

Housing in an Ageing Society

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What we will cover today

- Housing trends in Nelson and Tasman
- Research themes and findings:
 - Housing that older people want
 - The importance of repairs and maintenance
 - The importance of resilient housing
 - Downsizing – things to think about
- What does this mean for Nelson and Tasman
- What can housing stakeholders do
- Information and decision-support tools for making housing decisions

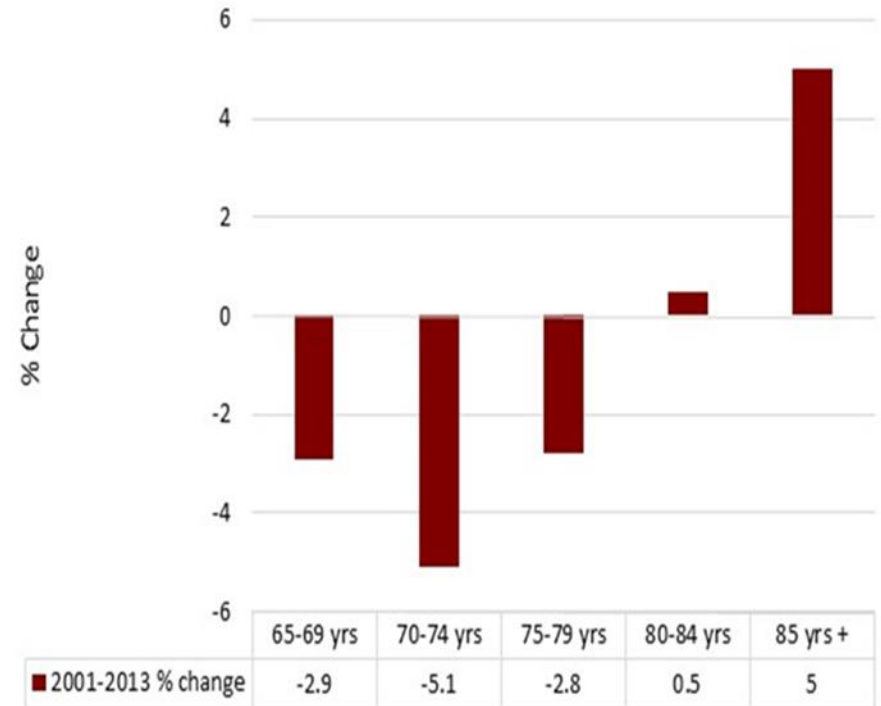
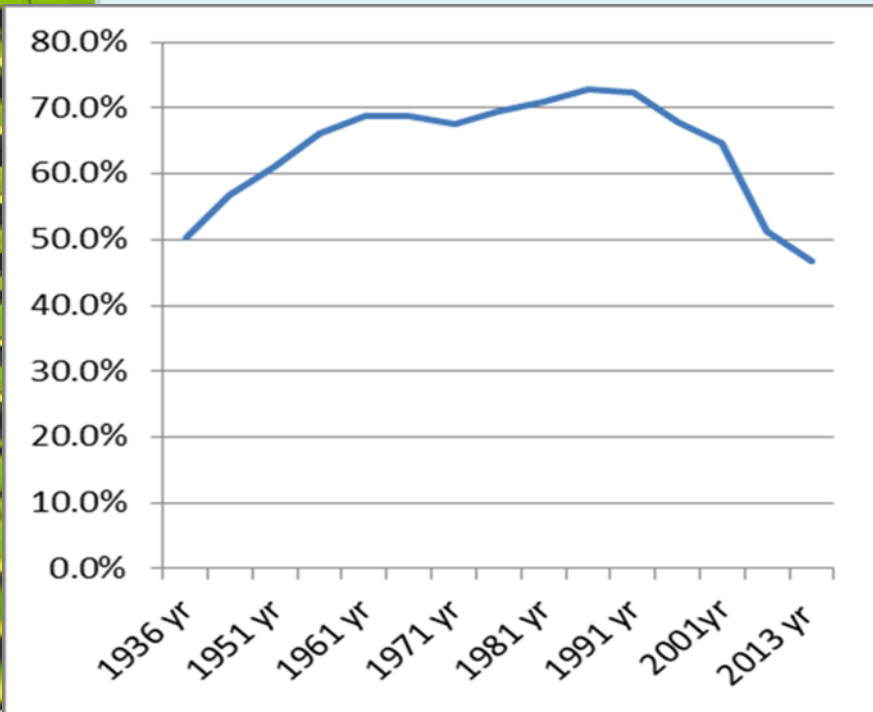
Good Homes Research Programmes

