

AGEING
WELL

Kia eke kairangi ki te
talkaumatuaranga

Older Renters' Wellbeing: Waiheke Island case study

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- *Like Western BoP:*
coastal, increasingly sought-after & costly
- *Islands:*
- strong sense of place & community ...but limited resources



Waiheke characteristics

- 65+ years (17.7%) of the 8.7k permanent residents – up 65% (2006-13).
- Housing:
 - Older baches;
 - Designer homes
- Property boom propelled vigorous place-marketing
- ‘Lonely Planet’ effect: increased pressure - seasonal workers as well as tourists

Methods

- Community meeting attendance
- Conversational interviews with:
 - Older renters (x10 thusfar)
 - Social services providers (x3)
 - Housing services providers: landlords, property managers (tbc)



General observations

- Tenancy competition
- Exodus of elders
- Declining in community organisations
- Seniors more home-based (traffic increase etc)

Participants (n=10)

- Age: 57 – 73
- 8 women/ 2 men
- Duration on island:
4 – 35 yrs
- Tenancy: av 4.6yrs
- Moves over last 5 yrs:
– Average 1.7; Range 0-6

Participants

Types of dwellings

- Free-standing house (6)
- Semi-detached unit (2)
- HNZ (ex Council) flat (1)
- House bus* (1)

Problems reported

- Unaffordable
- Rot
- Damp
- Roof problems
- Uncertain duration
- *Needing to do maintenance to subsidise rent*

Participants

• How are tenancies found?

- Word of mouth & then agents

Hard to attain

- 1yr tenancies
- unfurnished dwellings

History of renting

Always rented (n=6)

Life-event (n=4)

- * divorce
- * scammed
- * business failure
- * ill-health

“the fear of being shafted is always there”

Summary

Attractiveness of Waiheke

- 'Home'
- Away from city
- Community-minded place
- Unique coastal setting

Challenges: Precariousness

- Seasonal pressures to move
- Limited alternative options
- Escalating rent (\$65-400 wk)
- Change with "new money"
- Two groups:
 - Better health & employed (n=5)
 - Unwell & poorer (n=5)

Opportunities?

- Targeted housing advice service?
- Most landlords are 'locals' – potential to draw on community goodwill
- Community-supported social housing?
- A revived supported care facility?