Older People Downsizing In Nillumbik Consultation Session

Hurstbridge Consultation Session - 2:00 pm to 4:00 pm 21st April 2017
Greensborough Consultation Session – 5:30 pm to 8:00 pm 8th May 2017

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Purpose of today’s consultation session

To seek feedback regarding older people in Nillumbik considering downsizing:

• Why do older people in Nillumbik want to downsize?
• Where to?
• What are the barriers to them downsizing?
• How could these barriers be overcome?
• What roles could intentional communities such as co-operatives & cohousing play?
• What role should Council play?

The project is being resourced by:

• Joseph Connellan of MC Two Pty  
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• Russ Wood of the Latitude Network  
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Introductions & Structure

2:00 pm Welcome, Introductions & Purpose of Workshop
2:10 pm Nillumbik Council Approach
2:20 pm Older People & Housing in Nillumbik
2:30 pm Housing older people wishing to downsize
2:40 pm Intentional Communities
2:50 pm Potential Role(s) for Council

3:00 pm Feedback via 5 Question tables
3:50 pm Wrap up & Next Steps
4:00 pm Finish
Nillumbik Council

• The Council understands that Nillumbik is changing & so are the housing needs of the people who live here

• This is both for people as they age & for people with a disability with the rollout of the NDIS

• The Council is keen to understand options housing people with a disability & older people potentially including intentional communities such as co-operatives & cohousing

• This consultation project, is being undertake in two streams:
  • Stream 1 - Older People Downsizing
  • Stream 2 - Housing People with a Disability
Stream 1 - Older People Downsizing

Nillumbik Positive Ageing Strategy 2013 - 2018

Goal

• Nillumbik has an older adult population (aged 55+) that is informed, connected, & supported to live well & age even better

Vision

• To age with passion, purpose, & possibility

Strategic Goals

1. Informed - About programs, services, & options available
2. Connected - To family, friends, neighbours, & the wider community
3. Supported - To make informed decisions to help individuals live as they choose

Objectives includes

“7. Supported Housing Options
• Advocate & educate for increased housing diversity
• Develop a garden & property maintenance community assistance program”
Older People & Housing in Nillumbik

• There is a growing housing mismatch in Nillumbik
• By 2036, the number aged 55+ in Nillumbik to increase by 4,500 people
• Nillumbik has highest proportion of separate houses in Metropolitan Melbourne
• Nillumbik has highest proportion 4 bedroom houses in Metropolitan Melbourne
• 43% of 56-75 year olds on 2015 Nillumbik survey would like housing choices to downsize in the local area
• Strong demand for smaller dwellings & 2-3 bedroom dwellings around existing social networks
• Diversity of housing needed that include designs that meet the needs of older persons (which will also meet the needs of persons with disabilities)
Population – Nillumbik & Greater Capital Cities  2011

• Diagram indicates age arrange in Nillumbik
• Higher proportion of 55 – 59 year olds (Note: add 5 years to data)
• Nillumbik has an unusual distribution of age with many more people around 60 years old
Population—Nillumbik & Melbourne Metro 2011

- Housing in Nillumbik has much more separate housing & less medium high density with almost no high density housing than Metro Melbourne.
- Nillumbik has a similar proportion of 3 bedroom houses but fewer 2 bedroom & more 4 bedroom.

**Dwelling Structure**

**No of Bedrooms**

- Separate Houses: Nillumbik vs. Metro Melb
- Medium Density: Nillumbik vs. Metro Melb
- High Density: Nillumbik vs. Metro Melb

- Up to 2 br: Nillumbik vs. Metro Melb
- 3 Bedroom: Nillumbik vs. Metro Melb
- 4 or more: Nillumbik vs. Metro Melb

- Bar charts showing percentages for Nillumbik and Metro Melb.
Aged Care & Retirement Villages in Nillumbik

- [To Be Added]
- No of Aged Care Beds
  - Benchmark Vs Actual
- Retirement Villages
  - Vic Average Vs Nillumbik
Housing older people wishing to downsize

• Generally people consider these factors (broadly in the following order)
  • Home maintenance
  • Garden maintenance
  • Children leaving home
  • Need to better access to services and public transport
  • Moving into a house with accessible design to manage physical limitations
  • Changing lifestyle such as wanting to travel or live near the beach
  • To capture increased value and/or to deal with financial difficulty
  • Financial
• The older people of Nillumbik confront another important factors:
  • Bushfire Safety
• Generally the barrier to downsizing are identified as follows:
  • Availability of suitable housing
  • Cost & affordability of housing
  • Suitability of location
  • Fees & stamp duties
  • Locational issues (such as access to services)
Intentional Communities

- Council is keen to understand if intentional communities have a place
- Increasingly used but not commonly understood
- Intentional community is an association of people who:
  - Maintain a common agreements such as how they are governed
  - Carry on some actions together
- Includes housing cooperatives & co-housing communities
- Also ecovillages, collective households, co-living, monasteries, communes, survivalist retreats, kibbutzim & ashrams
- Examples
  - **Common Equity Housing Limited** (CEHL), Victoria's largest Housing Association which currently houses in 5,000 people in over 2,200 houses
  - **Murundaka Cohousing**, a project of CEHL, developing a Cohousing Community in Heidelberg Heights which houses 40 people of varying ages
  - **Moora Moora** on 275 hectares on Mount Toolebewong above Healesville which houses almost 50 adults & 20 children
Council’s Potential Role(s)

- Housing demand needs multiple responses
- Linked to the planning, service provision, infrastructure & employment
- Council usually implement State Government directions, identify where housing should be & promote better housing
- Councils can play different roles in different markets such as:
  - Investigate & inform community of challenges & opportunities
  - Advocate at state & federal level for housing assistance & action
  - Facilitate incentives using Council resources (including land)
  - Review local planning laws
  - Fund by providing land or funds
  - Own and/or manage housing directly
Discussion & Feedback

Question considered:

• Table 1: Why do older people in Nillumbik want to downsize?
• Table 2: Where to?
• Table 3: What are the barriers to them downsizing? How could these barriers be overcome?
• Table 4: What roles could intentional communities such as co-operatives & cohousing play?
• Table 5: What roles should Council play?
Wrap up & Next Steps

Wrap Up
• Consultants

Other Feedback Opportunities:
• Survey – Council Website
• Email Consultants - joseph.connellan@gmail.com

Next Steps
To add comments please contact
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