- Good Homes Ageing in Place
- Community Resilience and Good Ageing
- Finding the Best Fit: housing, downsizing and older people
- Life When Renting
- Supporting older people's resilience in homes and communities
- Understanding older people's experiences and points of view
- Multi-method, multi-disciplinary
- Evidence-based solutions

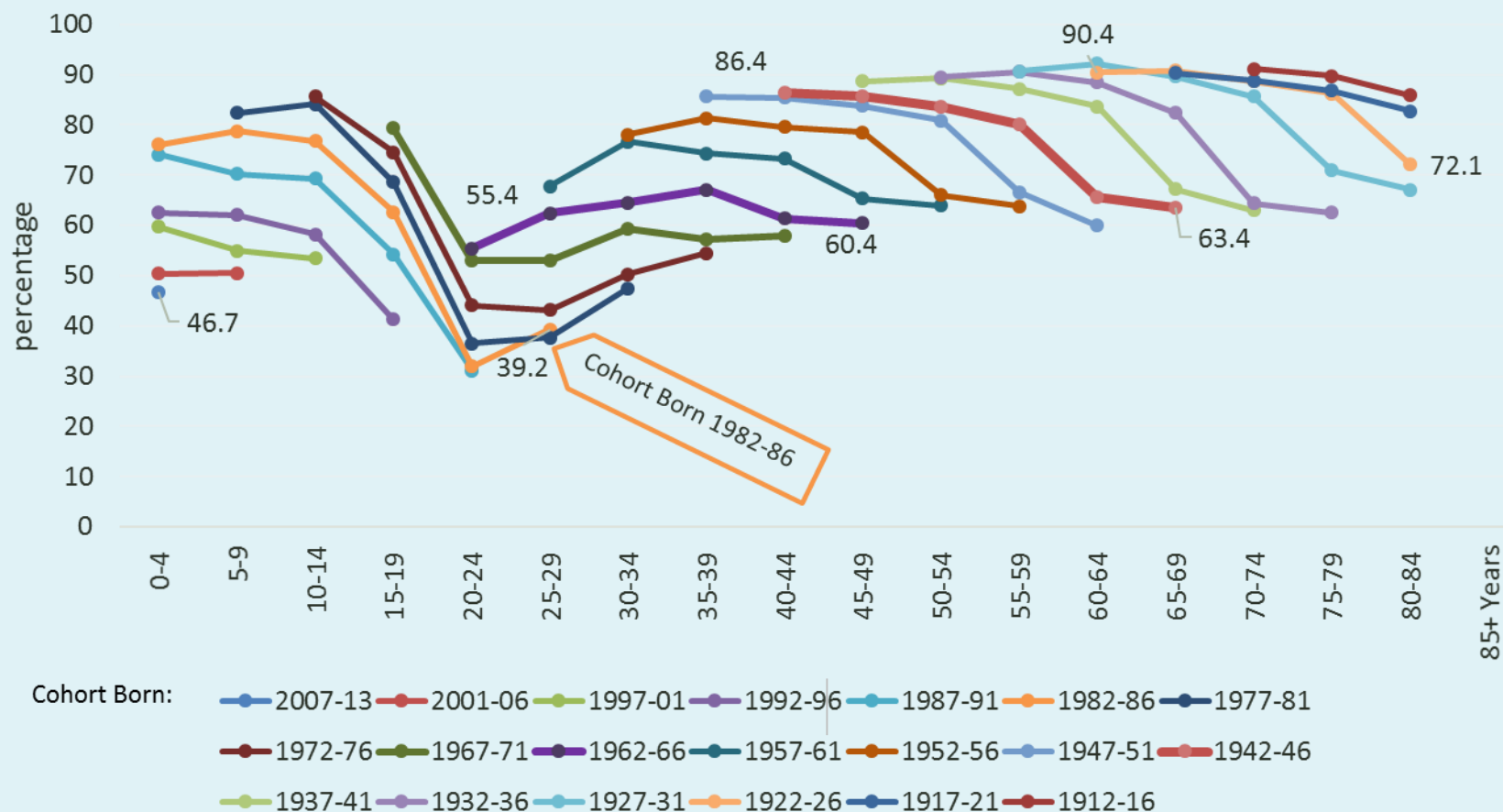
Housing trends in Nelson & Tasman

- Big Issues in housing:
 - Declining home ownership
 - More renting among older population
 - Uncontrolled house prices
 - Poor stock alignment
 - Unaffordability owner occupation and unaffordable rentals
 - Poor stock maintenance
 - Poor resilience
 - Low take-up of LifeMark
- Older people are affected by these
 - Hard to down size
 - Increased rates – this is largely house price driven
 - Unaffordable rents
 - Insecurity
 - Poor housing conditions
 - Inaccessible and dysfunctional dwellings

