isolated from own community. Have now moved to Ashburton where living with Whānau.*
- *Whānau new to the area, have identified their struggle with loneliness and difficulty in connecting with their new community away from their whānau.*
- *Had to move out for repairs and couldn't afford increased rent after repairs.*
- *Landlord increased rent, and said would go up again after EQC repairs then asked to leave for family coming in*
- *After earthquake badly damaged no emergency repairs by Landlord, roof leaked and rats. Viewed many properties, in some cases have had to place a "bid" for the amount of rent, rents became unaffordable and had to take only place available (2bedrm). Overcrowded.*
- *HNZ home, cold damp, rat infestation, HNZ slow to act, mother of child left as smell terrible (doesn't trust HNZ now, doesn't want another HNZ home)*
- *Struggling to replace own home post quake. Prices too high, sections too high to build, payout not covering high prices – financially worse, now due to Earthquake*
- *Earthquake damage, windows don't open, doors don't close. 2 couples with small children flatting together to afford rent. Paying **\$520** for 4 bedroom.*
- *Paying **\$480** for a house in very poor condition - ill health due to home.*
- *Had to move as property was sold by landlord, moved into a property short term only as it was due to be rebuilt. Now had to move to a house in a low lying area – Avondale – rent **\$500pw** (3 tamariki) Will have to have a boarder in sleepout to be able to afford the rent.*
- *Rent raised **\$100**, Mother, too sick, so can't get a job. Have to get boarders in to cover increase – causing more stress. Damp, cold, can't change, could end up worse.*
- *8 people in 2 bedroom cold and damp house. Whānau sleep in lounge.*
- *Another Rent increase (**\$55pw**)*
- *Can't do **\$400pw** plus \$1800 bond so whole family living in one bedroom*
- *After looking @15 rentals took unfixed 3brm **\$370pw** and will go up after repairs.*
- *2 couples with tamariki flatting together – cant afford rents alone, paying **\$520pw***

8. Impact on Staff

Staff are concerned. They report a feeling of helplessness as to what more they can do to support whānau. Te Puawaitanga staff have a long history of delivering home based health and social services and have noted a big shift in the level of vulnerability with their client base. Prior to the earthquakes they assessed 20% of clients as extremely vulnerable; this has reversed with 80% now being assessed as extremely vulnerable.

Extra time is required for staff that are referring and re-referring to other support agencies, also whānau are requiring them to listen, like a counsellor. Staff are seeing social issue after social issue together with the associated frustrations, isolation and stress for whānau.

Assessment of the risk of sudden infant death, by staff indicates this is now more likely. They are concerned for premature pepe living in unsuitable housing. They describe families as “on the edge” and have witnessed an increase in violence. They have noted that the “legal highs” were used for relieving stress and are on alert in regard to the recent law changes impacting on availability. This will create new stresses within the whānau.

Staff are not just dealing with health issues, a high percentage of work now also includes dealing with social impacts from the lack of affordable housing. Staff are referring, and re-referring whānau to a number of agencies who are similarly faced with the complexity of coping with the shortage of housing.

Essentially the model of care is changing within the services as a result of the additional stressors caused by the earthquake. Would we have.....

- \$510+ /week rent, which then causes whanau to have a flat mate if it wasn't for the earthquakes?
- Shortage of housing if it wasn't for the earthquakes?
- A pregnancy terminated if it wasn't for the earthquakes?

“We are at the coal face and seeing these burdens, we can't support whānau adequately, it is like being in a whirl pool. It is hopeless.”

“How can these whānau plan, move forward, set goals – it is impossible, people are going nowhere.”
(Tamariki Ora Nurse)

The level of frustration, concern and not being able to assist these vulnerable whānau, is now impacting on Te Puawaitanga staff wellbeing.

9. Housing Challenges

Whānau have told staff of their experiences in trying to get housing when so many others are also hoping to get the same house. It is observed by staff that the most in need are constantly missing out. Some whānau report a “bidding war” between possible tenants and the rent increases like an auction. Whānau are forced to walk away as it becomes unaffordable therefore unobtainable.

The stress of rent increases, often more than once in a short period is taking its toll. The survey identified that rents were between **\$370.00 and quoted up to \$1,200.00 per week.**

It is noted that property managers and landlords are, asking for four weeks rent and two to four weeks bond, and in some cases seeking a letting fee. Work and Income do not cover letting fees. In one situation, property managers are only letting the dwelling for three months and the whānau need to pay the letting fee again and again to stay! This is also a tactic to move a tenant on if the landlord wishes.

Other agencies are recommending whānau to leave the city – however we note that in some cases this is not solving the accommodation quality issue and it is also severing whānau from their community networks and friends.

It was noted that landlords are receiving pay-outs for repair work, but not necessarily undertaking the full repairs needed, but at the same time seeking from tenants as much rent as the current tight housing market can generate.

