

# Ageing on the Edge

## Older Persons Homelessness Prevention Project

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# Aims of the project

**5 year national project funded by The Wicking Trust  
- partner Dr Debbie Faulkner (CHURP) University of Adelaide**

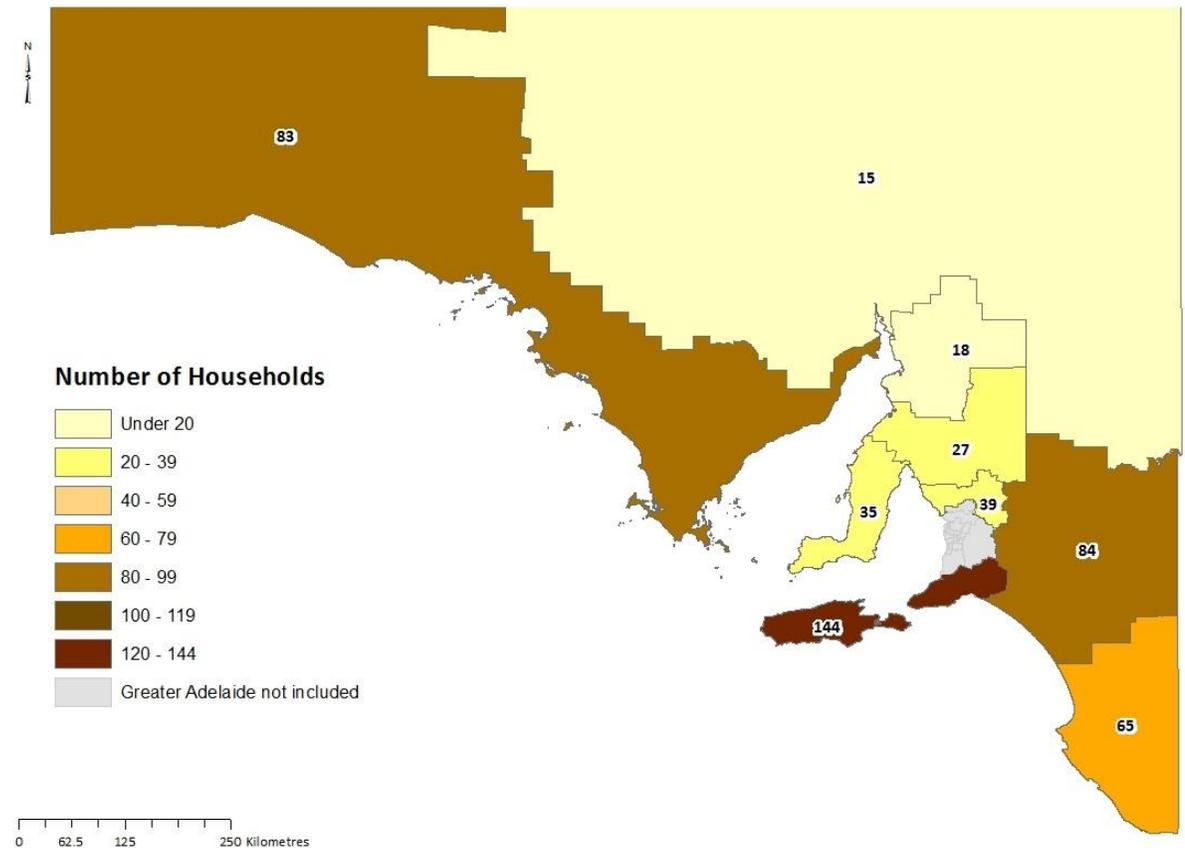
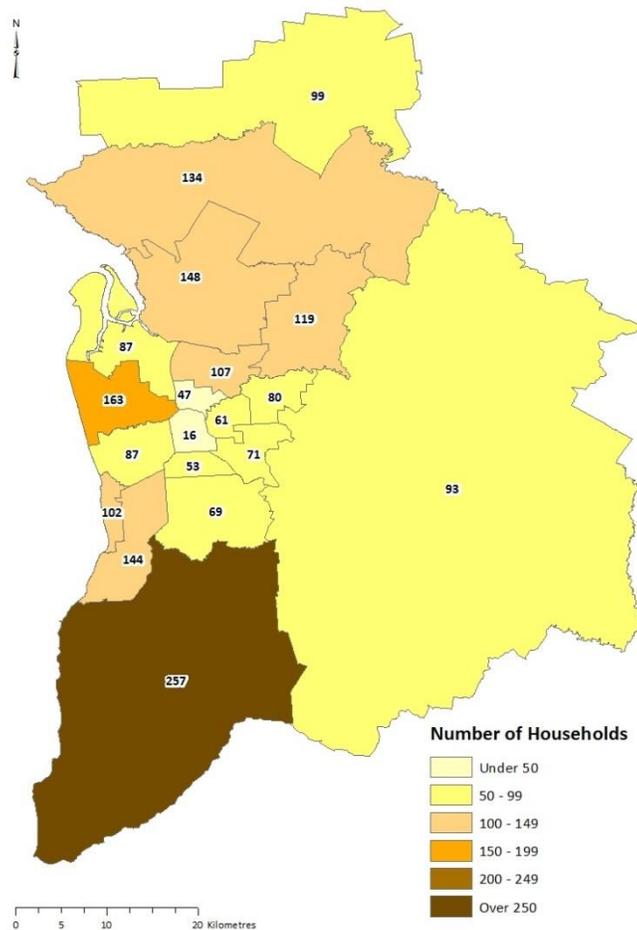
- **Supporting action on the growing problem of older people at risk of homelessness**
- **Research and analysis**
- **Mapping housing options, pathways and service supports**
- **Create a web based information exchange**
- **Promote the development of housing support services for older people**
- **Working in SA, NSW, Tas, WA and others soon.....**
- **Great partnerships in each state especially COTA.....seeking more**

