A photograph of a row of modern, multi-story brick houses with gabled roofs and balconies, situated along a canal. The houses are built with reddish-brown bricks and have large windows. Some balconies have glass railings and potted plants. The canal is in the foreground, and there are green trees and foliage on the right side. The sky is blue with some light clouds.

THE DESIRED HOUSING SITUATION OF HOUSEHOLDS AGED 55 AND OLDER: HOUSING WITH COMMON SPACES?

Daniël Mancoulov

Content

- Introduction
- Theoretical Background
- Methodology
- Results
- Conclusion and Discussion



Introduction



Households aged 55 and older: encounter difficulty in finding their desired dwelling

- Hindrance in ability to realize housing preferences
- Impediment to the residential mobility on the housing market

Housing preferences



Encouragement of housing
types that stimulate social
interaction



Research question

What are the residential preferences of households aged 55 and older in the Netherlands, subdivided according to age and household size group?

Sub research questions

- *RQ1. What are the sociodemographic and socioeconomic characteristics of households aged 55 and older?*

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- *RQ1. What are the sociodemographic and socioeconomic characteristics of households aged 55 and older?*
- *RQ2. What is the current housing situation of households aged 55 and older?*
- *RQ3. What are the housing preferences of moving-inclined households aged 55 and older?*

Sub research questions

- *RQ4. What percentage of households aged 55 and older is willing to relocate if an attractive housing supply would be available that meets their desires ?*

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- *RQ4. What percentage of households aged 55 and older is willing to relocate if an attractive housing supply would be available that meets their desires ?*
- *RQ 5: To what extent do households aged 55 and older have an interest in living in housing types with common spaces?*

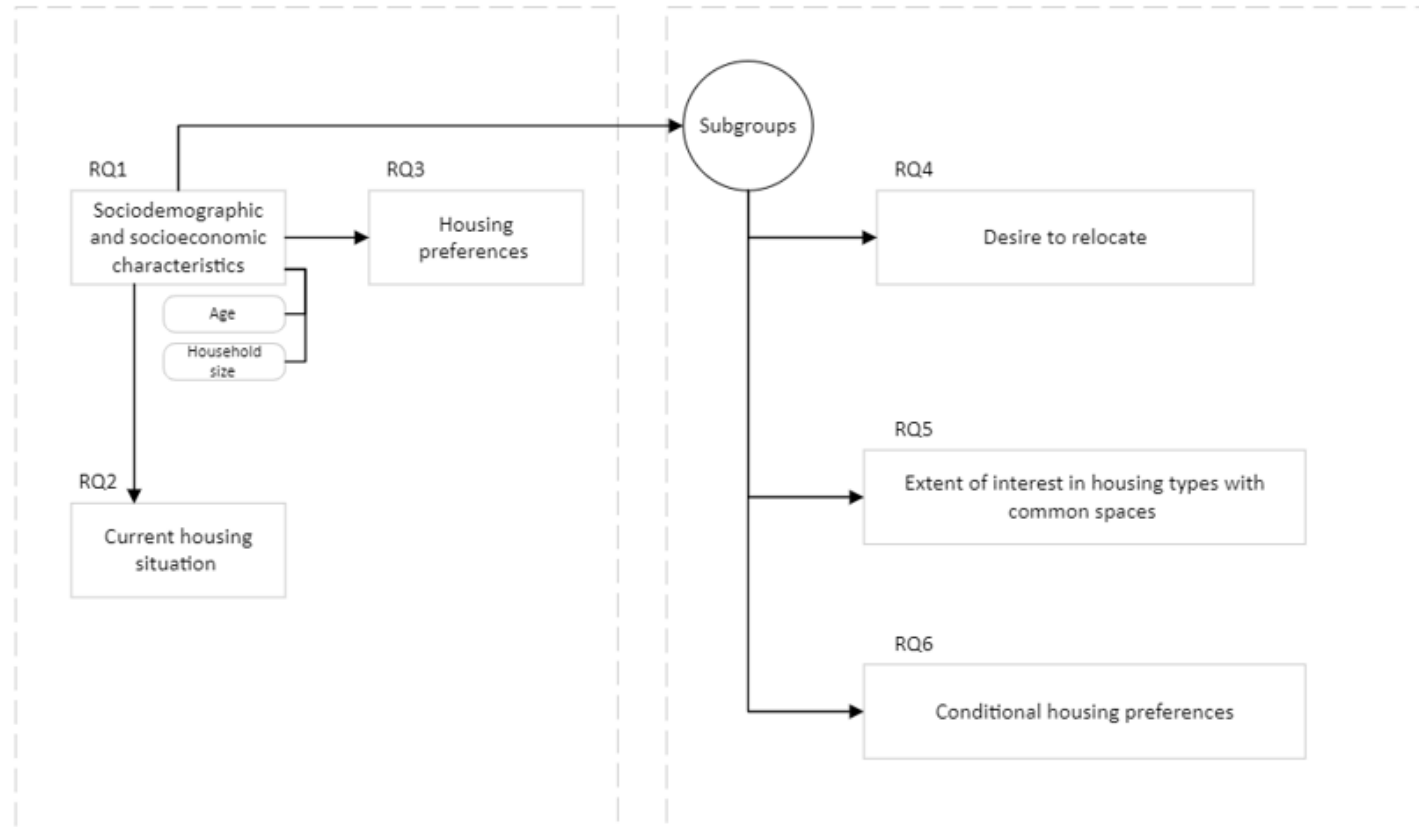
Sub research questions

- *RQ4. What percentage of households aged 55 and older is willing to relocate if an attractive housing supply would be available that meets their desires ?*
- *RQ 5: To what extent do households aged 55 and older have an interest in living in housing types with common spaces?*
- *RQ 6: What are the housing preferences of households aged 55 and older that have a desire to move if an attractive housing supply would be available that meets their desires (conditional housing preferences)?*

