



Australian Government

**Australian Institute of
Health and Welfare**

Relationship between location and characteristics of private renters and social housing tenants

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Presentation overview

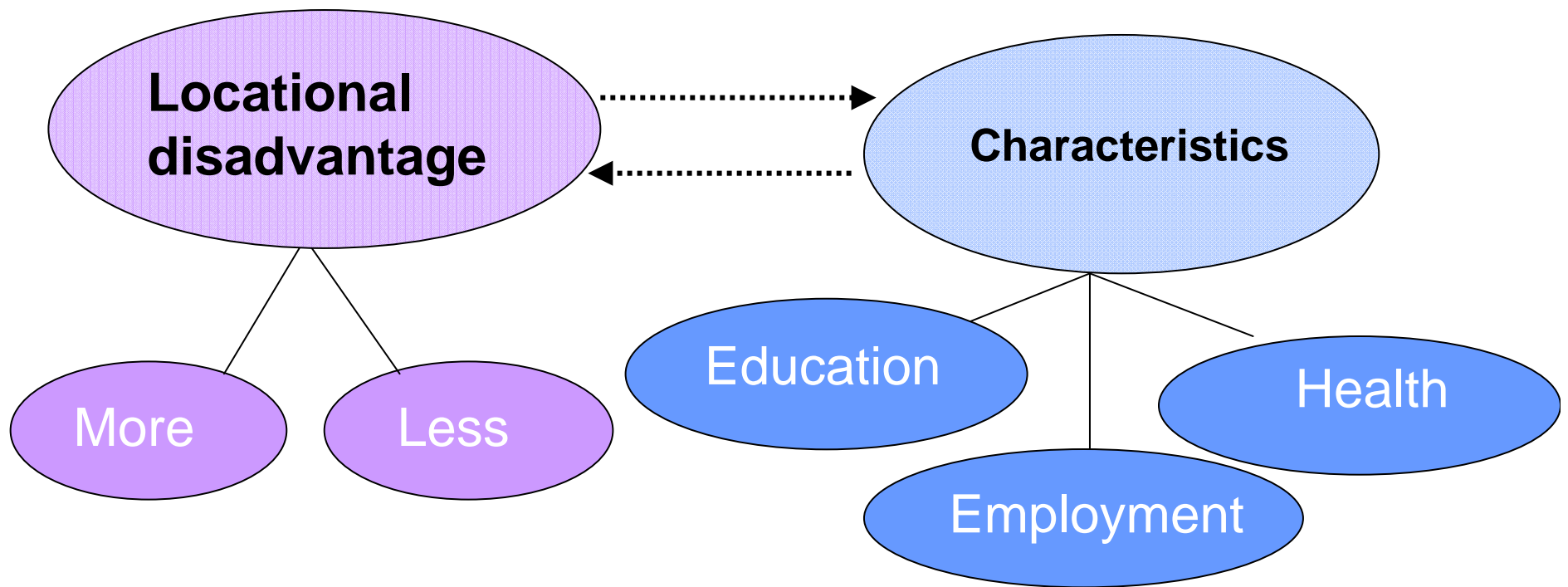
- Policy context
- Research methods
- Preliminary findings
- Future research directions

Policy context

- Housing Reform agenda
- Reducing concentrations of disadvantage through creating more mixed communities
- Relationship between housing location and wellbeing outcomes
- Implications for social housing concentrations

