



# Housing Futures Scenarios for Older People's Housing 2010-2050

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CHRANZ Housing in an Ageing Society  
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# The Research Objectives

- Identify key factors impacting on the housing needs of older people and their consumption patterns
- Provide scenarios of housing demand among older people
- Identify research needed to optimise our response to the changing housing demands of older people

# Today we will:

- Present three housing futures scenarios for New Zealand
  - Business as Usual Scenario
  - Integrated Response
  - Fragmented Innovations
- Comment on the implications for older people AND
- For New Zealand's future

# What Did We Do?

- Socio-demographic and housing analysis
- Some modelling around demand
- Workshops with
  - Consumers
  - Sectors:
    - Policy
    - Older people's services
    - Residential building industry
    - Housing providers

# About NZ as an Ageing Society:

- Complex demographics associated with differential ageing of sub-populations
- NZ Dependency Ratio 2050:
  - Total - 66.9
  - Old Age - 38.5
  - Young Age - 28.5
- NZ median age in 2050 - 43.1 yrs
- 2050 population 65 yrs+ - 23%

# Numbers of Older People in NZ

- By 2051 about 1,350,000 people will be over 65 years
- Even by 2026:
  - 784,400 NZ Pakeha
  - 90,900 Asian ethnic groups
  - 70,900 Maori
  - 32,700 Pacific ethnicities

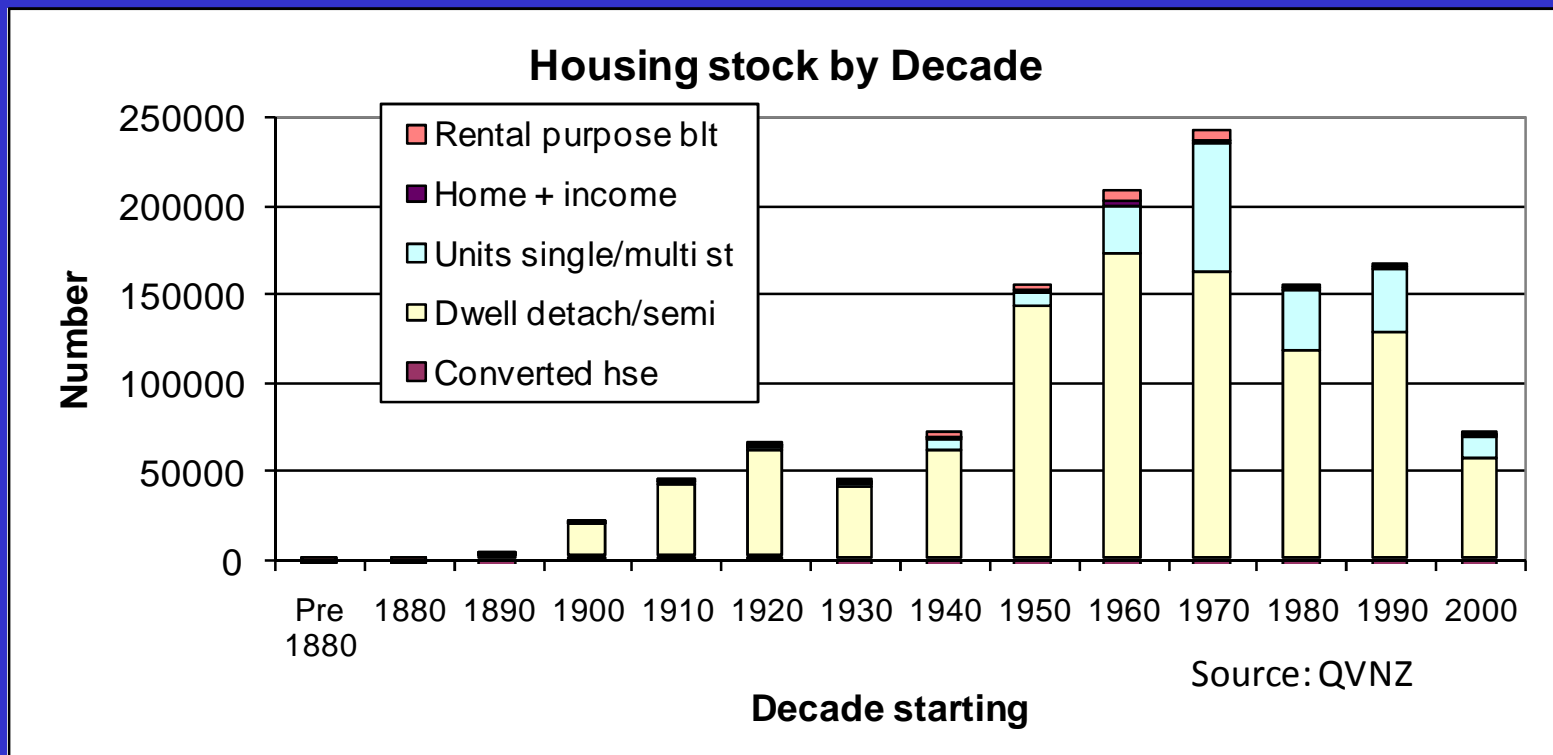
# Households & Dwellings of Older People in NZ