Conceptual Framework

Based upon WoON 2021

Based upon a digital survey





Theoretical background



Sociodemographic and socioeconomic characteristics

- Age
- Household size
- Income
- Mobility



Housing types that stimulate social interaction

- Common spaces
- Resident participation
- Sharing domestic spaces

Dwelling attributes

- Dwelling type
- Tenure type
- Number of rooms
- Housing costs





Methodology





- 46,658 respondents
- 20,778 aged 55 and older

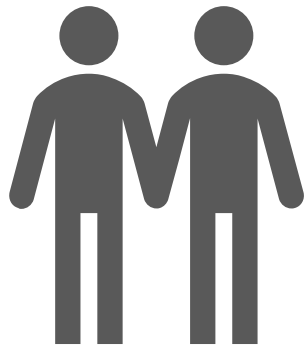
- 135 respondents aged 55 and older



Results

Sociodemographic and socioeconomic characteristics of households aged 55 and older

Household size



51%



38%



11%



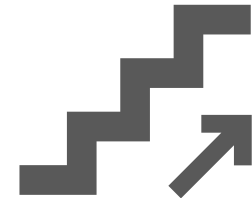
Income



€62,921



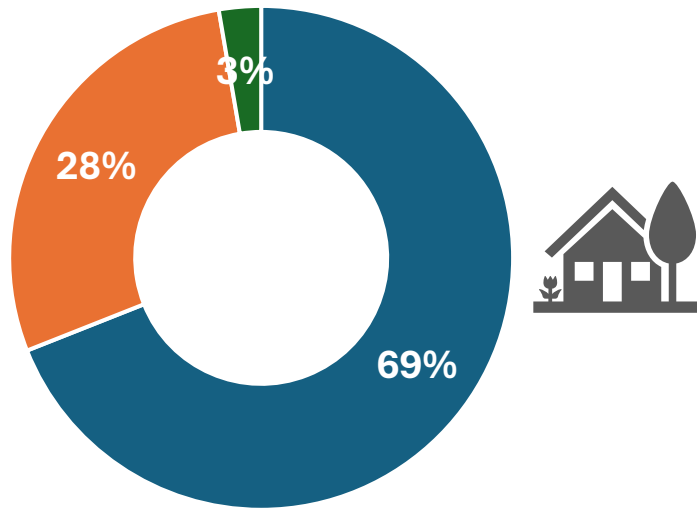
Ability to climb stairs



69%

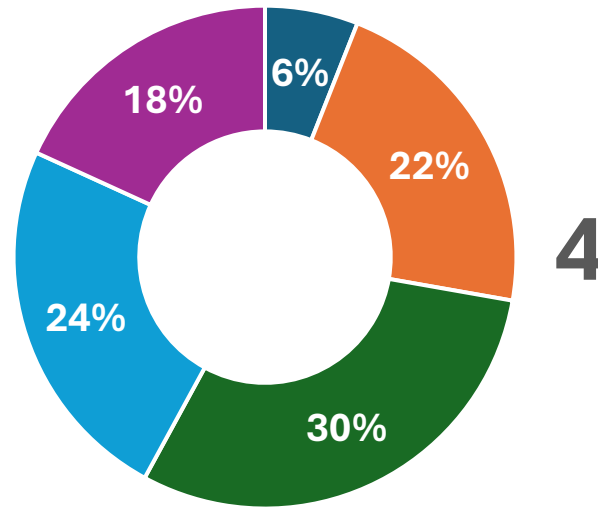
Current housing situation

Dwelling type



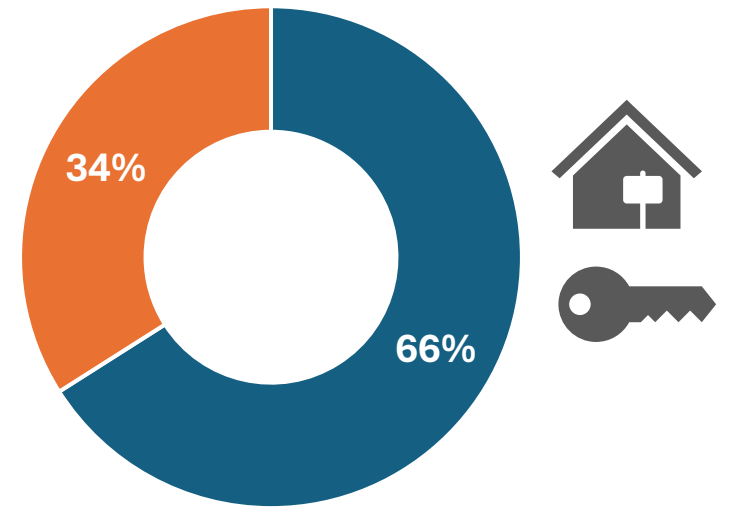
■ Single family ■ Apartment ■ other

Number of rooms



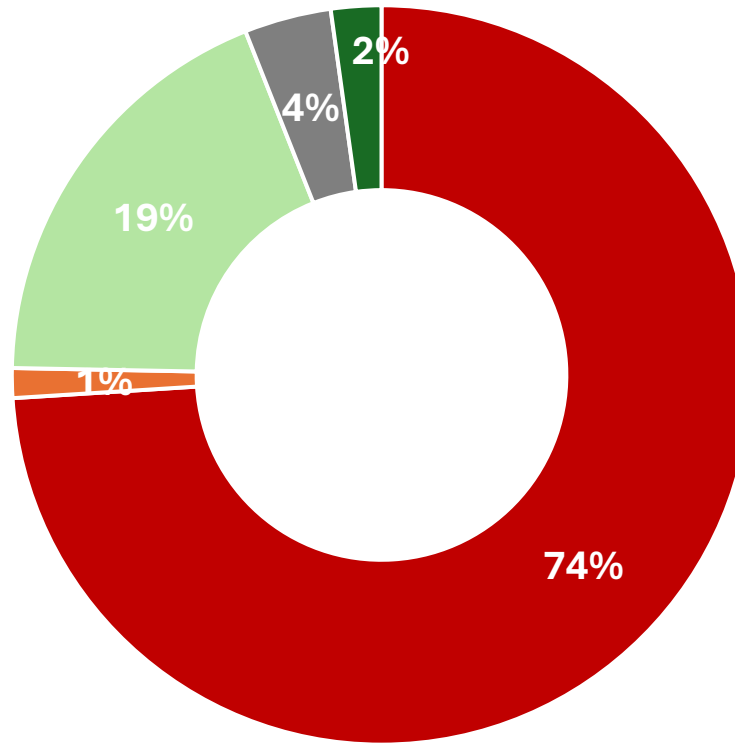
■ 1 or 2 ■ 3 ■ 4 ■ 5 ■ 6+

Tenure type



■ Owner occupied ■ Rental

Inclination to move within two years



■ No desire to move

■ Potentially want to move

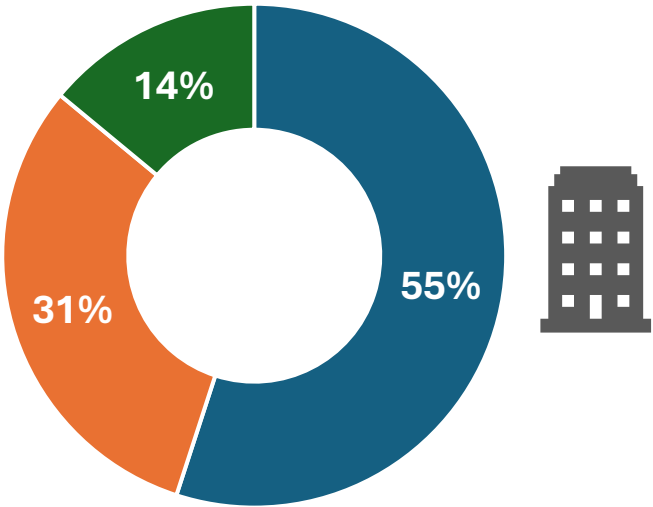
■ Want to move

■ Already found a dwelling

■ Want to move but unable to find a dwelling

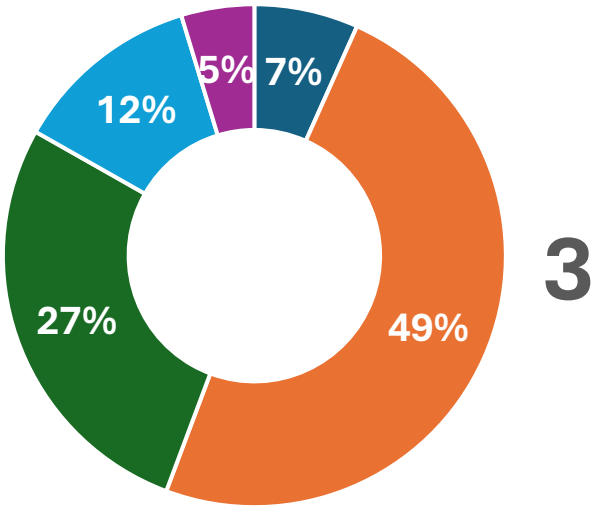
Housing preferences of moving-inclined households

