

# Housing in an Ageing Society

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Presentation to Housing Stakeholders  
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# What we will cover today

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- 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

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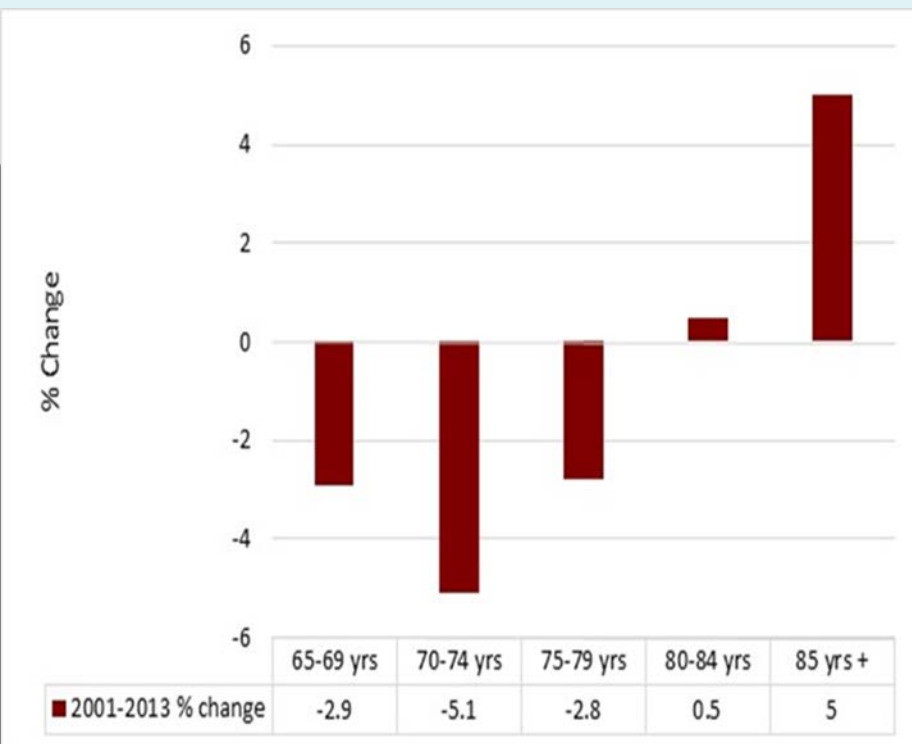
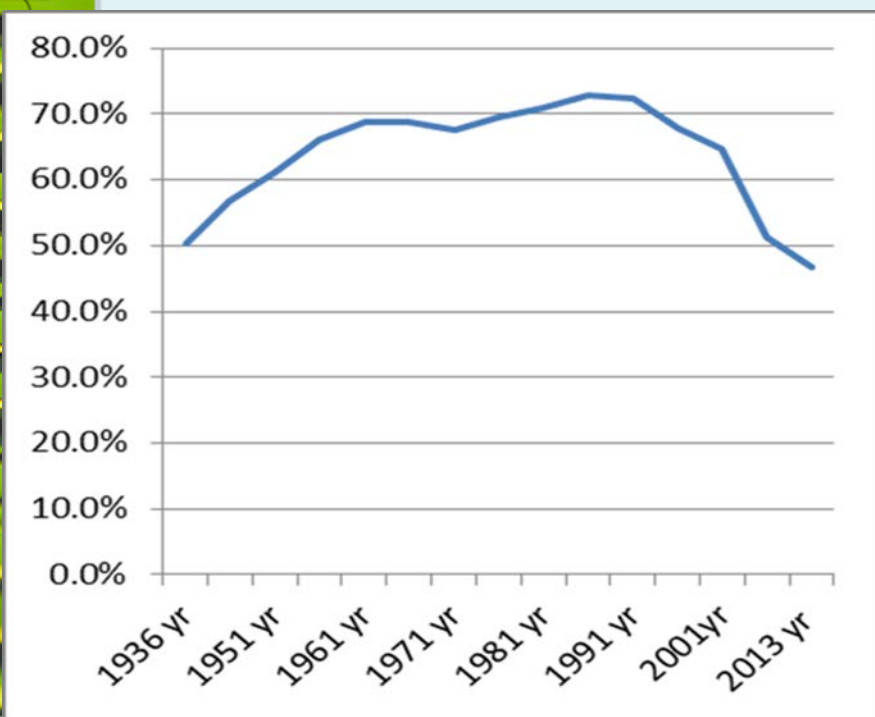
- Good Homes Ageing in Place
- Community Resilience and Good Ageing
- Finding the Best Fit: housing, downsizing and older people
- Life When Renting
- Supporting older people's resilience in homes and communities
- Understanding older people's experiences and points of view
- Multi-method, multi-disciplinary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

