



Proposal for Addition of Tenure to the interRAI Home Care Assessment in New Zealand

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(Drawing on 'Life When Renting' research, funded by the Ageing Well National Science Challenge; see <http://renting.goodhomes.co.nz/>)



Health plans need to be responsive to the realities of older tenant's lives in New Zealand

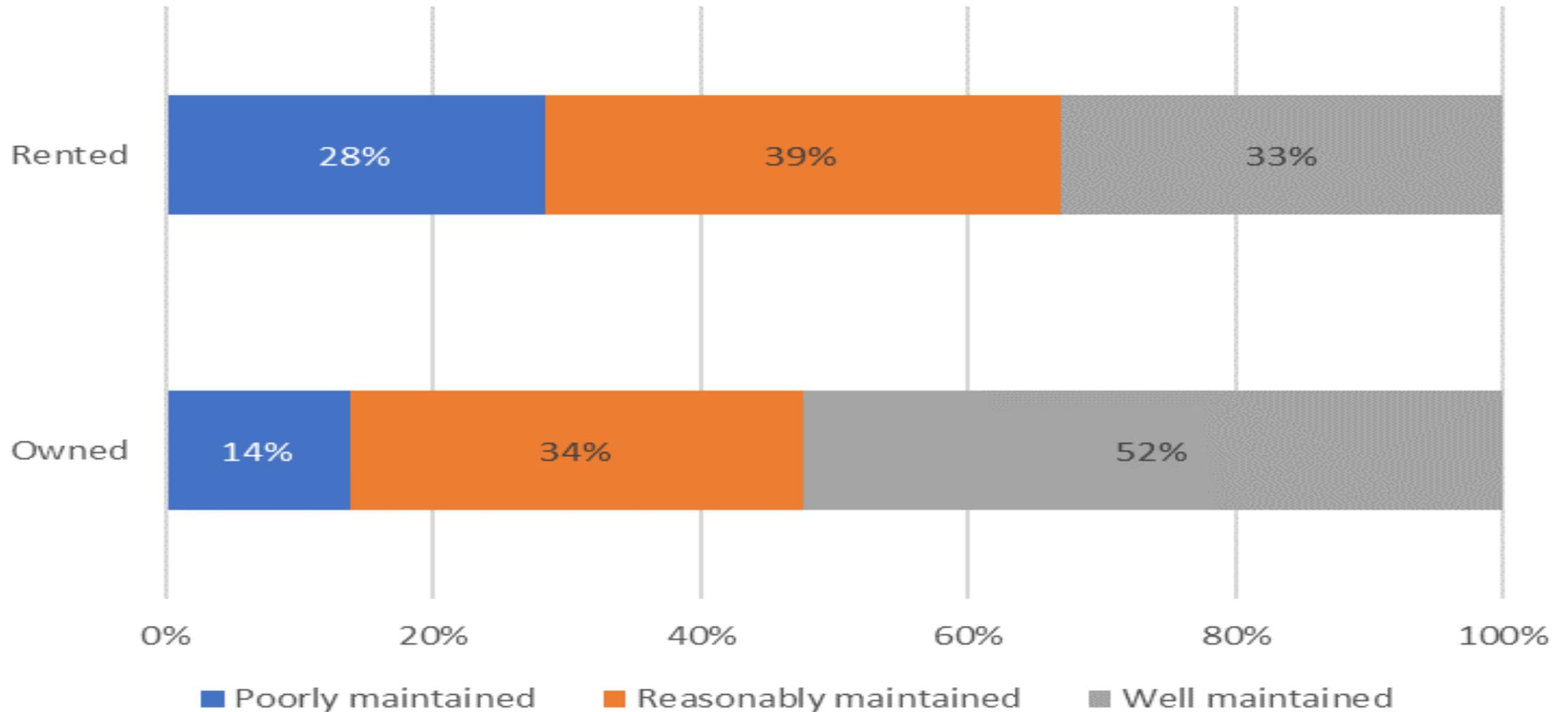
Older Tenants in NZ:

- Are substantially less well than other older people
- Are exposed to poorly maintained dwellings Find rents difficult to afford
- Are poorly protected – any tenant can be asked to leave:
 - Within 90 days with no reason or explanation
 - Within 42 days where the dwelling is for sale or the landlord wishes a family member or employee to live in it
- Older tenants more likely to go prematurely into residential care compared to older home owners