Declining Owner Occupation - NZ

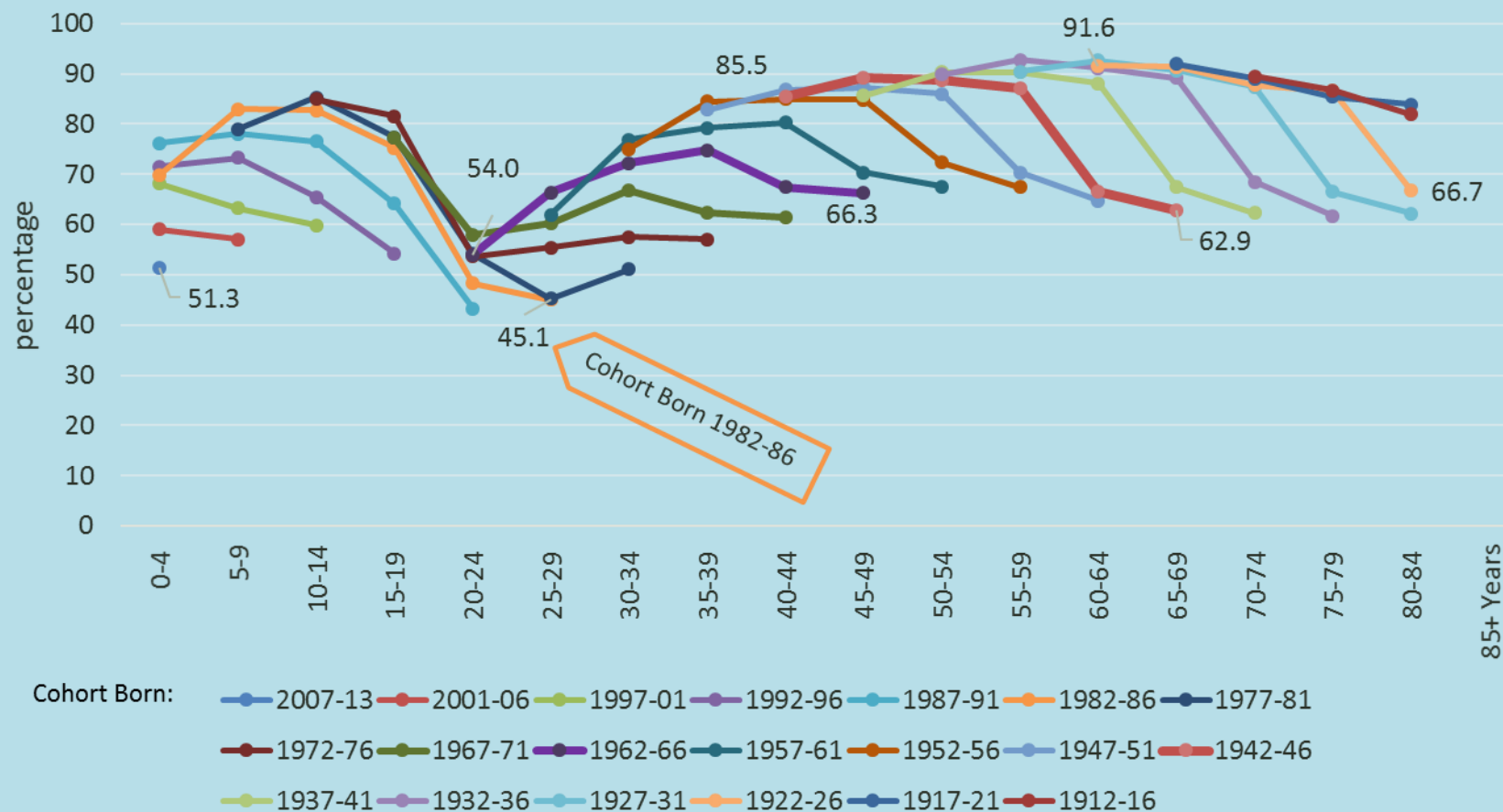


Home Ownership by Birth Cohort, Nelson City



Source: Natalie Jackson

Home Ownership by Birth Cohort, Tasman District



Source: Natalie Jackson



LIFE WHEN RENTING
AGEING WELL NATIONAL SCIENCE CHALLENGE
Enabling Older People's Independence in the Tenure Revolution



