

AGEING
WELL

Kia eke kairangi ki te
tākaumātuatanga

Older Renters on Waiheke Island

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Waiheke Island

- An outpost of Auckland's housing market
 - Increasingly sought-after & costly rentals
- Increased pressure on housing market from seasonal workers as well as tourists
 - Housing pressure associated with the summer season, now all year around
- Population 8238
 - 34% over 55
 - Pressure on older renters



Housing stock

- Family holiday homes
- Converted baches
- Vineyard mansions
- Houseboats
- Sheds buses and caravans
- One retirement village



Participants

- Methods:
 - Interviews with 13x older renters
 - Follow up's x5
 - Community meetings
- Age: 57 – 73
- 10 women/ 3 men
- Duration on island:
 - 4yrs – 35 yrs
- Tenancy:
 - Av 4.6yrs
- Moves over last 5 yrs:
 - Average 1.7; Range 0 - 6

Housing Problems

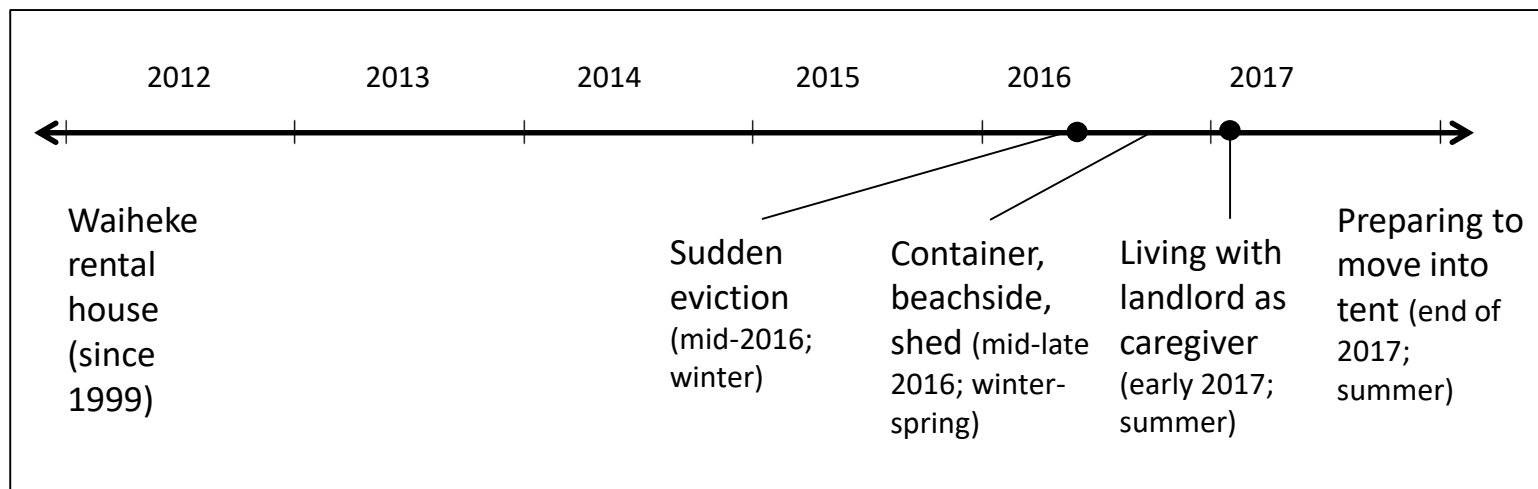
- Unaffordable and poor quality
- Uncertain duration of tenancy'
- Limited number of rentals on the island
- Rot and damp, roof problems
- Unconsented baches
- *Needing to do maintenance to subsidise rent*

Stories of precarity and resilience

- **Precarity**
 - Daily life characterised by uncertainty and insecurity due to challenges related to insecure housing, community dynamics, ageing and health
- **Resilience**
 - At the same time older renters are resilient – they adapt to daily challenges and create opportunities for wellbeing

An example: Rose*

- Age 61; living alone with dog
- Highly mobile - 6 dwellings in 2 years, variable 'quality'



*All names are pseudonyms

Precarity and resilience for Rose



Precarity: *"I'm not really looking ... I just know it's pointless. There's **nothing out there**. ... So I've got myself a nice, big, tent"*

*High prices, changing relationship with landlords, limited rental availability, age and disability, finances, housing quality/security



Resilience: *"I'm extremely **lucky** here because I live on this island... I adapt every day"*

*Community, sense of place, beauty and uniqueness of the island



Conclusion

- Experiences of precarity & resilience
- Precarity:
 - The housing crisis is amplified in the island setting where ‘new monied’ home-owners dominate
 - A highly unaffordable rental market with escalating rents
 - Seasonal pressures to move and limited options
- Resilience:
 - Waiheke’s ‘special qualities’ (beauty, uniqueness)
 - Increased sense of place = increased sense of home and of a close community
- Diverse experiences:
 - Better health and employed
 - Compromised health and poorer