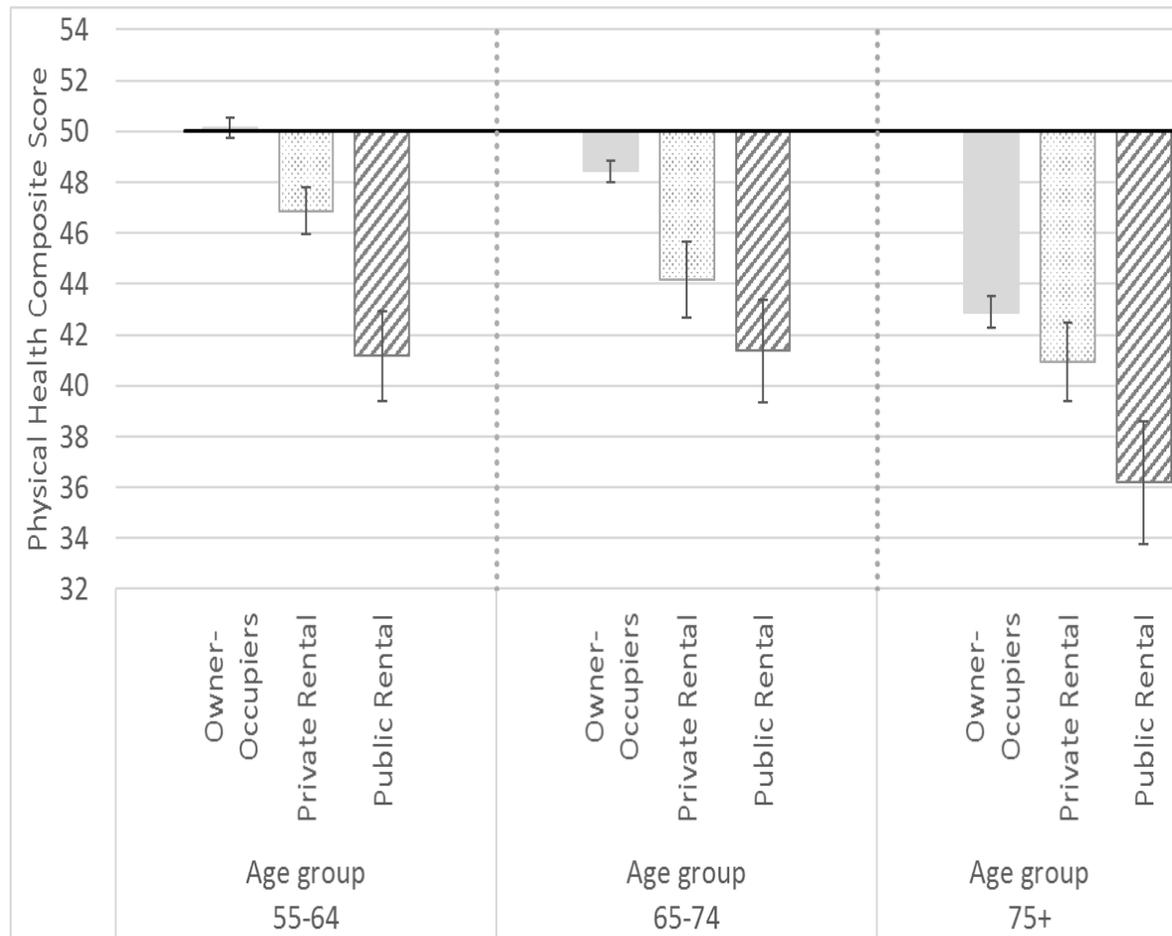
Older Tenant's Health & Care

- Older tenants find it difficult to travel to or afford some health services and access prescriptions
- Older tenants are less likely to access home modifications
 - Landlord resistance to even subsidised home modifications
 - Tenants fear putting tenancy at risk
 - Tenants can not afford even small, low cost modifications

