

The research asks what will the impacts be of the tenure revolution and reliance on rental housing for:

- Different cohorts as they age? The socio-economic and cultural characteristics of older people most reliant on rentals? The regional patterns of older people's reliance on rentals?
- Older people's provision of care and support to others, intergenerational relations, their contribution to community and civic life, and their access to day to day services such as retail and banking?
- Provision of informal care and support to older people by their families, kin and friends?
- Older people's: Demand for, and access to, in-home care? Access to in-home treatment? Demand for higher dependency living, particularly rest home care?
- Outcomes for older people in non-dominant populations – Māori, Pacific people, Chinese new settlers?
- Current policy, funding, and social and health service practices and potential for adaptation to an ageing, diverse society experiencing rapid tenure change?

There are five research components:

- **Component 1: Housing tenure transitions** – This uses cohort analysis to establish the who, where and what of the tenure revolution.
- **Component 2: Tenure, in-home and residential care transitions** – This component tests whether:
 - Older renters are more likely to move (and/or move earlier) into residential care than older people in owner occupation or license to occupy dwellings;
 - Older renters are less likely to access in-home care; and
 - Older renters are less likely to access home modifications.
- **Component 3: A National Perspective on Older Renters in Policy, Planning and Services** – This component uses two methods:
 - Cross-sectoral Reviews: (a) central government policy, funding, and services in the health and disability sector (including residential care and home modifications), income support, social services, and housing; (b) Regional and local councils. Comprising of documentary analysis of strategies, statutes, service frameworks and practices, and provisions to increase older people's financial independence (eg., through rates relief and deferral, warm homes subsidies, pensioner housing programmes).
 - National Landlord Survey. The community and public housing will have a census. Private sector landlords will be accessed through a census of regional property investor association memberships.

There are five research components:

- **Component 4: Case Studies** – Case studies to establish the implications of the tenure revolution in diverse contexts and conditions.
 - Three place-based studies
 - Older tenants in council housing
 - Māori rural and urban experience
 - Pacific experience
 - Chinese new settlers
- **Component 5: Learning to Adapt** – Bringing older people and other stakeholders together using foresight methods and charrettes to:
 - Explore alternative development paths and their probabilities;
 - Generate consensus about the practices and services needed to optimise older people’s societal engagement, personal, familial and intergenerational wellbeing in the context of both structural ageing and declining home ownership;
 - Develop tools, models and best practice that allow services to assess and adapt current services, practices, and procedures to meet the needs and circumstances of older renters, their families and communities.

Current Stakeholder Linkages

- Central government: MSD, Office for Senior Citizens, Te Puni Kokiri, Building & Housing Group, CHURA, Treasury, and Commission for Financial Capability.
- Rental sector property investors, tenancy agents, and tenants protection.
- Community Housing Sector including CHA, Marlborough Sustainable Housing Trust, Dwell, Bay Trust, Community of Refuge Trust, Habitat for Humanity, Tauranga Community Housing Trust, and Abbeyfield.
- Health/Disability: MoH, ACC, DHBs, PHOs, CCS-Disability Action.
- Community Service and Advocacy: Age Concern, Rural Women New Zealand, NZ Council for Christian Social Services, Community Networks Aotearoa, U3A, Grey Power, and Menz Sheds.
- Councils and council housing including Wellington City Council, Tauranga City Council, Marlborough District Council, Kawerau District Council, Auckland City Older People's Advisory Group, PATAG, SmartGrowth.
- Maori/iwi including Te Piki Oranga.
- New settlers and Pacific communities.