# Housing trends in Nelson & Tasman

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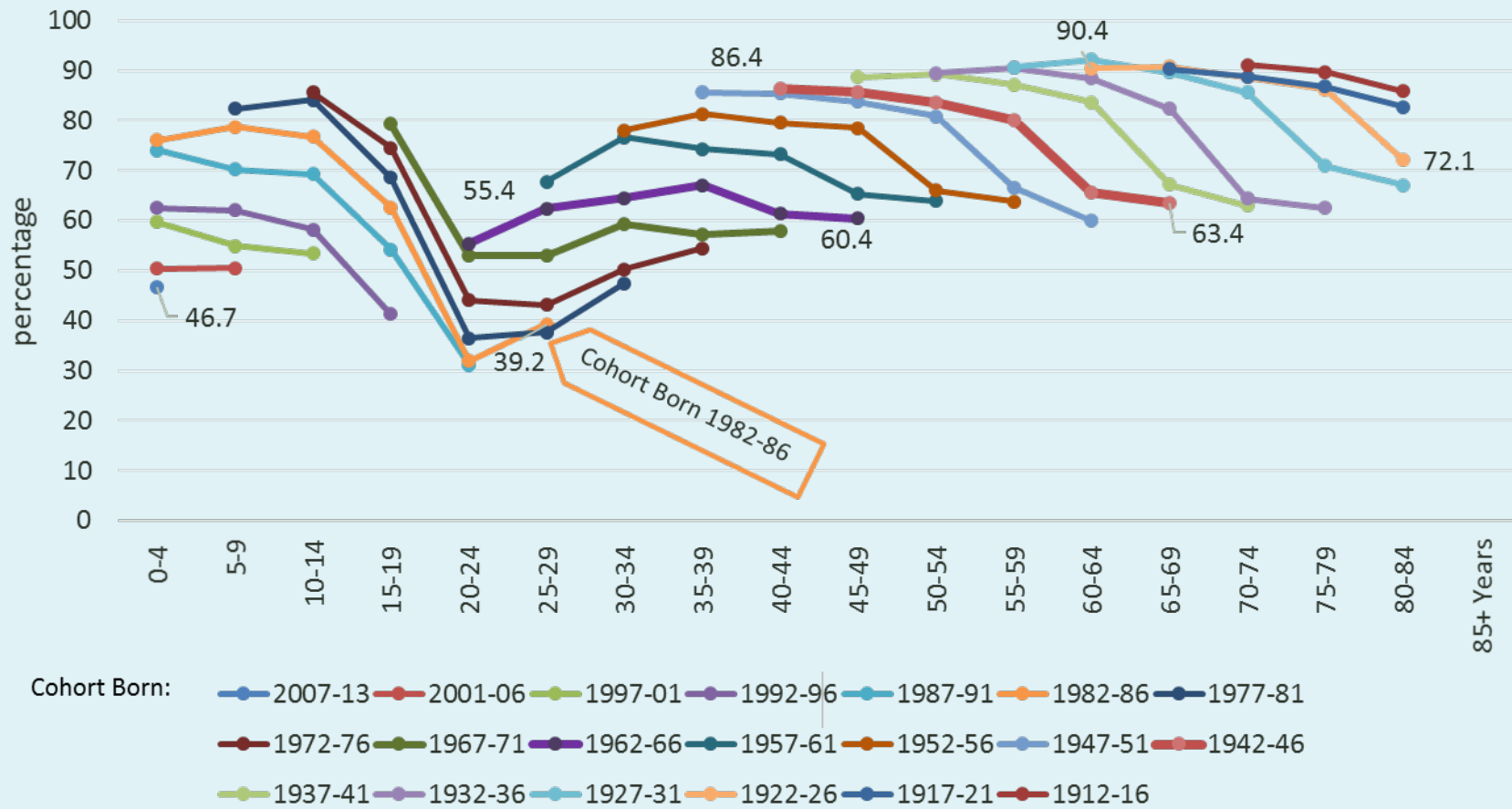
- Big Issues in housing:
  - Declining home ownership
  - More renting among older population
  - Uncontrolled house prices
  - Poor stock alignment
  - Unaffordability owner occupation and unaffordable rentals
  - Poor stock maintenance
  - Poor resilience
  - Low take-up of LifeMark
- Older people 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