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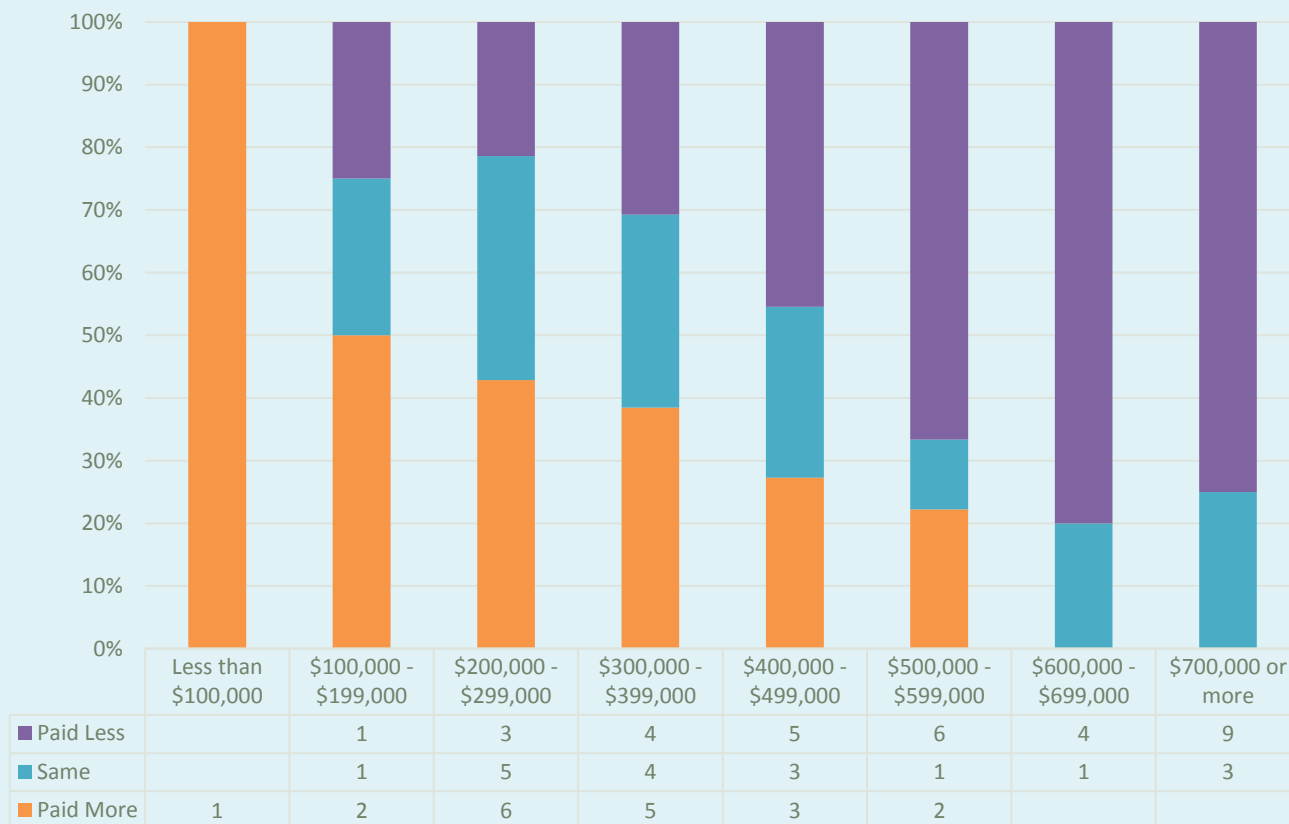
Centre for Research,