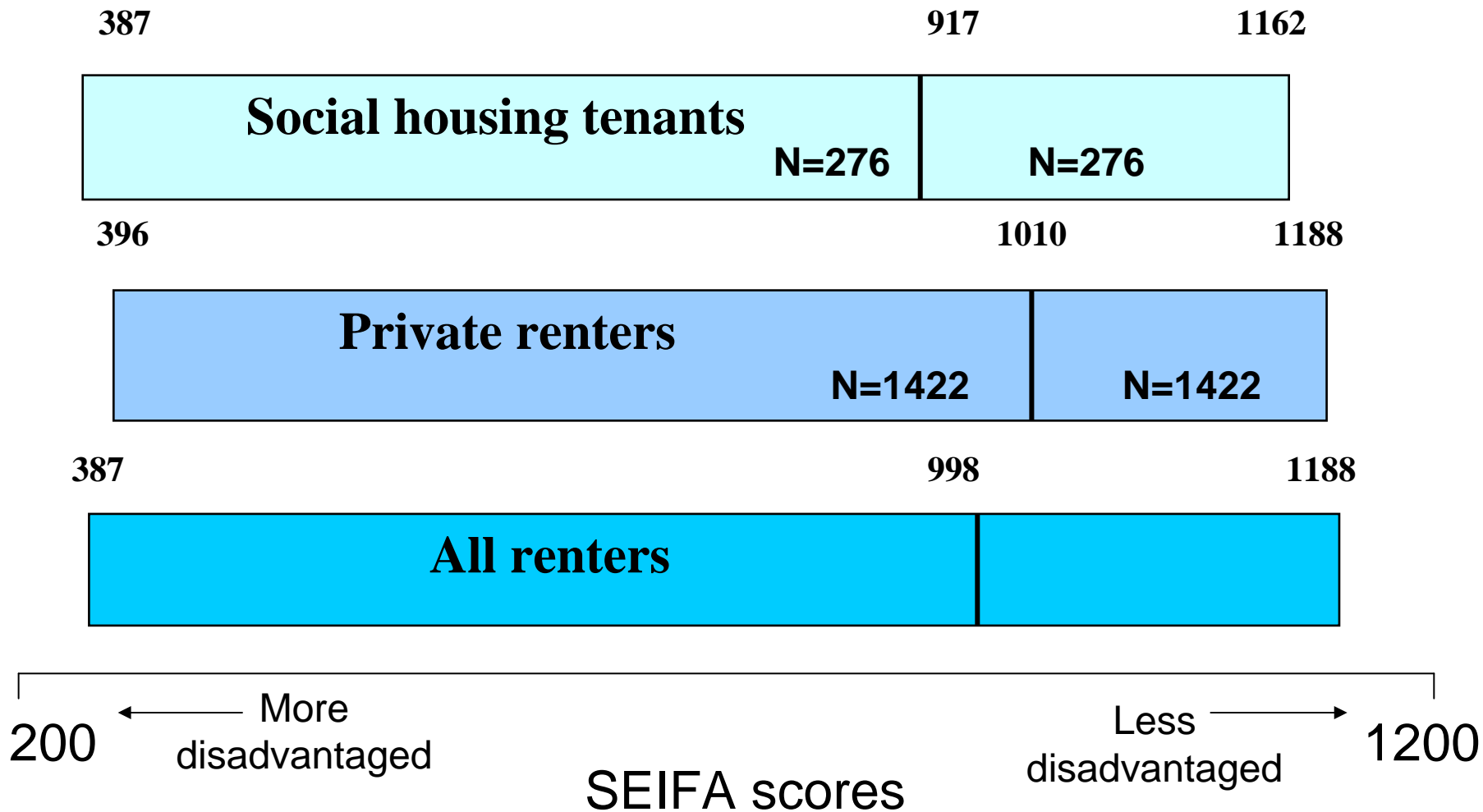
The current research...

- Research question
 - Examine the relationship between location and the *educational, employment and health characteristics* of:
 - *Social housing tenants*
 - *Private renters*
 - Social housing
 - *affordable* form of rental housing for low income households (Public housing and Community housing).



Research methods

- Household Income and Labour Dynamics in Australia (HILDA) survey
 - Health
 - Education
 - Employment
- SEIFA – location measure of relative disadvantage
- Median split of tenant groups on SEIFA disadvantage index
 - Private renters – 2844 (split -1422)
 - SH tenants – 552 (split -276)



Who are these
Private renters and Social Housing tenants?