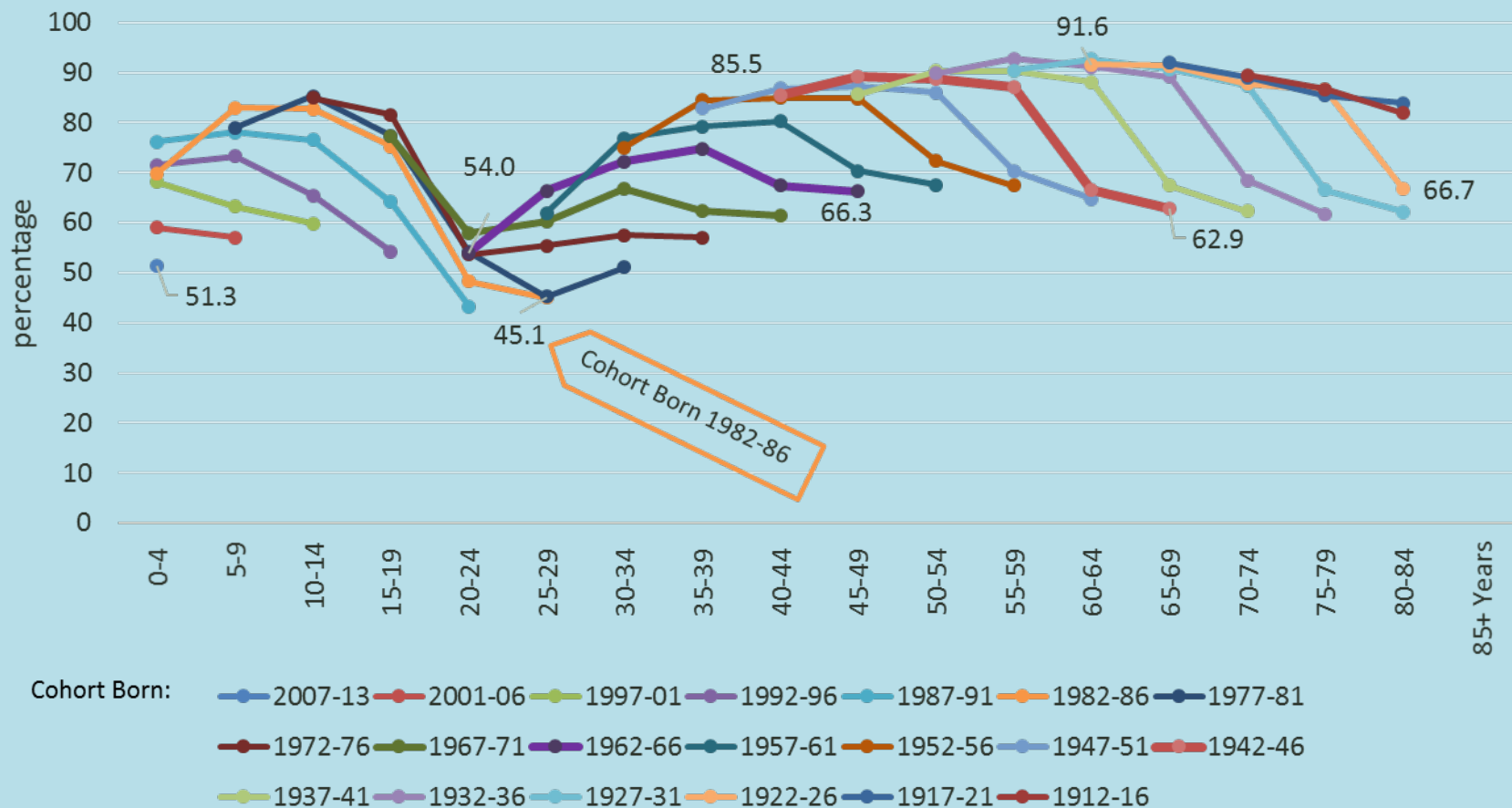


# Home Ownership by Birth Cohort, Nelson City



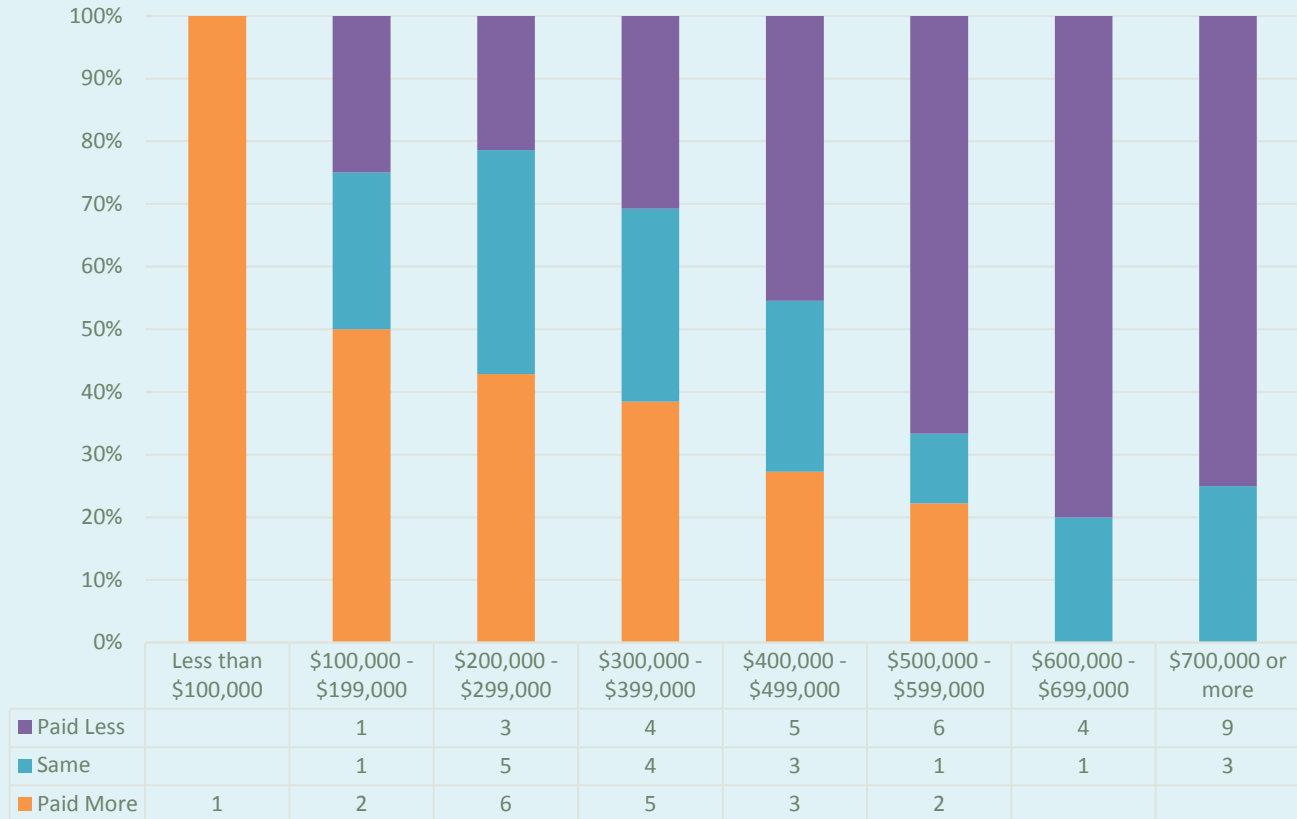
Source: Natalie Jackson

## Home Ownership by Birth Cohort, Tasman District



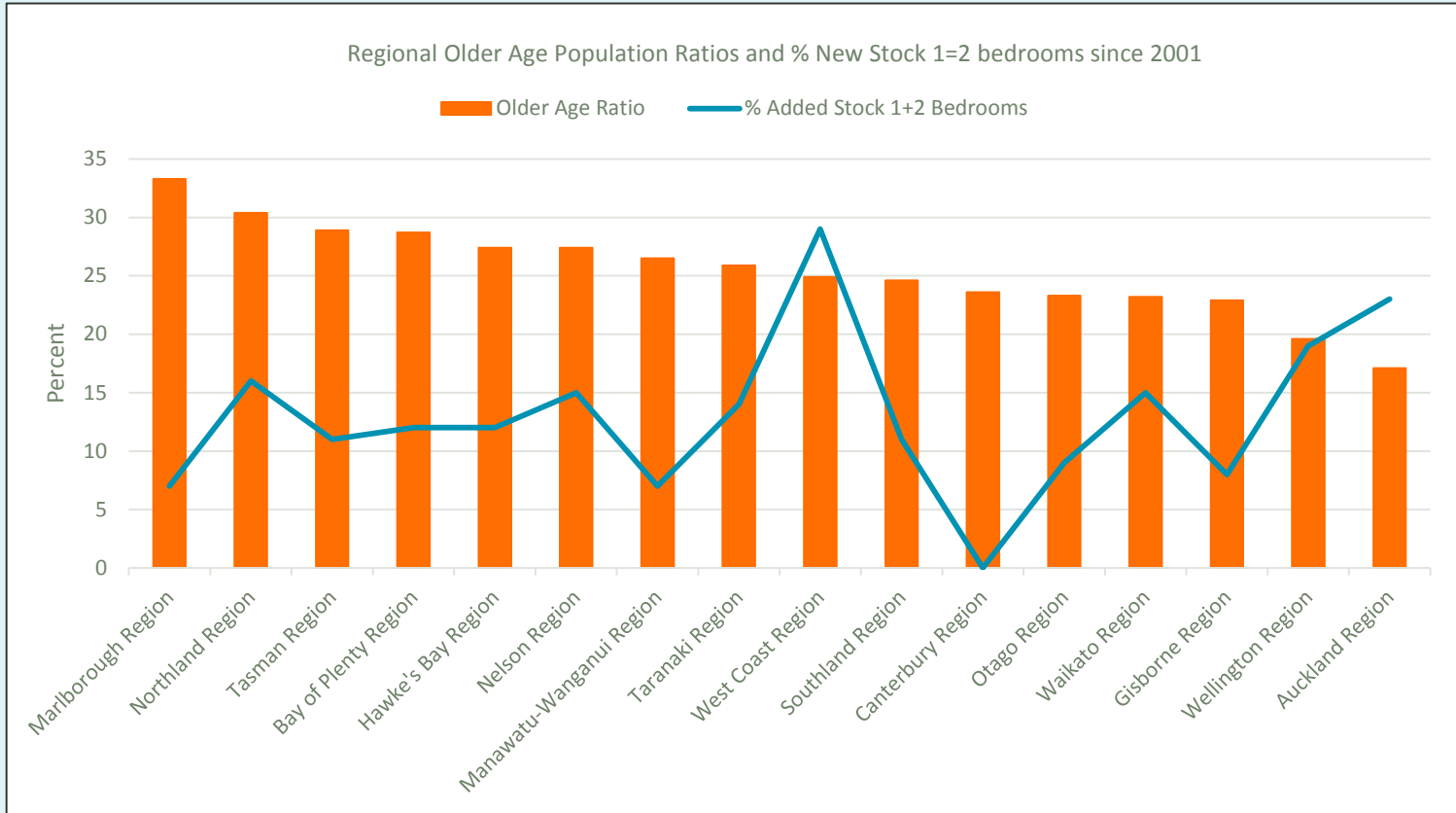