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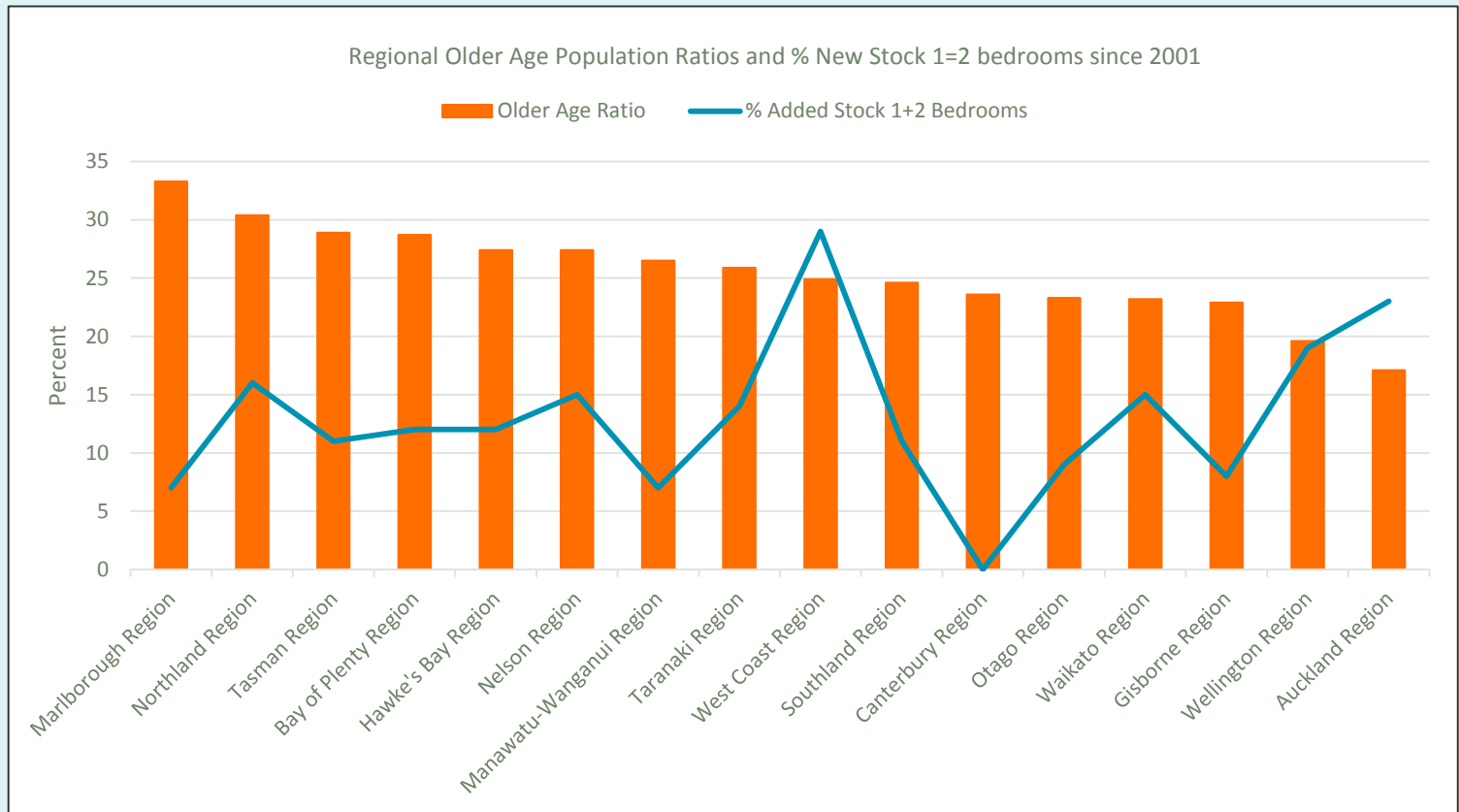
**GOOD HOMES
FOR GOOD LIVES**