Dwelling type



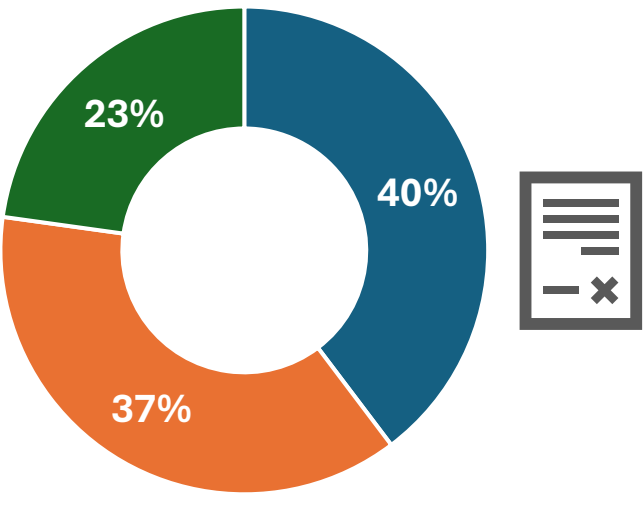
■ Apartment ■ Single family ■ other

Number of rooms



■ 1 or 2 ■ 3 ■ 4 ■ 5+ ■ No preference

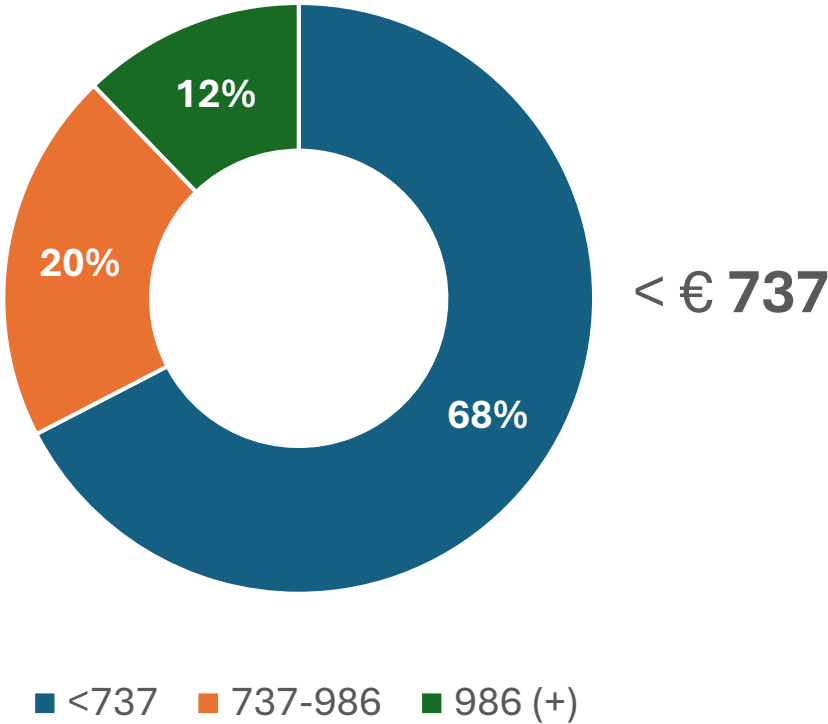
Tenure type



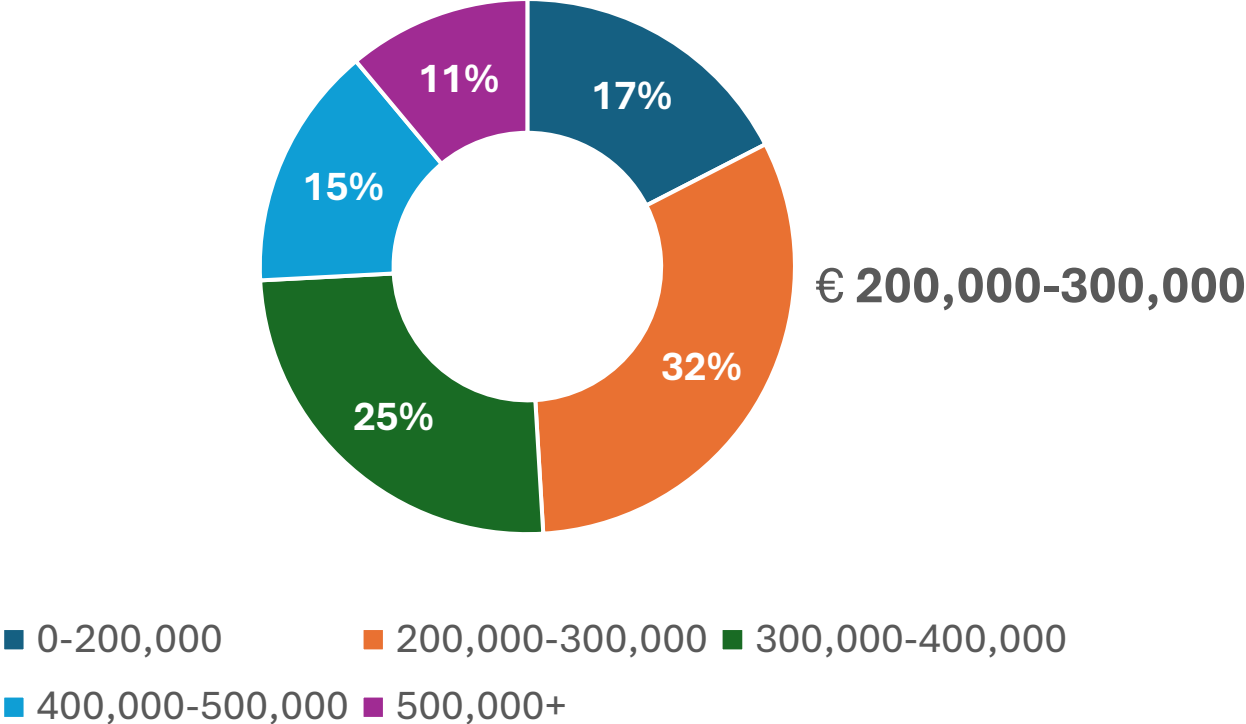
■ Rental ■ Owner-occupied
■ No preference