Source: Natalie Jackson

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

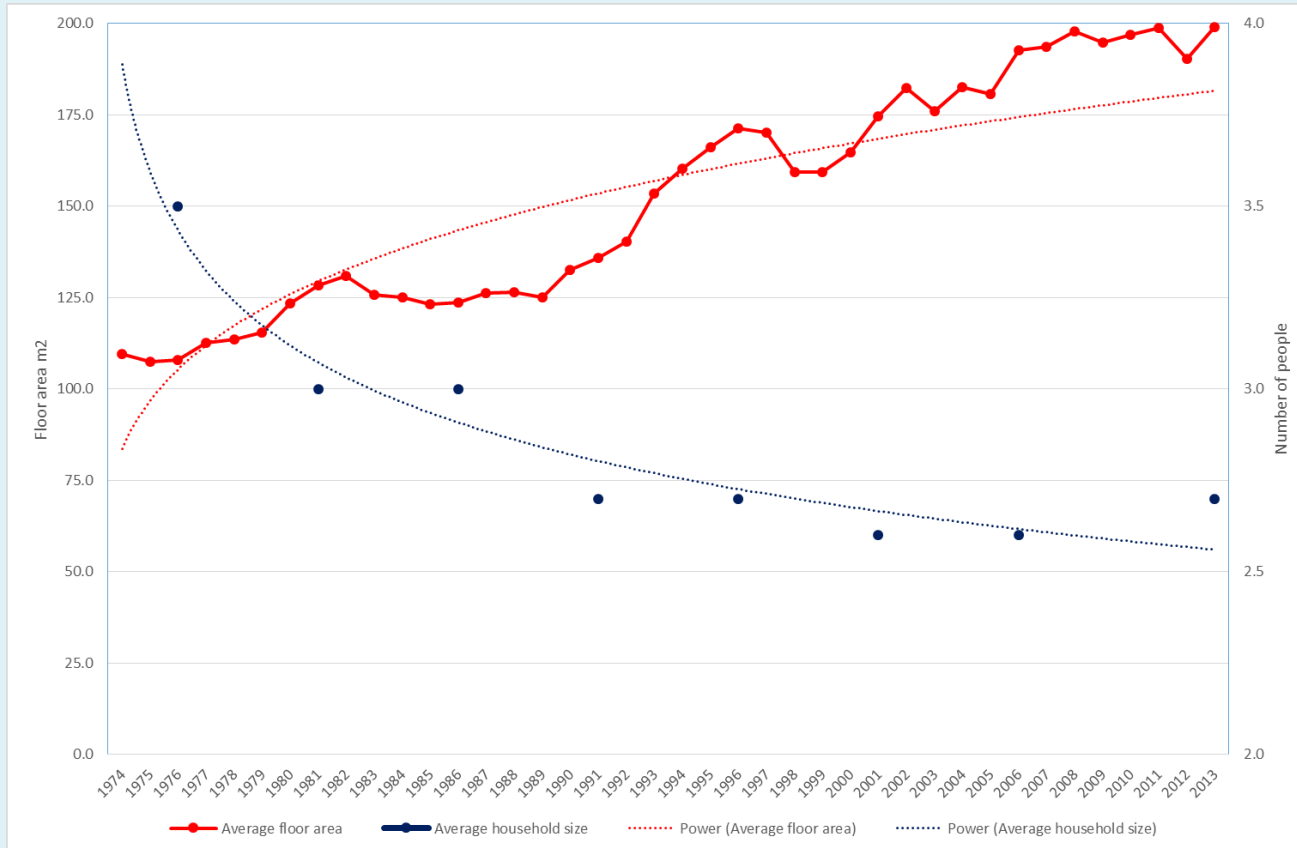




# Housing Stock Does not Accommodate Downsizing



# House size & household size

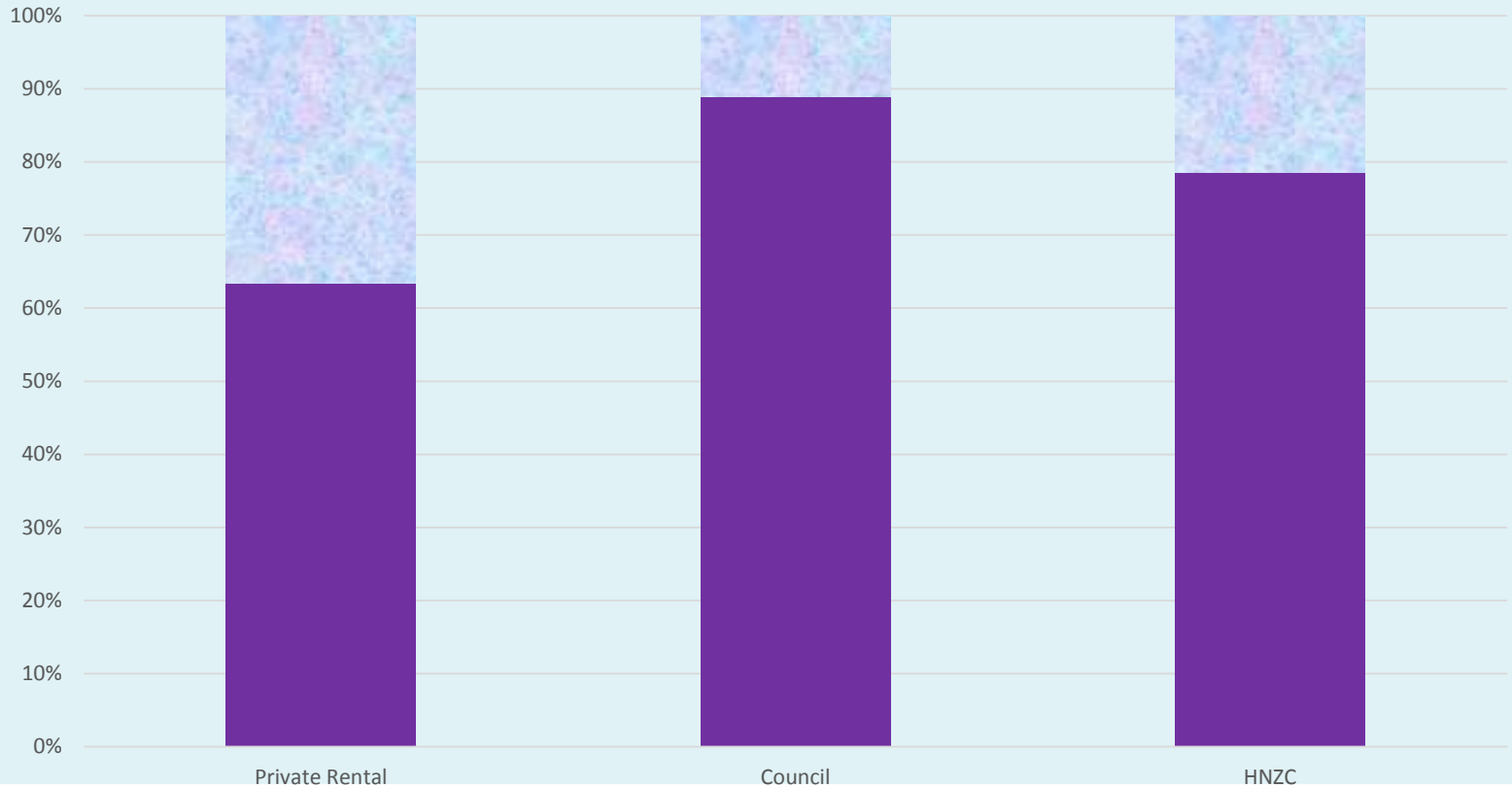


# Accommodation Supplement – A measure of Rental Unaffordability

	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

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- 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

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- 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

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- 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

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- **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

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- 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

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- 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