Empowering housing decisions as we age

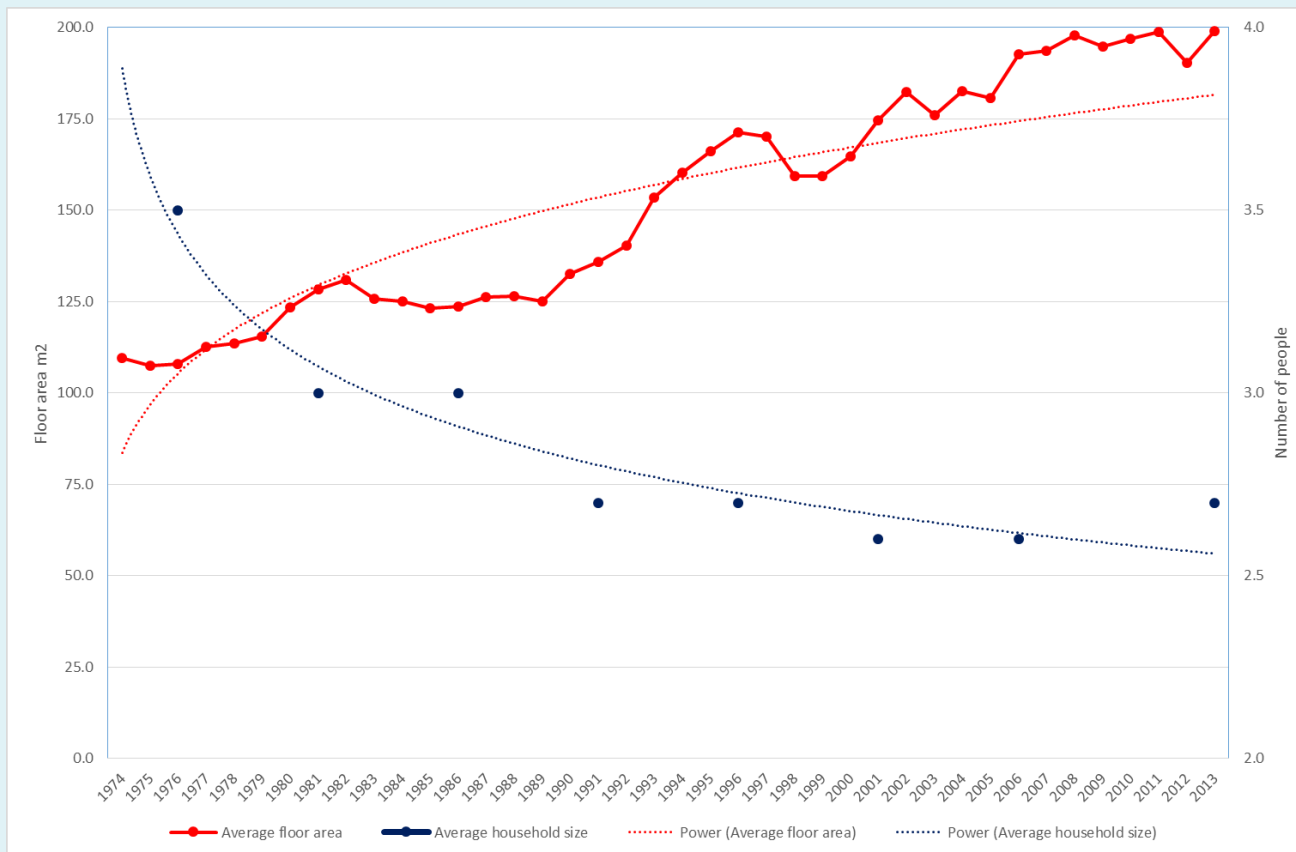
High House Prices Don't Always Help – Sale and Purchase Among Older Movers