Housing preferences of moving-inclined households

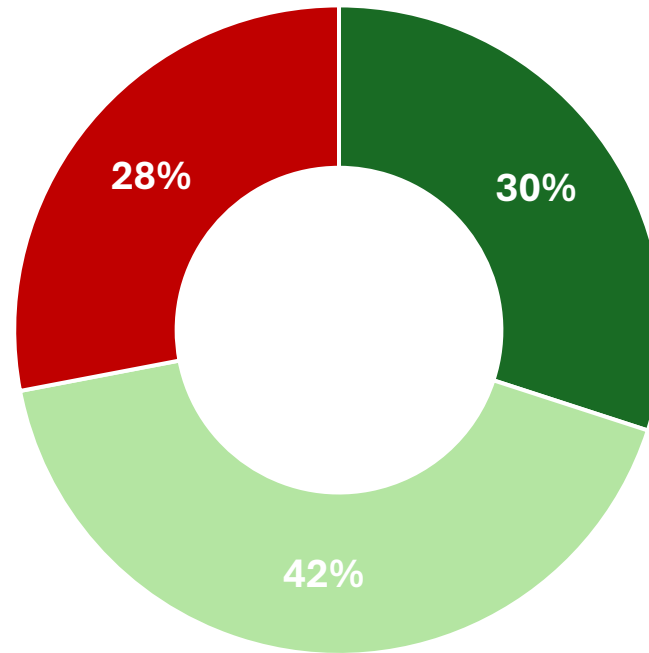
Maximum rent price



Maximum for sale price



Desire to move if a dwelling that meets their desires would be present



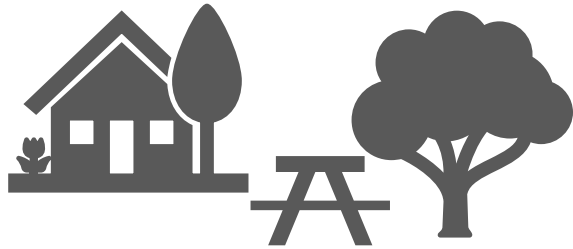
■ Desire to move

■ Potentially a desire to move

■ No desire to move

Extent of interest to in housing types with common spaces

Dwelling with common spaces



68%

Woongemeenschap



45%

Woongemeenschap with shared domestic spaces



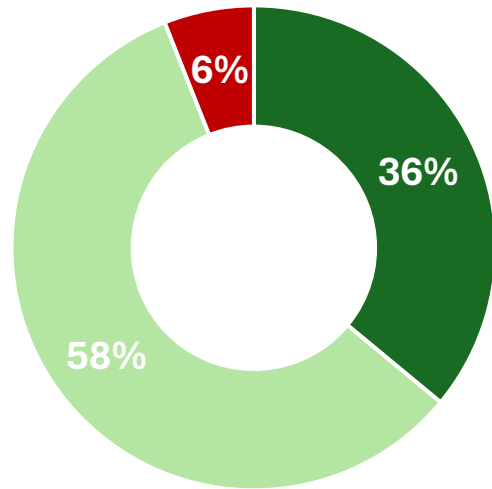
6%

Housing preferences of households that have a desire to move if their desired dwelling would be present

- Common (indoor) space to meet others & common (vegetable) garden
- People of different ages
- Less than 20 households

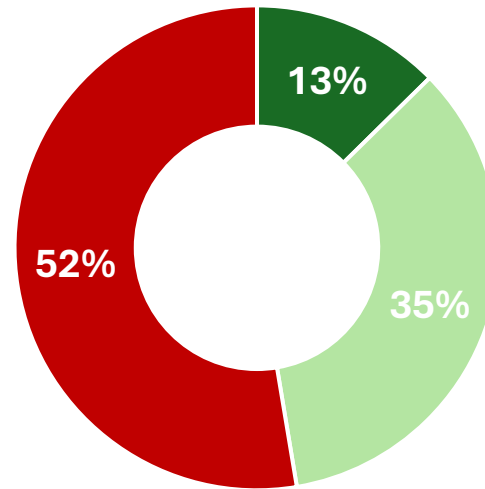
Housing preferences of households that have a desire to move if their desired dwelling would be present