**Housing supply the big issue but what can we do to help older people now?**

# Developing evidence on older people at risk of homelessness

**The project is developing detailed evidence of the problem of older people in the rental market**

South Australia (single women paying 30% + rent inc. rent assistance) June 2016 Dept. Social Services



# Who are we talking about?

## Older people at risk of homelessness

## Missed out on secure, affordable housing

- Have not attained or aspired to home ownership
- Working incomes - ineligible for public housing
- Lived largely conventional lives
- Lower paid jobs
- May have had illness, relationship separation, family needs
- Spending all their super and savings on rent until it runs out

HILDA report shows older private renters are doing without food, medication, utilities and transport

**BACKS MICK**  
Mahan says Malthouse can  
be beleaguered Blues **SPORT**

**CHOC AND AWE**  
Five dessert warriors share their chocolate  
secrets in our Easter special **EPICURE**

**THE AGE**  
INDEPENDENT. ALWAYS.

it hard

# FE ding crisis

121 per cent, with the sector  
reporting an overall loss of \$12 mil-  
lion.

Recently retired Holmesglen  
TAFE chief executive Bruce Mack-  
enzie said the training system was  
"badly underfunded".

He said the Victorian govern-  
ment was the "meanest in Austr-  
alia" in terms of funding the state's  
public TAFEs, and predicted  
extensive mergers, particularly in  
regional Victoria.

