NZ's Tenure Revolution and its Ageing Society

National Reference Group Meeting
12 August 2016

Ageing Well Science Challenge – Tenure Revolution Research

Mission-Led Science

NATIONAL SCIENCE CHALLENGE

AGEING WELL

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

Ageing Well Science Challenge – Tenure Revolution Research

- ***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.

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- **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.

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- ***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

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- ***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.
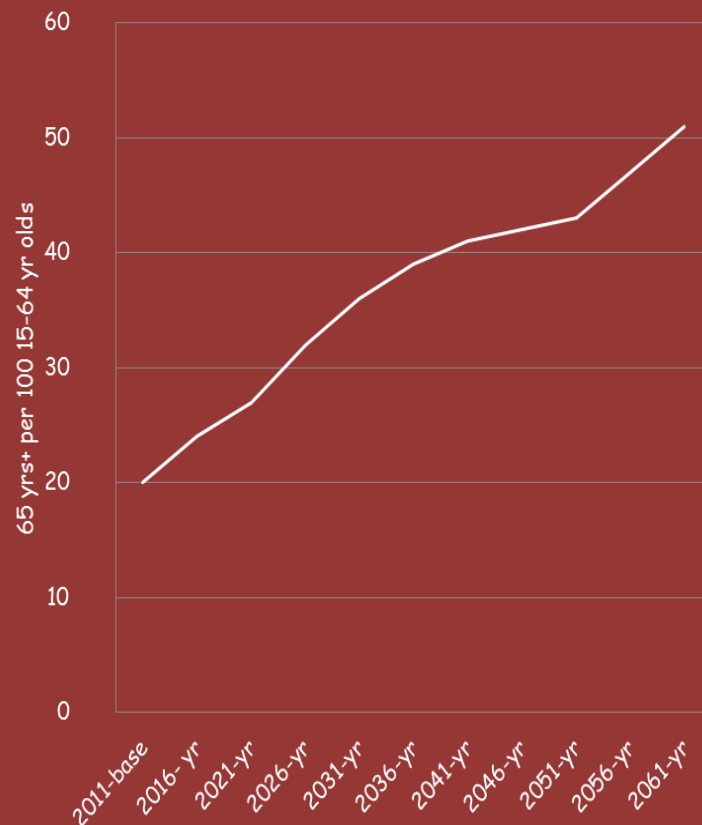
Big, Big Changes

- Increasing ratio of older to younger
- Widening inequalities
- Cultural and ethnic diversity
- Globalisation
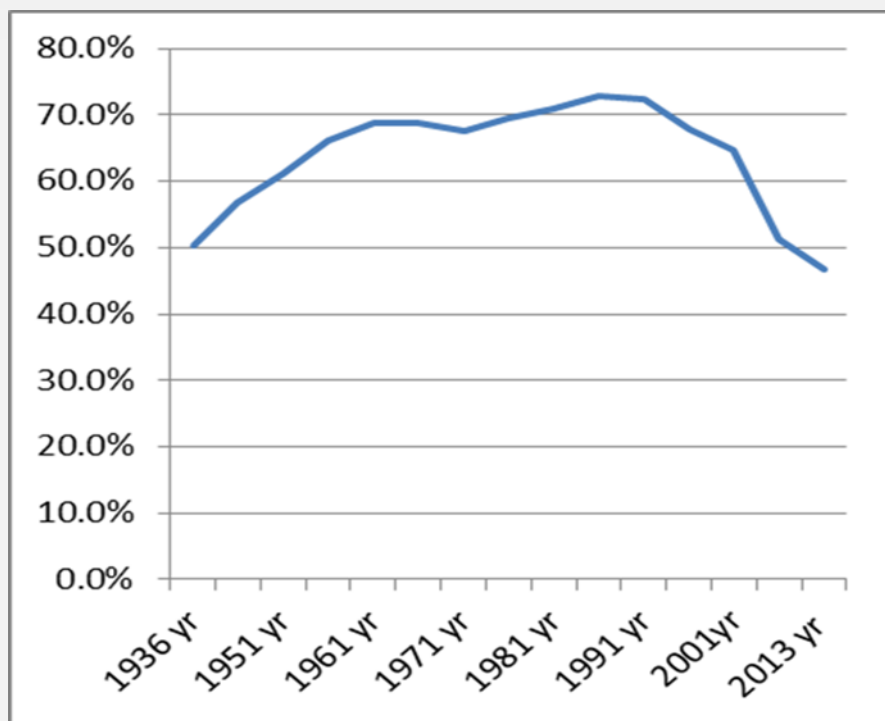- Tenure revolution

