



Who will change the light bulb when I'm old?

The advantages and disadvantages of retirement
villages.

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HBH SENIOR LIVING
CARE & VILLAGE
In every little way, we care

HBH Senior Living

- A social purpose organisation focusing on the needs of vulnerable older people.
- We provide:
 - Retirement Village
 - Social housing
 - Rest Home
 - Hospital
 - Respite
 - Day Programme



Housing key to wellbeing



Most of us age well

- Life expectancy
 - Males: 79.5 years
 - Females: 83.2 years
- This has been steadily increasing since the 1950s.
- 45% of all people over the age of 75 years self rate their health as excellent or very good.



Types of housing for older people

- Independent
- Independent with support
- Care



Independent

- Own home
- Renting
 - Design
 - Location
 - Support services/equipment to maintain independence



Independence with Support

- Abbeyfield
- Social housing providers
- Retirement Villages



Retirement Villages

- It is an investment in lifestyle, peace of mind and security
- It is NOT a real-estate investment!
- All types and sorts of villages
- Highly regulated – Act and Code of Practice



Retirement Villages

- ORA = Occupational Right Agreement
- Weekly fee
- Village fee – comes off at the end



Advantages and Disadvantages

Advantage	Disadvantage
Purpose built disability friendly housing	Requires downsizing
Community of your peers	Not living in a mixed age community
Companionship	Loss of DMF (\$) at the end
Support services available - from Gvt and village	No capital gain
Frees up capital from your home	Denser living – more people in one place
Activities programme/facilities on site	Costs of additional services
Maintenance taken care of	Shared spaces
Lock and leave	
Care on same site	
More certainty about weekly expenses	
Security and safety	
No concern about capital loss	

Things to think about and ask

- What is most important to me:
 - Activities on site
 - Care services
 - Location
 - Price
 - Style of house or apartment
 - Pets
 - Visitors staying



Design – difference between independence and not





Things to help

- Equipment and alterations
- Home Support services
 - Personal care
 - House work
- Age Concern has good check list on their web site



Renting options

- Councils
- Housing NZ
- Social Housing Providers
- Abbeyfield
- Private rental



Residential Care

- Rest Home
- Hospital
- Dementia
- You need to be assessed as needing that level of care
- Care is income and asset tested – but if you need care you get it



Care = Quality of Life

- Independence can be over-rated
- Care should be seen as another life stage not failure
- Care can mean energy and security to do the things you enjoy

Eden Alternative – overcoming loneliness, helplessness and boredom.







In Summary

- More options if you have assets
- But there are some options for those without assets – look around and ask for help
- If you are over 70 and *thinking* about making a move – do it - many people leave it too late
- Planning is key to well being