- 2006 - 288,900 households with older person reference
- 2050 - 820,000 households will have older person reference

# Housing in Our Ageing Society

- Declining home ownership:
  - 169,000 rental households with older person reference by 2050
  - 18.8 percent in 2006
  - 20.5 percent in 2051
- Declining proportions of older owner occupiers mortgage free:
  - 1991 - 88.6%
  - 2001 - 87.4%

# Already an Ageing Stock



# Stock Today is Stock Tomorrow

- In 2031 two thirds of the stock will already be built - 1960s and 1970s stock
- New stock has positives and negatives
  - Positives:
    - Better insulated
    - Usually more efficient space heating
    - Sometimes better orientation
  - Negatives
    - Too big for comfort
    - Costly housing

# Future Stock Trends:

- More stock
- Lower occupancy
  - 1971 - 3.38 average occupancy
  - 2001 - 2.6 average occupancy
  - 2021 - Forecast average occupancy 2.4
- More rooms
- Larger dwellings

## Estimated Typical Monthly Winter Energy Costs by Dwelling/Household Size

Floor Area Sq Metres	Household Size					
	1 person		2-3 people		4 or more people	
	Mean \$	Median \$	Mean \$	Median \$	Mean \$	Median \$
100 or less	\$85	\$75	\$97	\$95	\$139	\$130
101-150	\$104	\$105	\$122	\$120	\$139	\$140
151-200	\$150	\$150	\$153	\$150	\$168	\$152
201 or more	No data	No data	\$168	\$160	\$250	\$250

# Key Issues Now and For the Future:

- Houses now:
  - Hard and expensive to heat
  - Under maintained
  - Requiring substantial modifications
  - Many in low density, poor connected neighbourhoods with few amenities and services.
- Those problems will be exacerbated by:
  - Increased reliance on rental with under supply of social housing stock
  - Poor maintenance and repair
  - Disability prevalence - 45 percent of older people report a disability
  - Older people reliant on public transport - by 2051 about 324,700 older people without driving licenses

# Business as Usual Scenario:

- More older people with higher Old Age Dependency Ratio
- Ethnic and tenure diversification
- Reduced residential care opportunities
- Uncoordinated patchwork of services
- New dwellings poorly matched to need  
- too big, wrong place, inaccessible
- Existing dwellings - poorly maintained, cold, inaccessible

# Business as Usual Scenario:

- Tenure, affordability, dwelling and household preferences not met
- Poor connectivity with communities, services, amenities
- Increasing unmet demand for home-based support
- Outcomes:
  - Stock decline
  - Poor health
  - Higher dependence
  - Social and economic exclusion

# Integrated Response Scenario:

- More older people with higher Old Age Dependency Ratio
- Ethnic and tenure diversification
- Strategic plan for housing in ageing society partnering:
  - Private sector
  - Community sector
  - Public sector
- Integrating and prioritising housing in support service mix
- New instruments to incentivise sector change

# Integrated Response Scenario:

- Promotion of accessibility and housing performance for both new and existing stock
- Development of a range of tenures including intermediate tenures to ensure:
  - Appropriate care settings
  - Affordability
  - Economic and social connectivity
- Increased range of dwelling types
- Re-development of dwelling and neighbourhood built environments
- Robust funding and provision of home-based care

# Integrated Response Scenario:

- Increased range of housing services:
  - Information support
  - Repairs and maintenance
  - Retrofitting, modification and adaptation support
- Outcomes:
  - Improved health and safety
  - Reduced dependence
  - Higher connectivity
  - Ageing in place

# Fragmented Innovations Scenario:

- More older people with higher Old Age Dependency Ratio
- Ethnic and tenure diversification.
- Uneven but innovative sector response to ageing demand
- Building Sector
  - Codes adopted for premium dwellings for performance, accessibility and connectivity
  - Increased housing supply segmentation
  - Smart houses and assistive technologies for premium homes

# Fragmented Innovations Scenario:

- Support sector
  - Innovation in home support plus
  - Quality differentiation emerging between public, private and community sector
  - Extension of co-ordination between housing and services but not between building industry and support sector