New-built dwelling



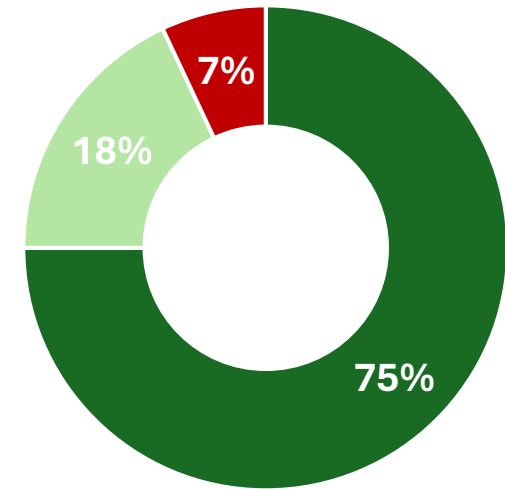
■ Yes ■ Potentially ■ No

Interest to self-develop



■ Yes ■ Potentially ■ No

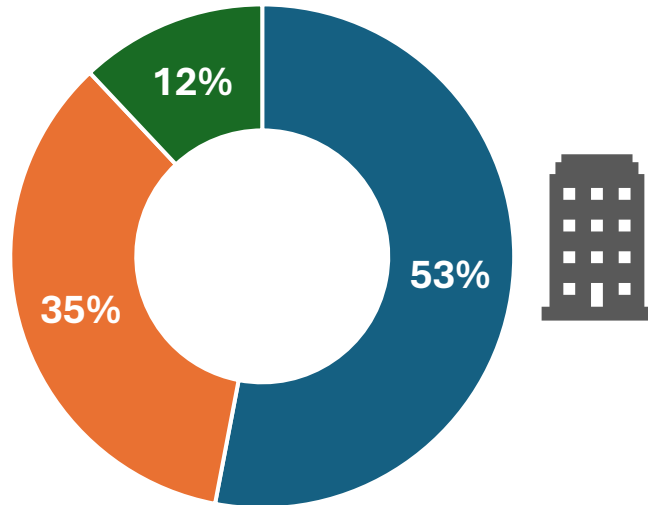
Life-cycle proof dwelling



■ Yes ■ Potentially ■ No

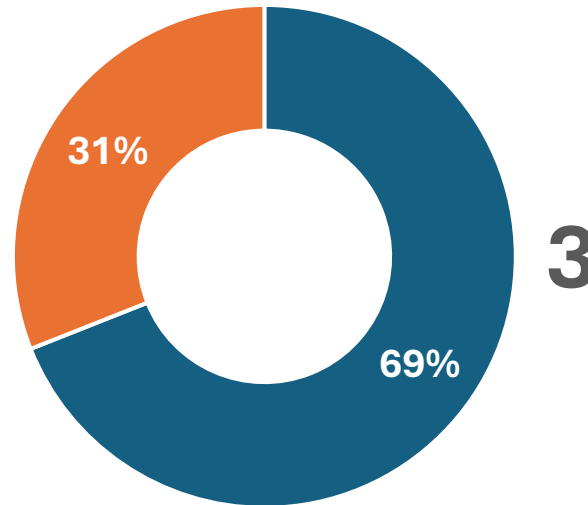
Housing preferences of households that have a desire to move if their desired dwelling would be present