Demographics

Characteristics	Private renters (N=2844)	Social housing tenants (N=552)
Mean age	35yrs	47yrs
Male	49%	39%
Female	51%	61%
Australian Born	82%	77%
Non-English speaking country	9%	15%

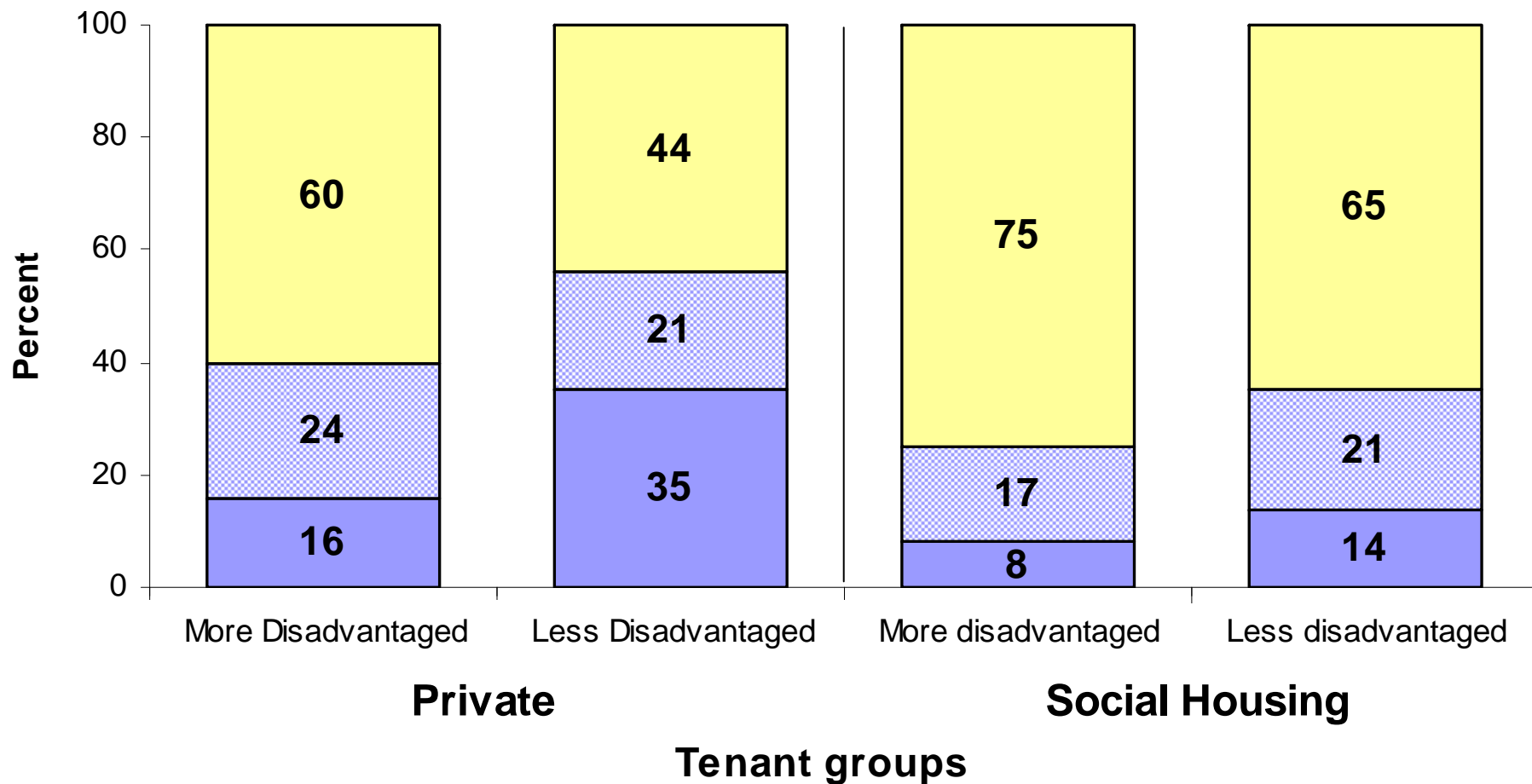
Demographics cont...