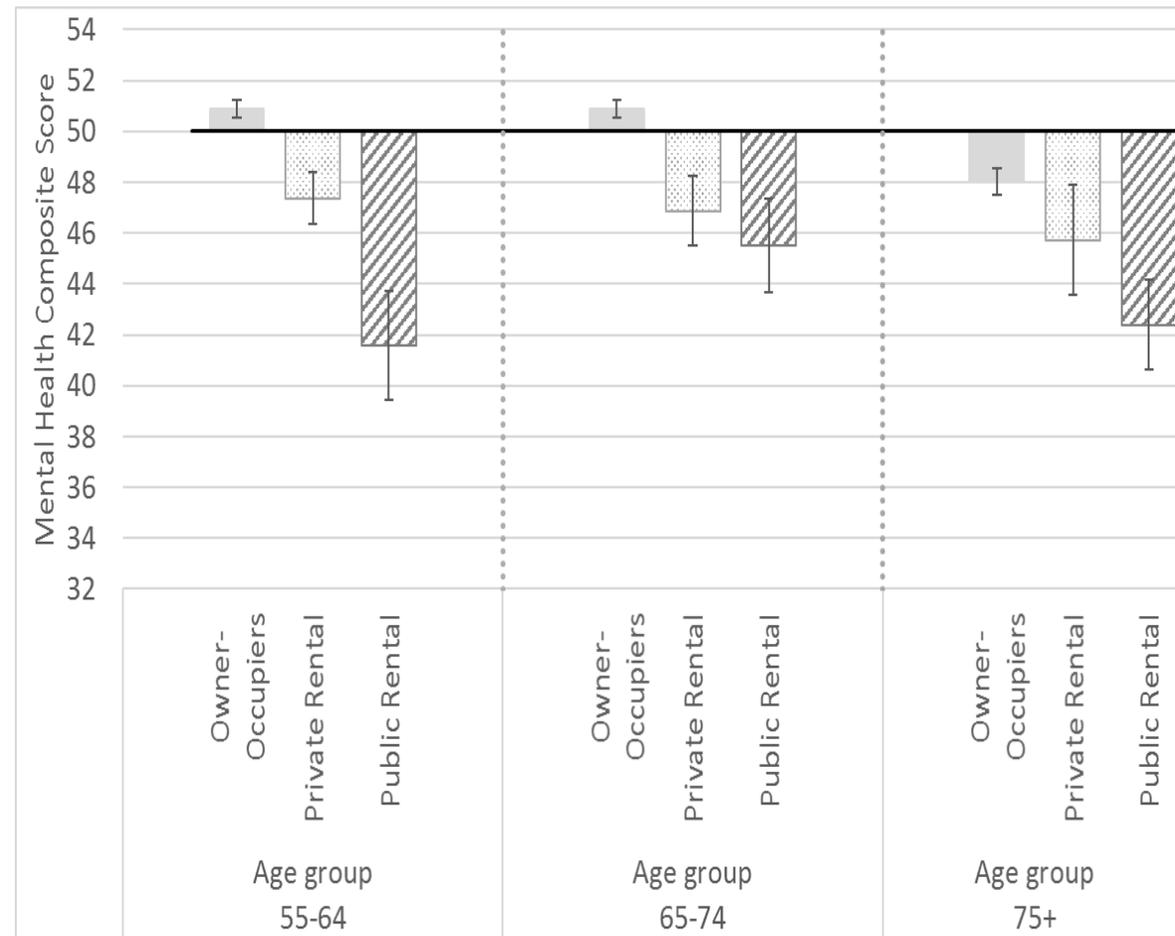
Overall level of maintenance of houses with an occupant aged 65 or over by tenure (NZ House Condition Survey 2015/16)



SF-12 physical health composite score by tenure



SF-12 mental health composite score by tenure



Source: Pledger, M., McDonald, J., Dunn, P., Cumming, J., & Saviile-Smith, K. (2019). The health of older New Zealanders in relation to housing tenure: analysis of pooled data from three consecutive, annual New Zealand Health Surveys *Australian and New Zealand Journal of Public Health*, 43(2), 182-189. doi:10.1111/1753-6405.12875

NZ Barriers to Responsive Health Plans for Older Tenants

- **Failure to recognise an older person is living in rental housing**
 - Vast majority of older people's rentals are in the private stock. Apart from being in poorer condition, the dwellings look like typical owner-occupied dwellings
 - Most people (including health practitioners) assume older people are home owners – the majority still are but the proportion and number of older people in rentals is growing very rapidly
 - Older people typically do not disclose they are in rental accommodation unless asked
- **Inadequate information about tenure and landlord risks ineffective plans**
 - Housing modifications in state housing have a different funding stream to modifications in dwellings with private or council landlords
 - Older tenants may require assistance to access additional income support for health related travel and other living costs to promote health service access and prescription compliance
 - Effective health planning and in-home care may require housing support and interventions:
 - **House assessments**
 - **Tenancy advocacy**
 - **Thermal performance interventions**
 - **Injury prevention interventions**

Adding Tenure to NZ's interRAI Assessments

- One or a maximum of two items additional items
 - Whether an older person is in a rented dwelling
 - Sector of Landlord – only for renters
- Add to Section A – Identification Information
 - (following QA12 'Residential/ Living Status at Time of Assessment')
- Standard census classification was tested - now simplified to focus directly on renting
- Questions and coding provided (next slide)
- Reflect NZ's unique rental sector which differs from other countries including Australia

Question 1: Rented Dwelling

- **Intent:** To determine if a person is living in a rented dwelling
- **Definition:** A rented dwelling is one in which none of the members of the household own the dwelling (either fully or partially). If it is a rented dwelling, the second item – Sector of the Landlord – should also be completed.
- **Process:** Ask, “Do you or anyone else living here rent this home?”
- **Coding:**
 1. Rented dwelling
 2. Dwelling owned or partly owned or held in a family trust
 8. Unable to determine

Question 2: Sector of Landlord

- **Intent:** To determine who is the landlord of a rented dwelling
- **Definition:** The landlord is the owner of the property in which the assessed person is living. The person may or may not have signed a tenancy agreement.
- **Process:** Ask, “If nobody here owns this dwelling, who owns it?”
- **Coding:**
 1. Private person, trust or business
 2. Local authority or city council
 3. Housing New Zealand
 8. Unable to determine