Housing Stock Does not Accommodate Downsizing



House size & household size

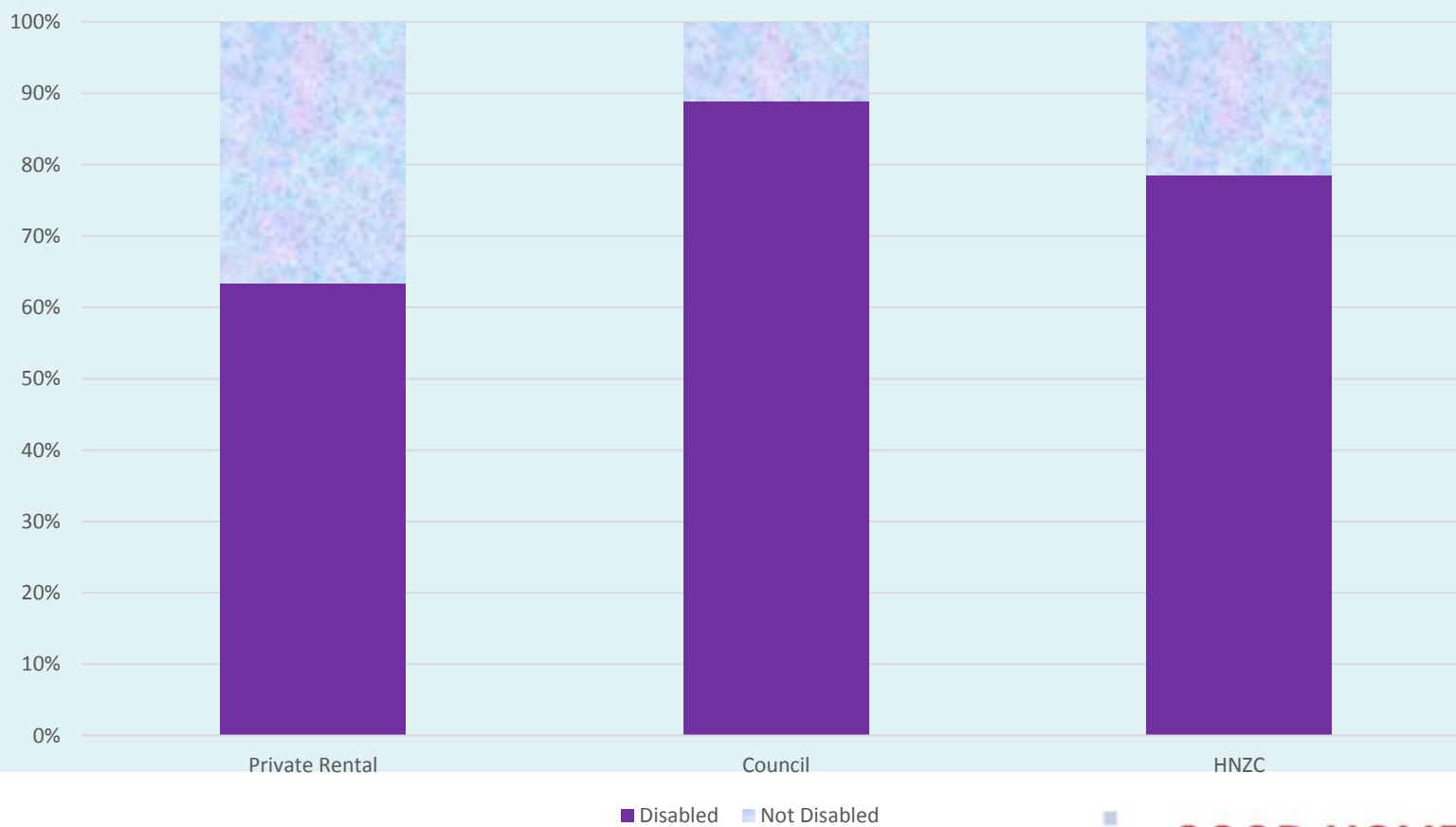


Accommodation Supplement – A measure of Rental Unaffordability

	Number aged 65+ Renting with AS	Number aged 65+ Owner-occupier with AS	Number aged 65+ Boarding with AS	Total	Renters receiving AS as % of all renters 65+
Nelson City	293	75	34	402	38%
Tasman District	268	58	24	350	44%
Marlborough District	361	73	25	459	45%
NZ	26295	6744	3752	37446	40%

Older Renters Have Particular Needs

Older Tenants by Disability Status 2013 Census and Health Survey





Older people Want Fit for Purpose Homes

- Most older people don't want to move – Our downsizing research shows:
 - 78% had not moved in recent past and had no intention of moving
- Those that move are looking for:
 - Less house and section maintenance
 - Cheaper house running costs
 - Lifestyle improvement
 - Health and mobility concerns
 - Financial concerns
 - Closer to services
 - Closer to family or 'back home'

Under maintained houses – not safe or comfortable

- Average value of older householder owner occupiers unmet repairs to bring to 'new' = \$9,000 (2010/11)
- 34% reported problems with mould, damp, condensation
- 25% reported a slip or fall around home
- Deferral of repairs and maintenance due to expense, inconvenience, difficulties in obtaining trusted provider
- Unaddressed repairs and maintenance:
 - Health risks
 - Safety risks
 - Premature move to aged residential care

Older People need resilient homes

- A home resilient to adverse natural events:
 - Protects the residents
 - Minimises damage
 - Minimises costs and time in recovery and repairing damage
- Older people a very vulnerable
 - Physiologically
 - Financially
- Older people a huge resource for communities preparing, responding to and recovering from adverse events – So homes need to be resilient



Downsizing has Pros and Cons

- **Pros**
 - Improved dwelling performance and condition
 - Improved physical and mental health
 - Releasing capital to deal with mortgage, debt
 - Lower running costs
 - Maintain or improve connections

The downsides of downsizing

- The Cons
 - House prices
 - Moving costs
 - Unexpected costs
 - Divesting possessions – both good and bad experiences
 - Adjusting to new life, new environment
 - Housing preferences are not met by the market
 - Smaller size
 - Close to services
 - Accessible features