65 years+ Dependency Ratio Forecasts

65 yrs+ per 100 15-64 yr olds

x-axis: 2011-base, 2016-yr, 2021-yr, 2026-yr, 2031-yr, 2036-yr, 2041-yr, 2046-yr, 2051-yr, 2056-yr, 2061-yr

Back to the Thirties

Falling Home Ownership – Dwellings (excluding Family Trusts but including Retirement Villages)

Diverse Older People – Different Trends
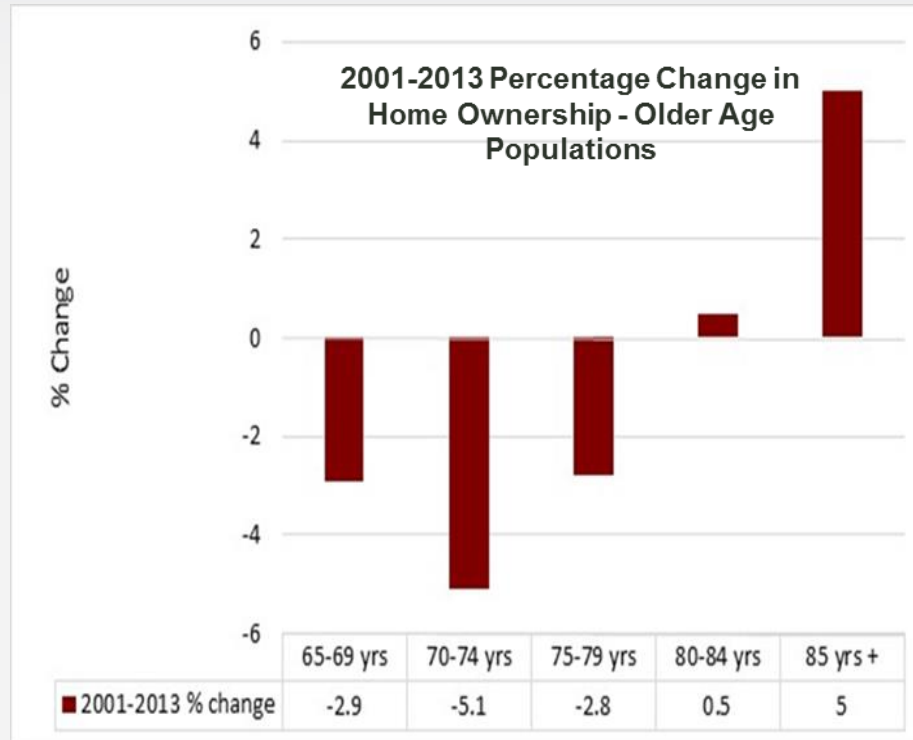

2001-2013 Percentage Change in Home Ownership - Older Age Populations

	65-69 yrs	70-74 yrs	75-79 yrs	80-84 yrs	85 yrs +
2001-2013 % change	-2.9	-5.1	-2.8	0.5	5

- **For 80+ yrs**
  - **Ageing at home**
  - **Possibly a small retirement village affect.**
  - **Legacy of home ownership policy and affordable housing**
- **For 65-79 yrs:**
  - **Previously renting**
  - **Moving to rental**
  - **Out of private into non-private dwellings**

Housing Experience of Future Older Population

- Can not be 'read' from the overarching experience of:
    - The older population now, or
    - Earlier cohorts of baby boomers
- A sense of possible implications can be grasped from:
    - The experiences of old and young renters
    - A raft of research around:
        - Living standards
        - Downsizing
        - Retirement villages
        - Housing markets and sectors

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Kia eke kairangi ki te taikaumātuatanga

What We Know

- H/O 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

What Will Be Affected? Lots!

- 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

Will rental dominance:

- Incentivize and precipitate higher dependency and rest home care?

- Constrain access to or drive up costs of:

  - In-home care?

  - Modifications?

  - Home-based treatment?

- Change tastes and capacity to give and receive affective support in different cultural settings, places and households?

- Generate an age-friendly rental sector and rental stock?