



High Home Ownership Assumptions

- Set pensions
- Drive government health and disability funding
- Set rental market policy, regulation and services
- Underpin building design & performance standards
- Shape social & community housing funding and eligibility
- Shape primary health and residential care assessment

If future older people in rental have the experiences of current older tenants – we can expect:

- Under-servicing of health needs in preventative and primary care
- Significant housing affordability problems and reduced living standards
- Premature accessing of residential care, reversal of falling proportions of residential care use, costly in-home care and a residential care funding gap – most older people and virtually all older renters are excluded from retirement villages
- Elder homelessness associated with insecure tenure and unnecessary eviction

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Components & Key Questions

Component 1 – Housing Tenure Transitions

What is the tenure future for older people?

Component 2 – Tenure, in-home and residential care transitions

Are older renters more likely to be dependent earlier?

Components 3 and 4 – Older Renters in Policy, Planning and Services

Are we planning and providing services that will allow older people in rent to age well?

Component 5 – Learning to Adapt

Co-creating tools to enable older people

Data Collection/Analytic Progress

Statistical analysis

- Cohort tenure analysis
- Health Survey data series
- Residential Care subsidy data – approvals and non-approvals
- Rental affordability data
- SoFIE – housing trajectories

Qualitative data – 7 case studies in progress

- More than 130 tenant in-depth interviews completed
- Service provider interviews/FGs in process

Policy and international reviews

- Tenure security
- Premature eviction
- Housing access and taste
- Health assessment and tenure
- Home modifications
- Rental protections

Getting Transformation

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Light on the Horizon

Working at national scale

- *Commission for Financial Capability*
 - ✓ Raising rental housing supply, affordability and impacts on living standards
- *Housing*
 - ✓ Minister of Housing advice on older people's housing approaches
 - ✓ Community Housing Aotearoa
 - ✓ Abbeyfield
 - ✓ Retirement Village Association
 - ✓ LifeMark
 - ✓ Tenancy Services, MBIE
 - ✓ Local Government NZ

- *Health*
 - ✓ InterRai – 1st change considered to the current suite
 - ✓ Ministry of Health - older people's health strategy
- *Market and Community*
 - ✓ Eldernet
 - ✓ Age Concern
 - ✓ Citizens Advice Bureau (CAB)
 - ✓ Council of Christian Social Services

- *Other Research*
 - ✓ Building Better Housing Towns and Cities
 - ✓ Sustainable Cities
- Working with regions**
- ✓ WBOP PATAG and Smartgrowth
 - ✓ Regional property investors

- associations
- ✓ Councils – Nelson, Tasman, Marlborough, Auckland, Kawerau, Tauranga, West Bay of Plenty, Wellington
 - ✓ Iwi – Te Runanga o Ngai Te Rangi
 - ✓ District Health Boards Nelson/Marlborough, Hutt Public Health, Bay of Plenty
 - ✓ Community Housing Providers
- Working cross-sectorally**
- ✓ Mid-term Summit – over 60 people private, public and community sectors
 - ✓ Awareness raising in mainstream and targeted media

Change and Support Needed

Policy and Regulatory Setting

- *Housing – design, funding and tenancy*
- *Health – Population based funding model, residential care assessment, home modifications policy*
- *Treasury – Population based funding model*
- *Retirement Commissioner – Retirement incomes*

Older People, Tenants and their Supporters

- *Older Tenant decision-support tool*
- *Tenancy Network and Advisers Guidance*

Landlords and Property Managers

- *Landlords tool*

BEATING A FORWARD PATH – NEW GOVERNMENT STRATEGY

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9-9.15	Welcome	Diane Turner Director Office for Seniors
9.15-9.30	Why Life When Renting	Dr Kay Saville-Smith, CRESA, Programme Leader
9.30-10	Demographics of Ageing. Tenant Health and House Condition	Dr Natalie Jackson, Natalie Jackson Demographics Dr Janet MacDonald, Health Services Research Centre, VUW Dr Kay Saville-Smith, CRESA
10-11	Living in rental	Dr Fiona Cram, Katoa Ltd Dr Elsie Ho, Associate CRESA & University of Auckland Marianna Churchward, Health Services Research Centre, VUW Dr Bev James, Public Policy & Research Ltd
11-11.30	Action - interRai	Dr Janet MacDonald, Health Services Research Centre, VUW Dr Brigitte Meehan, Principal Advisor, interRAI Services Dr Kay Saville-Smith, CRESA
11.30-Noon	Action - Tenant and Landlord Tools	Dr Bev James, Public Policy & Research Ltd Dr Fiona Cram, Katoa Ltd
Noon-12.15	He Kāinga Pai Rawa Atu Mō Ngā Kaumātua He Keteparaha Tēnei Mō Te Whare Kaumātua	Ms Rangimahora Reddy, CEO, Rauawaawa Kaumātua Charitable Trust Ms Yvonne Wilson, Te Rūnanga o Kirikiriroa
12.15-12.30	Some Summary Comments	
12.30-1 pm	Thanks and Lunch	



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The Team:

- Laura Bates, University of Auckland
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- Kay Saville-Smith, CRESA
- Nina Saville-Smith, CRESA

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- Peter Oettli - Age Concern
- Stephanie Claire - Age Concern and her team national and regional
- Diane Turner - Office for Seniors
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- Sacha Green – Citizens Advice Bureau
- Troy Churton – Commission for Financial Capability
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- Hong-Jae Park – Auck Uni
- Kathy Hulse Swinburne U
- Nevil Pierse – He Kainga Oranga