# Fragmented Innovations Scenario:

- Housing sector
  - Increased tenure alternatives
  - Increased home equity conversion or release
  - Increased closed communities, retirement villages & specialist housing
- Outcomes:
  - Meeting need is 'luck of the draw'
  - Exclusionary to low income and vulnerable groups
  - Some trickle down effect
  - Neighbourhood/dwelling connectivity unlikely

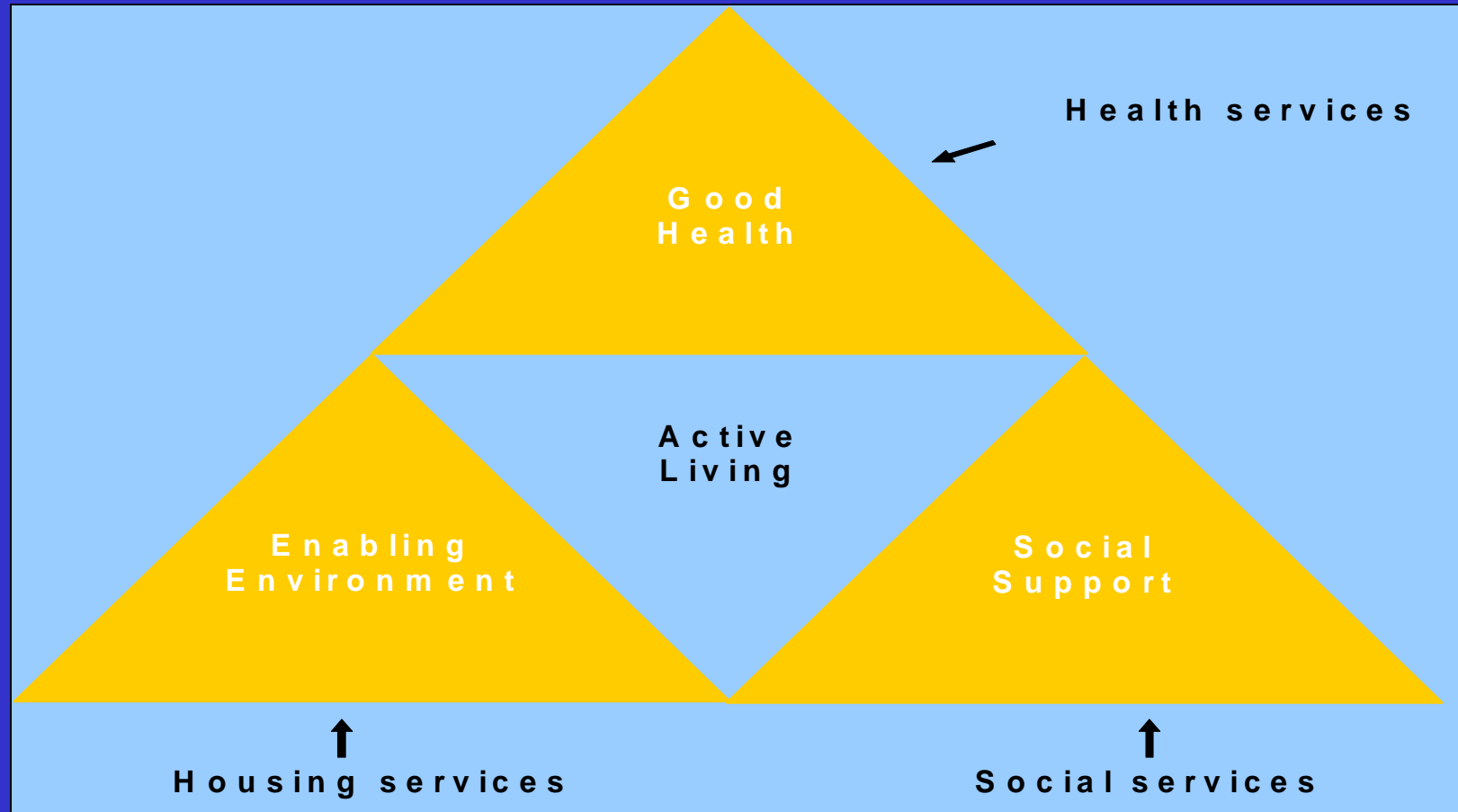
# We can Learn from Others:

- Highest Old Age Dependency Ratios:
  - Japan - 71.3
  - Slovenia - 59.4
- Old Age Dependency Ratios in Reference Countries:
  - Australia - 37.5
  - Canada - 40.9
  - USA - 34.9
  - UK - 37.96

# International Response - Five Trends

- Improved cross-sectoral coordination and interface
- Initiatives to improve the performance & amenity of older people's existing dwellings
- Initiatives to improve the performance & amenity of new dwellings
- Initiatives to improve the security & affordability of housing for older people
- Improving neighbourhoods and settlements for older people

# Triangle of Independence



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# HOUSE OF THE FUTURE?