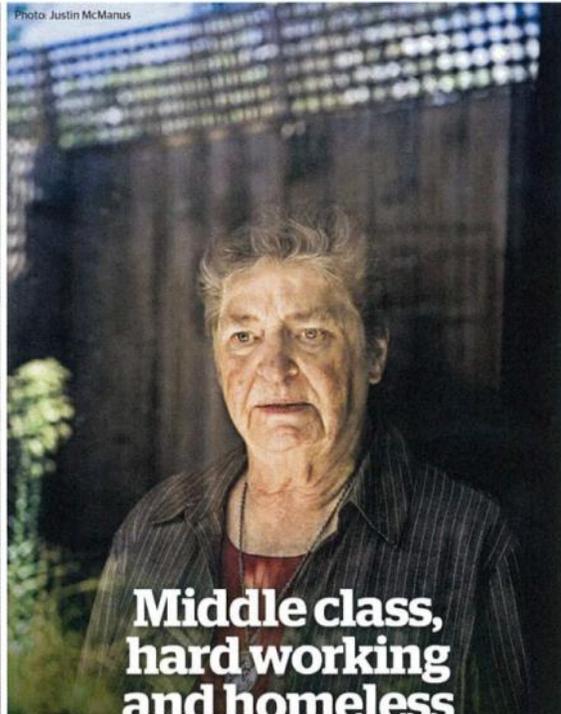
"It's just a recipe for a bad eco-  
nomic outcome for Victoria," Mr  
Mackenzie said.

The leaked report follows a 2012  
decision by the state government  
to slash TAFE funding by  
\$300 million to help maintain a  
budget surplus.

After taking over as Premier last  
year, Denis Napthine announced  
\$200 million over four years for  
"innovation and structural re-  
form". But some critics have said  
this money will be spent on TAFE  
mergers.

Concerns about the potential  
impact of the cuts were echoed in  
annual reports released last week.  
Holmesglen chief executive Mary  
Farnose revealed the institute had  
posted a deficit for only the second  
time in 30 years, blaming lower

Photo: Justin McManus



## Middle class, hard working and homeless

When Joan Lansbury retired after 25 years as a  
nursing aid, she suddenly found herself among a rising  
tide of Victorian women over 55 with nowhere to live.

NEWS Page 5, FOCUS Pages 12-13 VIDEO at theage.com.au

# The private rental market doesn't work for older people



**Insecure – 6 or 12 month leases at best**

**Expensive – High rent/income ratio and unregulated rent increases**

**Lower rental housing often in poor condition affecting health – no minimum housing standards**

**Housing often poorly designed or not adaptable as people age – landlords control rights to disability modifications**

**Fear of eviction & rent increases causes inaction on rights**

**Tenancy legislation reviews have yet to provide solutions to making private rental suitable for older people**

# How do older people access affordable housing? It's not easy

**A range of housing decisions for renters - assessing and applying can be complex**

**Public housing, community housing, independent living units, Abbeyfield, rental villages, aged care linked housing, residential parks, shared housing, living with family, moving to cheaper areas (but away from services and family)**

**Finding out what is available and where, applications, waiting times, advocacy**

**Homelessness services not geared to help older people at risk of homelessness**

**The Assistance with Care and Housing (ACH) Program provides some hope with CHSP growth funding but needs program development**

**The aged care sector is well placed to assist but not integrated with housing & homelessness**

# The Home at Last service model



**One stop shop statewide service: planning, avoid crisis, transition to long term affordable housing**

**60% women, 60% aged over 65, 50%+ CALD background**

**Re-housing 70% of high need people within 3 months**

**500 Up! in 3 years with two outreach workers plus similar housed by referrals to other services**

**Provides platform for happy, healthy futures**

**KPMG analysis shows significant cost saving**

# **Vision for improved housing assistance model**

**Promote availability of help to this group that are not linked to services**

**Prevention and early intervention - Encourage planning and action**

**Specialist service development and create seamless process of assistance**

**Link older persons housing information services with support, referral & advocacy into an integrated system, including health & aged care sectors**

**Public and community housing policies need to acknowledge this group as high need**

**Funding required to make it happen, but prevention and early intervention is cost effective!**

# 'Mary's' homes – from a garage to public housing



# If older people are to age well, they must be housed well

Prof. Andrew Jones



LIFETIME HOMES, LIFETIME NEIGHBOURHOODS  
A National Strategy for Housing in an Ageing Society