Characteristics	Private renters	Social Housing tenants
Secondary education or below	51%	70%
University Qualifications	26%	11%
Employed	72%	33%
Not in the labour market	23%	60%
Excellent/Very good health	49%	26%
Fair/Poor health	15%	35%

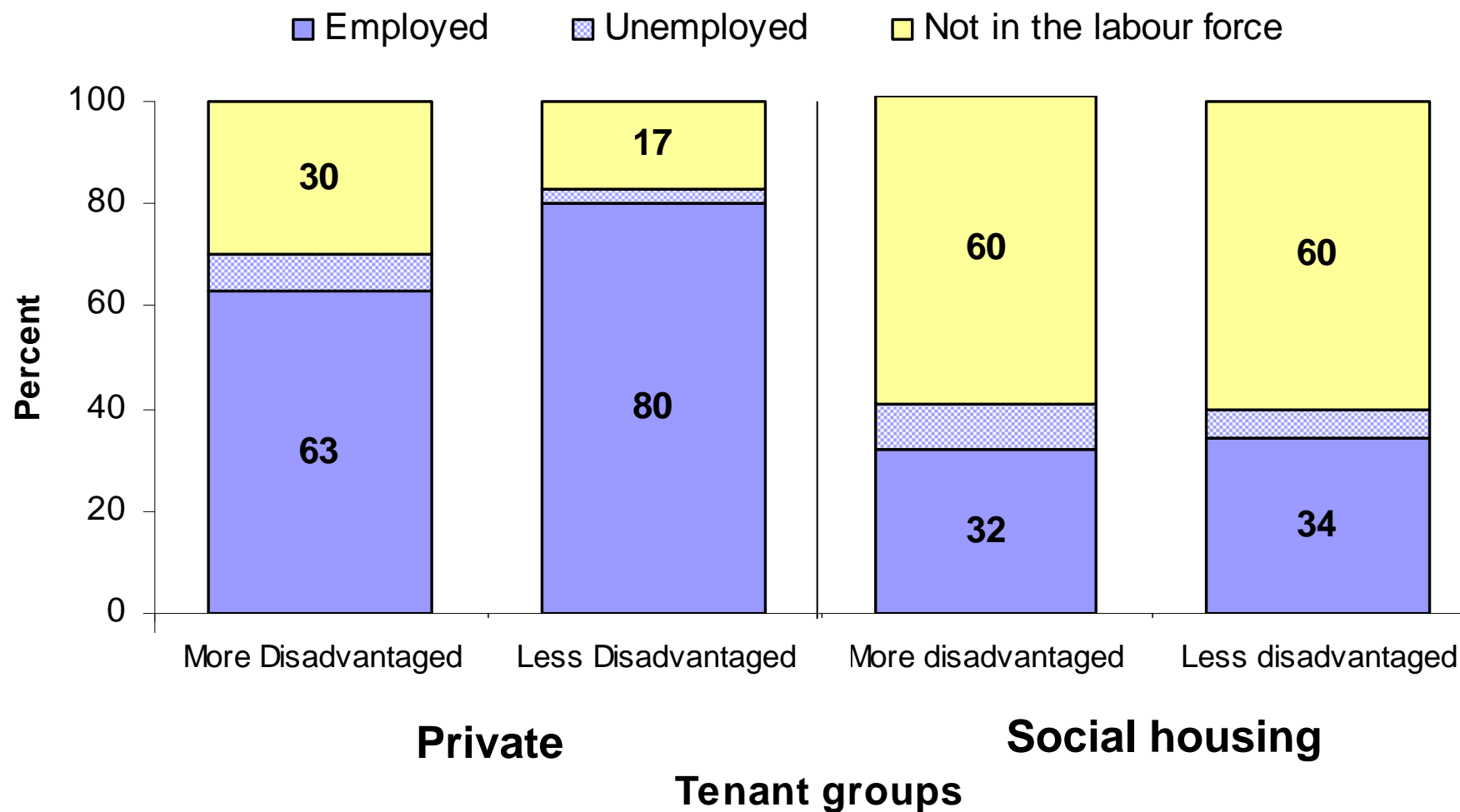
What are the characteristics of
Private renters and SH tenants in areas of
relative disadvantage?