Dwelling type



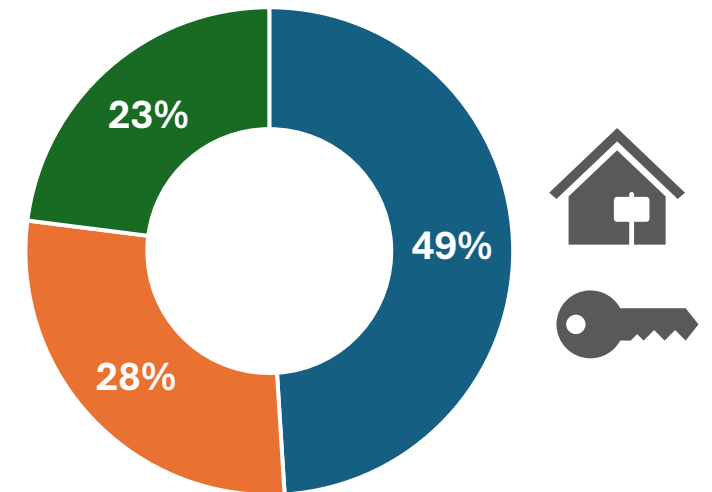
■ Apartment ■ Single family ■ other

Number of rooms



■ 3 or less ■ 4 or more

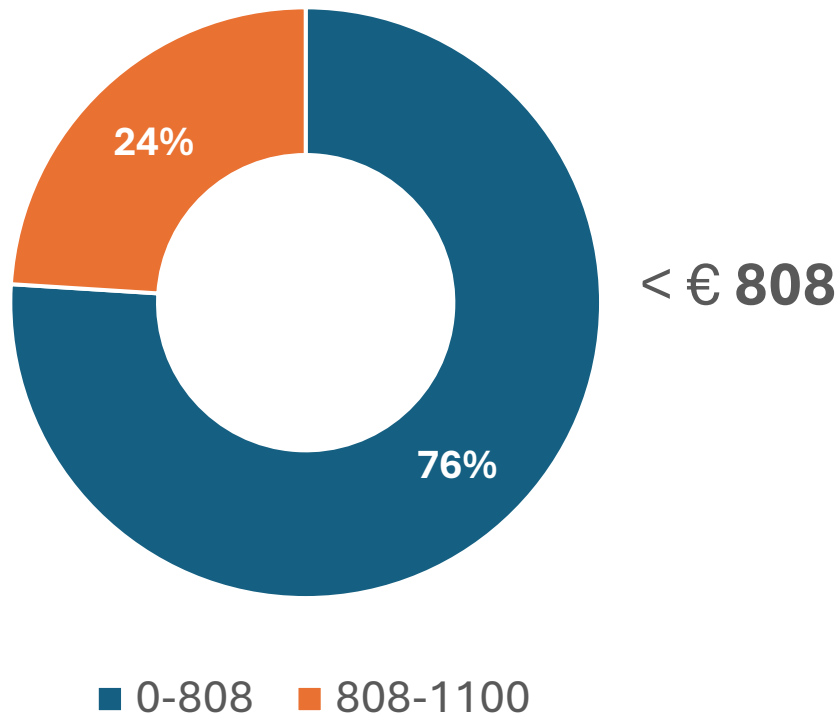
Tenure type



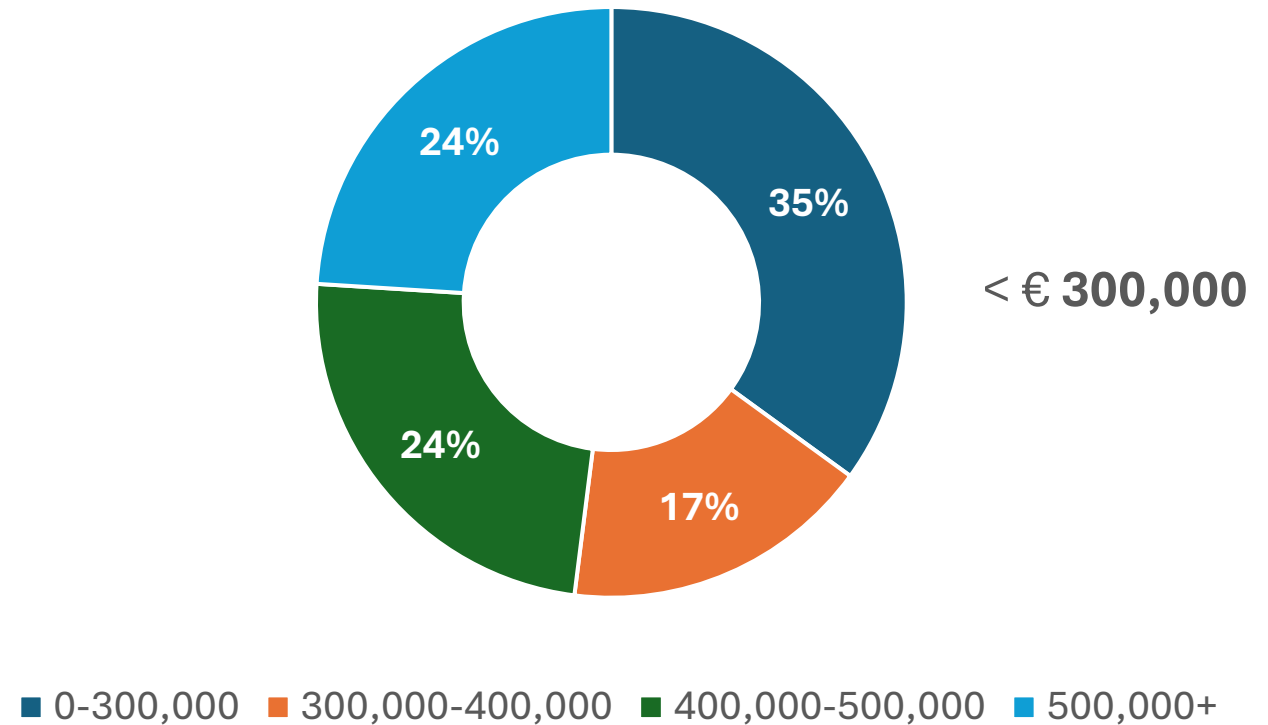
■ Owner-occupied ■ Rental
■ No preference

Housing preferences of households that have a desire to move if their desired dwelling would be present