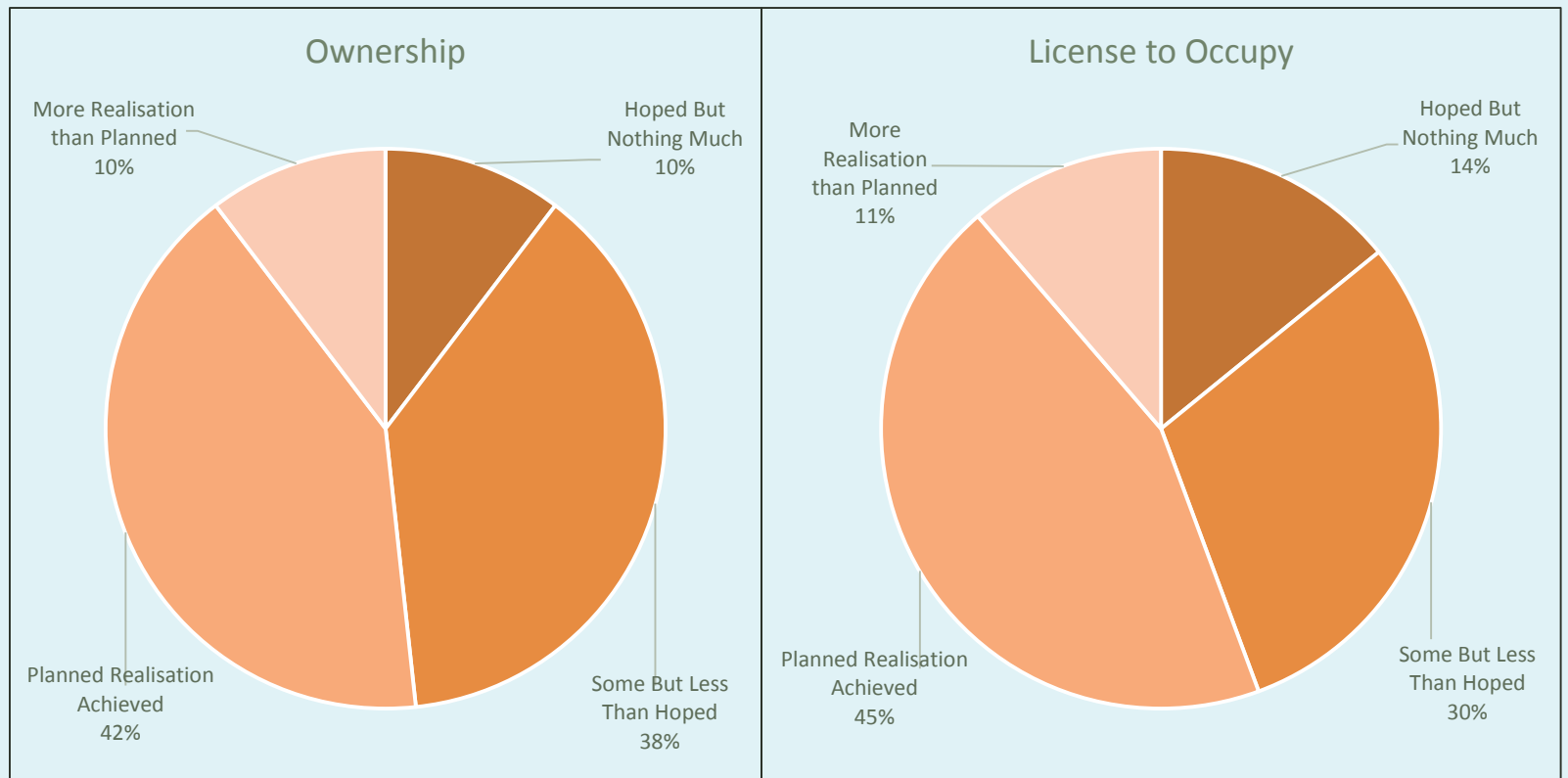


# Capital Equity Release is Modest

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- 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?

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- 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

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- 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

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- 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

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- 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

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- **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