



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 – 1<sup>st</sup> 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

### Working with regions

- *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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