7.0 Actions for Te Puawaitanga

1. **Case Management Group** including Team Leaders and Kaitoko Whānau to review each whānau included in the survey. Develop a plan of action with whānau as appropriate. Kaitoko Whānau to lead this work.
2. **Support whānau solutions** to their needs for example:
 - i. Wahakura Wānanga – to teach weaving skills to make wahakura (safe sleeping space) for pepe. Funding to be sought so that wānanga can be held regularly over the next two years.
 - ii. Awhimai Tautoko initiative – to support mothers of young pepe to build connections in their new communities.
 - iii. Support whānau enrolment on the Electoral Roll.
 - iv. Investigate possibility of additional practical assistance for whānau that will help combat the cold for pepe. Such as: wool blankets, wool singlets that are knitted with baby wool, cotton wraps, yoga mats for the cold, damp floor so that pepe can get floor exercise time, discretionary assistance with power bills, wool cardigans.
3. **Connect with key players:**

Invite manuhiri to:

 - *All Staff Hui.*
 - *Leadership Team hui*
 - *Team hui*
4. **Advocate** and mobilise support for our client whānau within wider Canterbury.
5. **Support Staff Wellbeing**
 - Ensure staff take their leave entitlements on a regular basis.
 - Investigate possibilities of additional resource for an increase in staff hours. For example, the Tamariki Ora team have identified an extra 20 hours registered nurse hours would assist.

8.0 Summary

Due to housing shortages, staff are significantly concerned with the health risks associated to inadequate housing. This is in addition to the social impacts.

After a natural disaster, housing shortages are not unexpected. However, this has meant a change for staff in terms of how and what level of supports they can provide.

Te Puawaitanga are not in the business of providing housing, however, we may be able to inform and influence the sector to improve housing availability for vulnerable populations.

Appendix One – The Survey

Housing Survey Instruction Sheet

This survey is for the purpose of information gathering, to gain knowledge of our whānau situations.

1. Staff to fill out the survey by way of...
 - a) Knowledge of your own client/whānau
 - b) At time of enrolment with Kaiwhakapuawai
 - c) At time of clinical/educational visit with whānau
 - d) Also past action plans included, such as Housing NZ letters already written, GP visits/referrals already done due to ill health because of Housing situation
2. Snapshot now for the next 4 weeks (1 April – 30 April)
3. Return to Admin team to collate (if you need more forms let us know).
4. There will be a basket labelled SURVEY in the Hauora office, all surveys to be placed there no later than 30 April.
5. Information will be collected, collated, reported and feedback given.

Thank you for your support.

Te Puawaitanga Ki Ōtautahi Trust

HOUSING SURVEY – “Unhealthy Christchurch”

Due to the housing issues in Christchurch, we are gathering information around the housing situations of whānau. Te Puawaitanga is committed to supporting our clients and to have this conversation for this survey will provide an opportunity to recognise our whānau who will qualify for the WINTER PROJECT –“ Find the 900!!” being lead by CanCERN and also give us an opportunity to feed back information to the right people. **THIS SURVEY CONTENT IS CONFIDENTIAL.**

Client Name: _____ **Service:** _____ .

Where were whānau living before earthquakes?

Own Home	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
Housing New Zealand Home	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
Private Rental	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
Boarding	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
Flatting with others	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
With Whānau Sharing a home	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
With whānau sharing out buildings	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
Other	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
Homeless	<input type="checkbox"/> Yes	<input type="checkbox"/> No			

Comments:

Where are whānau living now?

Own your Home	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
Housing New Zealand Home	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
Private Rental	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
Boarding	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
Flatting with others	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
With whānau sharing a home	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
With whānau sharing out buildings	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
Other	<input type="checkbox"/> Poor	<input type="checkbox"/> Okay	<input type="checkbox"/> Neutral	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good
Homeless	<input type="checkbox"/> Yes	<input type="checkbox"/> No			

Comments:

What are the issues for the whānau?

Affordable Rent?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Affordable House Prices	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Ill Health due to accommodation / tamariki	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Ill Health due to accommodation / whānau	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Other:

Would you like any changes to your living arrangements? If so what?

Action Plan: e.g. Housing NZ referral/Letter, GP etc

Where were whānau living before the earthquake?

	Number	%	Condition of Housing	
Own Home			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
Housing New Zealand Home			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
Private Rental			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
Boarding			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
Flatting with others			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
With Whānau Sharing a home			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
With whānau sharing out buildings			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
Other			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
Homeless			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	

Where are whānau living now?

	Number	%	Condition of Housing	
Own Home			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
Housing New Zealand Home			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
Private Rental			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
Boarding			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
Flatting with others			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
With Whānau Sharing a home			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
With whānau sharing out buildings			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
Other			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	
Homeless			Poor	
			Okay	
			Neutral	
			Good	
			Very Good	