



Finding the Best Fit: Key Findings

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Downsizing has multiple Meanings

- Older householders broadly fall into four groups:
 - De-managers.
 - Seekers of smaller dwellings.
 - Seekers of more functional dwellings.
 - Seekers of a secure future.

Older people are subjected to anxiety

- Anxiety about access to care in the future.
- Anxiety about access to income.
- Anxiety about falling.
- Anxiety about burden.

Downsizing may involve:

- Reducing:
 - The dwelling and garden footprint
 - Assets/wealth
 - Clutter
 - Barriers
- Releasing:
 - From routine
 - Grief
 - Anxiety
- Strategies can't and won't be the same

Mixed Experiences but Clear Findings

- It can be imposed, often premature and ill-informed
- Downsizing can increase operating costs and be associated with unexpected hump-costs
- Equity release is relatively small and vulnerable to shocks
- Older people struggle to find credible and independent advice and information regarding their 'stay or go' choices.
- Assumptions that older people can make actuarial calculations are flawed.
- Older people's choices are limited by the under-supply of suitable housing stock.
- A myriad of alternatives but often difficult to access, embryonic or low market profile.

Huge Opportunities

- Older people want to stay at home and in their communities
- Barriers:
 - Accessible housing stock – Retrofit and new build markets
 - Service management exhaustion – Virtual retirement villages
 - Family anxiety –
 - Family support and communication tools
 - Enskilling professionals and service providers
 - Isolation and lack of access – Age-friendly settlements and transport
 - Vulnerability – Targeted support and services