Highest level of Education achieved

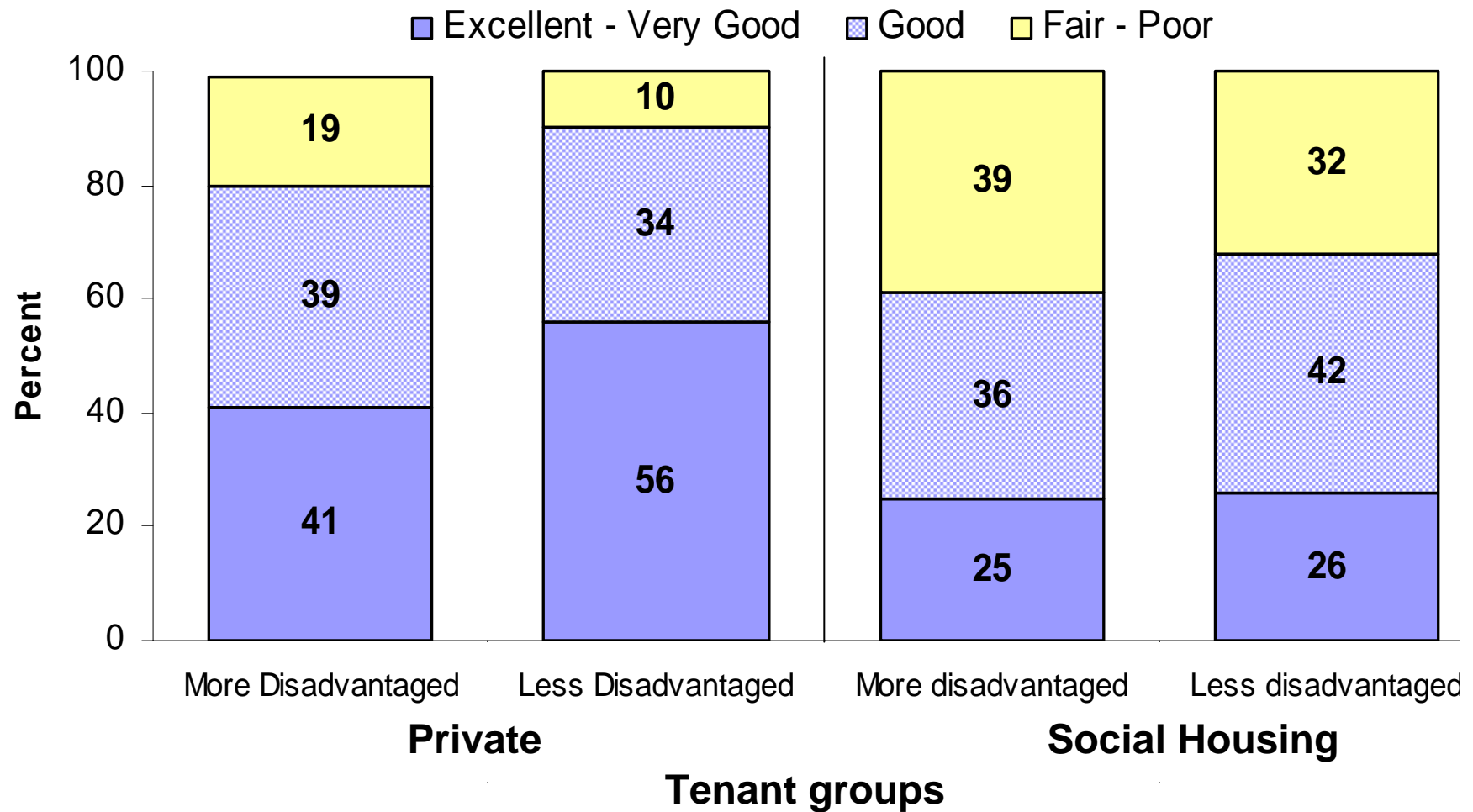
University Qualification Certificate Secondary



