Older people’s housing preferences and ageing in place

Marianne Abramsson
National Institute for the Study of Ageing and Later life (NISAL)

University of Linköping
marianne.abramsson@liu.se
Mobility patterns of older people – motives, possibilities and restrictions: *The Swedish Institute of Assistive Technology (HI–SIAT)*

Older People in the Swedish Housing Market – Housing Preferences, Choices and Mobility Patterns: *Swedish Research Council (VR)*

Changing life and housing patterns among older people: The Centre for Municipality Studies (CKS), University of Linköping

The city and older people’s housing situation: *Hyresbostäder Norrköping AB*
General concern about the expenses of an ageing society to provide welfare to its older population

Can the housing situation ease the burden?
The current housing situation of older people in Sweden

- The vast majority lives in single or multi-family housing in the ordinary housing market
- The share in owner occupation and tenant co-operatives increases over time
- Only 5% (65+) lives in assisted living

= A majority age in place
Housing types aimed at older people

- Senior housing (>33 000)
- Co-housing
- Private initiatives for common housing projects
- Sheltered housing (*trygghetsboende*) (3 500)
- Foundations
- Assisted living – needs based (< 100 000)
Residential mobility of older people

- Still most older people do not move
- Stability = probability of moving is small
- Those living in owner occupation or tenant co-operatives only move to a small extent
- To become single or grow old = probability of moving to an (rental) apartment increases
- The availability of different types of housing affects the willingness to move
- An increase in residential mobility among the young old (born in the 1940s)
The housing choices of older people

- Local moves dominate (housing adjustment)
- Long distance moves decreases by age
- Most moves are within the same type of housing
- The young old more often move within owner occupation/tenant cooperative tenures
- The probability of moving to (municipal) rental tenure increases with age
- Differences between municipalities
- Only a few move abroad
Share of movers 2000 – 2005 aged 65+ in the year 2000, based on type of municipality of residence in 2000 (per cent)

<table>
<thead>
<tr>
<th>Type of Municipality</th>
<th>Share (per cent)</th>
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<tbody>
<tr>
<td>Storstäder</td>
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<tr>
<td>Försommernings städer</td>
<td>0.24</td>
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<tr>
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<td>Glesbygdstämper</td>
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<td>Kommuner i tätbefolkad region</td>
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<tr>
<td>Kommuner i glesbefolkad region</td>
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</tbody>
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Bild: Lena Magnusson Turner
Marianne Abramsson 2012
Mobility 2001-2005 from owner occupied single family housing based on type of municipality and dwelling in 2005 (per cent)
"He won’t move! But I could well consider moving into town... I could but he, he would die here in the house."

(woman 80 years old)
“The reason why we moved here was the thought of ageing, disabilities that might occur. We wanted to move to a place where we can reach as much as possible by walking. Perhaps one day we cannot use the car. Perhaps one day it will be difficult to walk the stairs. … If you need to move sooner or later, why not sooner to have a chance to get used to the new situation.”

Marianne Abramsson 2012
Older people’s reasons for ageing in place or moving

By knowing more about these reasons it may be possible:

- To meet the particular needs of older people
- To understand why some elderly do not adjust to more appropriate housing
- To find out what specifically can be done to create a better housing situation for different groups of older people
Results

- Place attachment
- Economic situation explains reluctance to move, in particular among low income households
- Lack of knowledge of the housing market
- Surprised movers – vague idea of new housing types
- Information about/marketing housing choices trigger moves
- Paying for a comfortable living situation explains ageing in place as well as decisions to move
Four housing strategies in old age identified, results cont’d

1. Adjustment in current housing
2. Move to adjusted housing
3. Consider adjusting the housing situation but find it is too early
4. Housing a non-issue
Conclusions

- Need for information as there is a lack of knowledge
- Incorrect or vague idea of housing alternatives
- Services provided – important for ageing in place
- Comfortable living – important for moving in old age
- Interest in housing alternatives provided they offer a type of housing suitable and affordable to the older person
Questions to be raised 1

- Can older people’s demands be satisfied in the local housing market?
- Are older people aware of the housing options available?
- Can older people feel secure about finding good housing/help when needed?
- To what extent are older people themselves prepared to take on responsibility for their own housing situation, practical as well as financial?
Questions to be raised 2

- Demographic development?
- Where and how do older people live today?
- What are their housing costs?
- Who are and how do the different housing market actors interact to ensure good housing to all older people?
- How can housing options be constructed to function over time?
- How can continuity be ensured in different housing options?