

AGEING
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Kia eke kaiurangi ki te
talkaumatuaranga

NZ's Tenure Revolution and its Ageing Society

Regional Summit
Tauranga 30 May 2017

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Ageing Well Science Challenge – Tenure Revolution Research

Mission-Led Science
NATIONAL SCIENCE CHALLENGE
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Researchers from
CRESA, Public Policy & Research, Katoa Ltd, Auckland University, Natalie Jackson
Demographics, and Victoria University

Learning More
www.ageingwellchallenge.co.nz
www.cresa.co.nz
www.goodhomes.co.nz

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Ageing Well Science Challenge – Tenure Revolution Research

- ***Component 1: Housing tenure transitions***
- ***Component 2: Tenure, in-home and residential care transitions***
- ***Component 3: A National Perspective on Older Renters in Policy, Planning and Services***
- ***Component 4: Case Studies***
- ***Component 5: Learning to Adapt***

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Why – because rental is rising and:

- Home ownership has underpinned older people's:
 - Living standards
 - Health outcomes
 - Life chances
 - Contributions to social and economic life
- Rental tenure is associated with:
 - Insecurity
 - Poor house performance
 - Marginal affordability
- Retirement village sector:
 - Affordability issues
 - Business model fragility

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Huge impacts from the rise of rent and fall of home ownership

- High, mortgage-free homeownership among older people frames:
 - Retirement incomes policy and settings
 - Health policy particularly:
 - In-home care
 - Home modifications
 - Residential care settings and funding
- Current housing delivery assumes older people have housing wealth:
 - HNZ gives low priority to older people
 - Local government pensioner housing in decline and affordability issues
 - Community housing sector:
 - Does not target older people
 - Paralysed by policy and legislative confusion
 - Retirement village expansion

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Will rental dominance:

- Incentivize and precipitate higher dependency and residential care?
- Constrain access to or drive up costs of:
 - In-home care?
 - Modifications?
 - Home-based treatment?
- Change tastes and capacity to give and receive support in different cultural settings, places and households?
- Generate an age-friendly rental sector and rental stock?
- Generate age-friendly settlements

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Working to solutions through National Science Challenges

- Ageing Well is one Challenge
- Building Better Homes Towns and Cities is another and it asks
 - Can we get affordable housing and how?
 - Can we make our stock better?
 - How do we get the best out of housing providers and the building industry?
 - How do design and invest in age-friendly towns?

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Ageing Well:

- People – old and young
- Regional and local leadership
 - Councils and other agencies working together
 - PATAG
 - SmartGrowth
 - Priority 1
 - Being research ready, contributing, and leveraging
 - Community and non-profit sector
 - Private sector

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PATAG's smart leverage:

- Cohousing: An enduring idea but is it a new opportunity for older people?
- Older People and the Rental Market in the Western Bay of Plenty Sub-region
- Home Ownership, Renting and Residence in a Home Owned by a Family Trust WBOP & Total NZ by birth cohort
- The Housing Older People Would Choose: A review of selected NZ research
- Tenure Security for Older Tenants: A Country Review of Policy, Programmes and Regulation