Equity release is not that simple

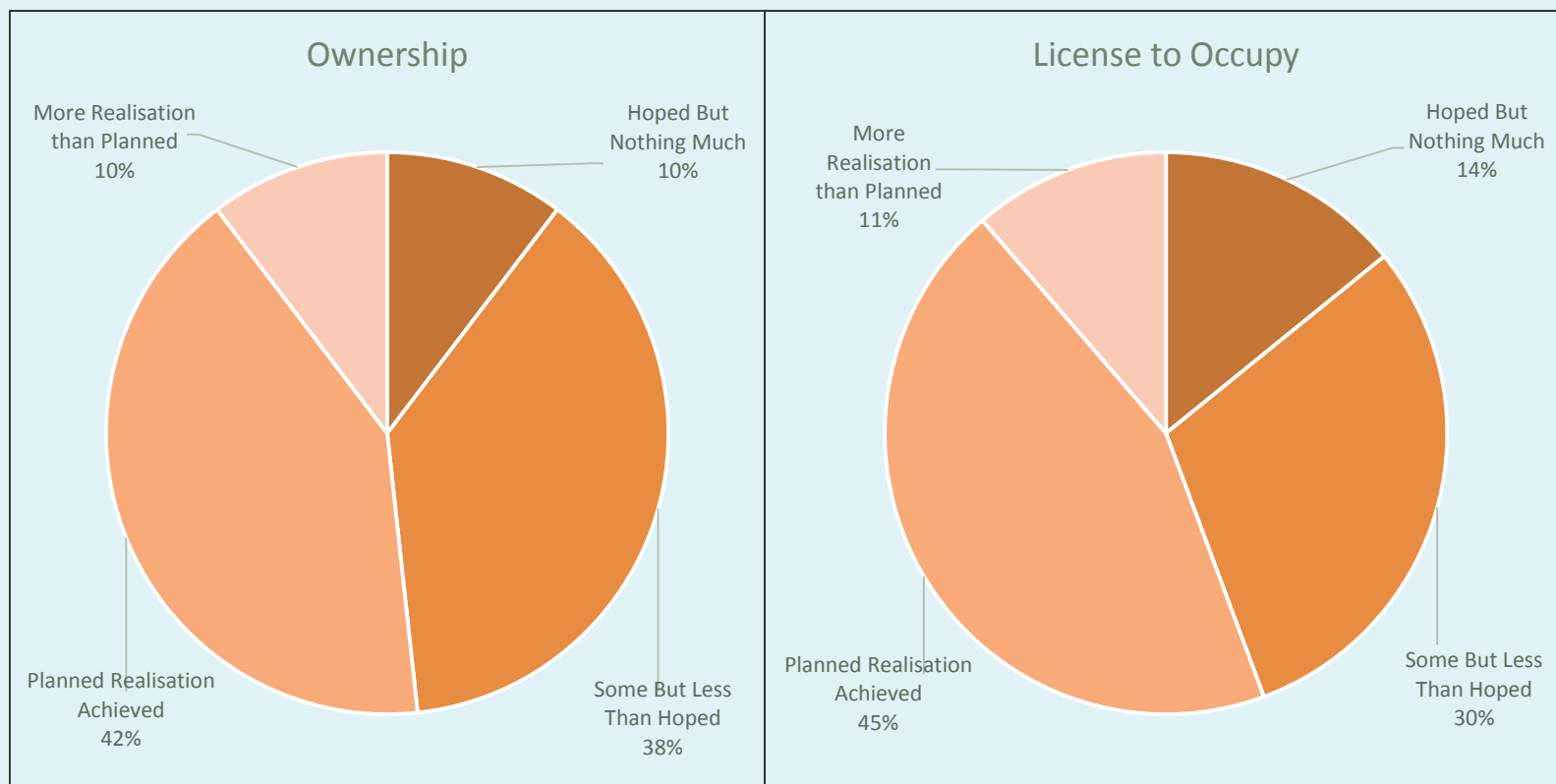
- The two main pathways are fraught with difficulty:
 - Reverse equity lending
 - Movement to a lower cost dwelling
- All sorts of shocks can de-rail things:
 - Adverse natural events
 - Adverse financial events – abuse, company collapse
 - Leaky building syndrome
- High house prices do not inherently deliver opportunities for equity release

Capital Equity Release is Modest

- Substantial proportion of movers in the open market were left with a surplus of less than \$50,000
- Movers to retirement villages tend to:
 - Face higher costs
 - Face non-discretionary costs
 - Were very much wealthier in the first place

Expectations and Realisations

Ownership and License to Occupy



What does this mean for Nelson & Tasman?

- Increasing older population
- Probable decreasing aggregate population
- Nelson and Tasman dependent on older people's well-being and productivity
- Declining home ownership, increasing renting
- Population vulnerability in adverse natural events
- Downsizing needs to be made real and positive

Fit for Purpose Housing in an Ageing Society

- House design is crucial – Lifemark, Homestar and resilience
- Diversifying the stock and tenure
- Affordability cannot be ignored
- Location is critical
 - Resilience
 - Independence
 - Contribution – social and economic
- Public transport and compact settlement investment

Opportunities for better services

- Support services linked with housing
- Connecting across sectors – housing providers, home care services, transport, health services, addressing elder abuse and isolation
- Best practice information and tools for the provision of rental housing for older people
- Housing provider partnering – community sector and private property investors
- Developing naturally occurring retirement communities

Tools Based on Research Findings

- Older people want to be actively involved in decision-making about their home-related needs
- Home-related decisions are complex:
 - Staying put or moving?
 - Is this a vulnerable site?
 - What are the financial implication of my choice?
 - Could I manage here with some help?
 - What are my future needs?
- Potential danger of jumping to the 'solution' before understanding the 'problem'



Four Tools

- **Good Homes** – repairs and maintenance identification and solutions
- **Resilient Homes** – resilient dwelling design, materials and systems identification
- **Selecting a Site for Your Home** – residential site vulnerability identification
- **My Home My Choices** – home-related options identification and decision-support
- Solutions co-designed with older people and service providers