Employment status



General health

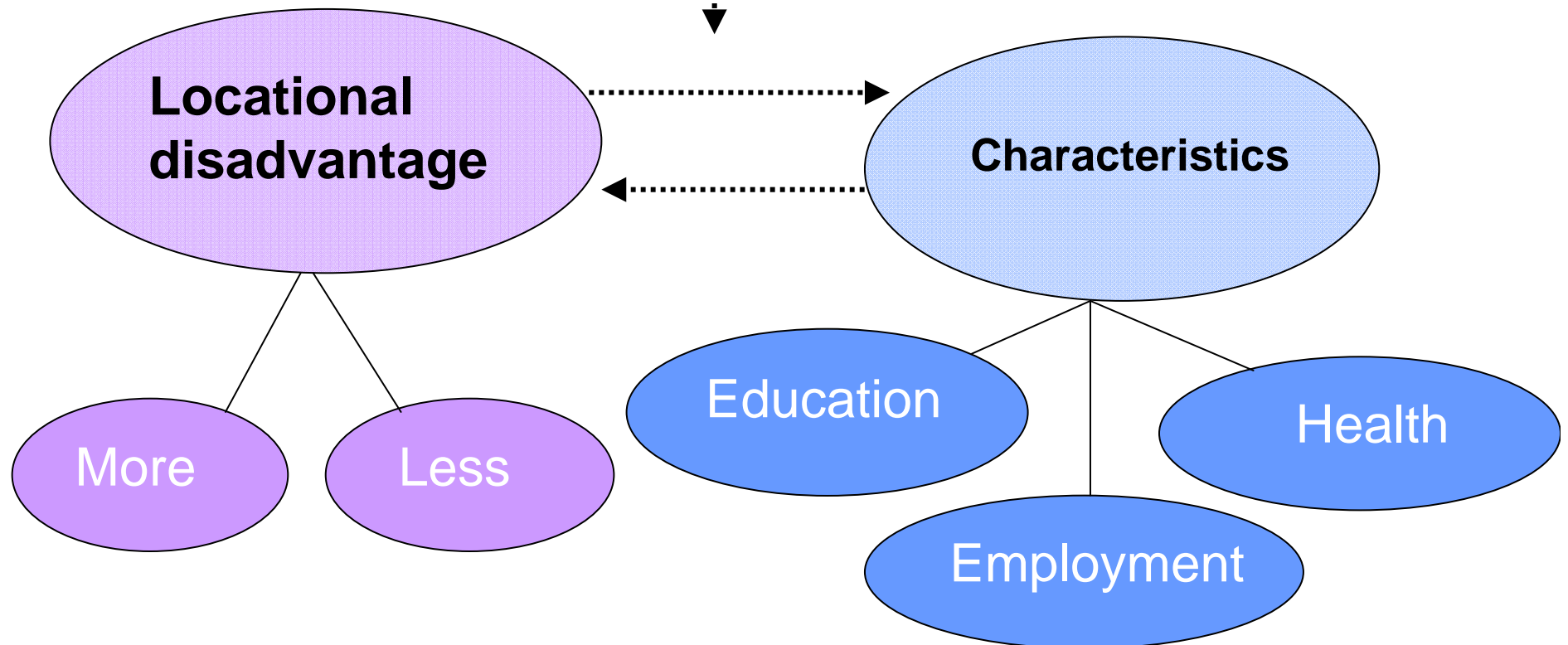


What do these results mean?

Implications

- Locational disadvantage is associated with the *employment* and *health* outcomes for private but not SH tenants
- Locational disadvantage is related to education levels for SH tenants.
- Similar results found for previous 2 years survey data

Rental tenure type



Future research directions

- Replicate analysis for previous survey years
- Consider longitudinal analyses
- Explore alternative data sources such as the NSHS
 - Larger SH sample size
 - Possible to examine concentrated disadvantaged areas.
- Consider household group dynamics

Thank you

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