Maximum rent price

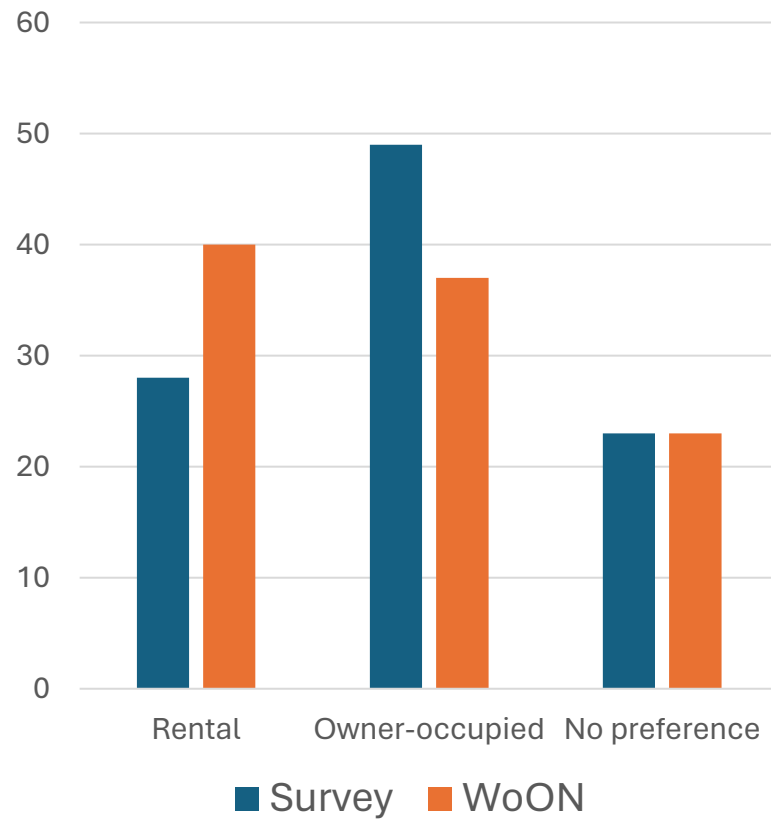


Maximum for sale price

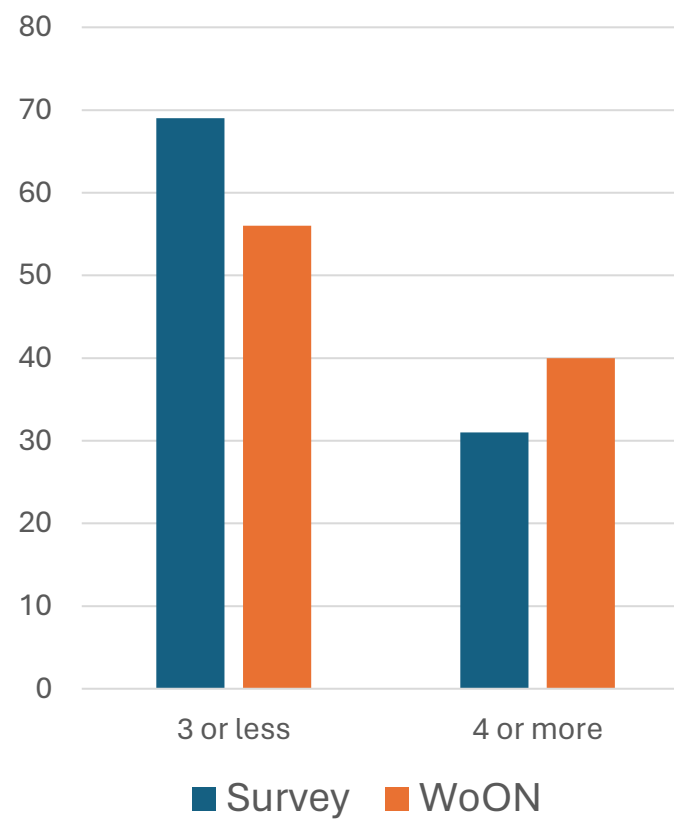


Comparison of housing preferences: WoON & survey

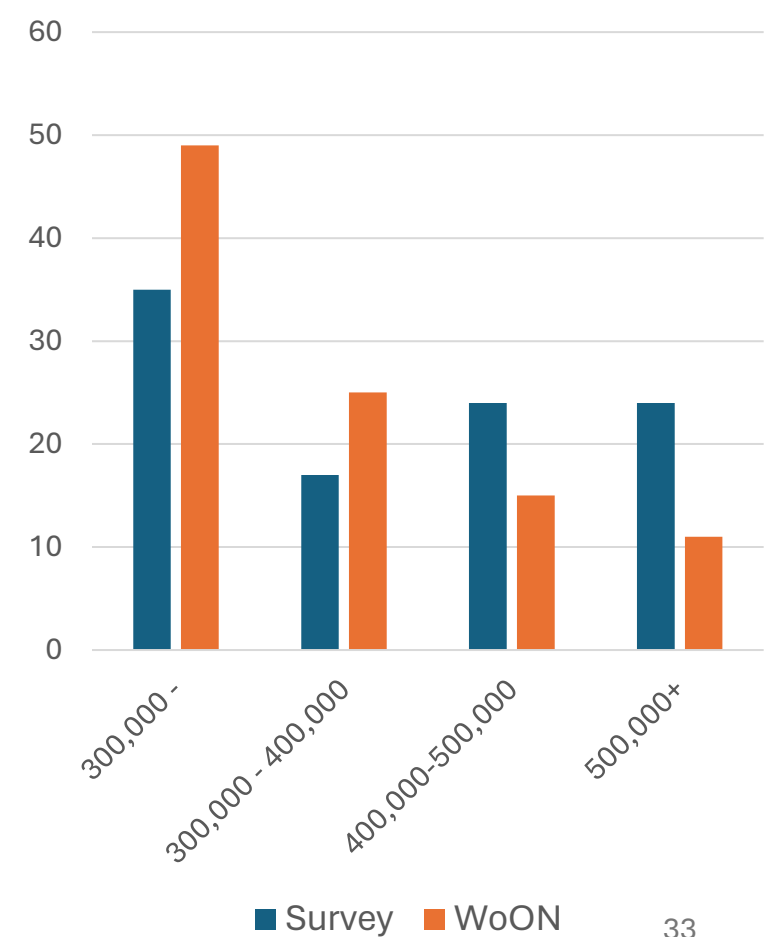
Tenure type



Number of rooms



For sale price



Conclusion and discussion

Conclusion and discussion

- Noteable share of people have a desire to move would a dwelling that meets their desire be present
- Preferences :
 - More owner-occupied
 - Lower number of rooms
 - Higher for sale price
- Interest in housing types with common spaces

Conclusion and discussion

- Limitations
- Recommendations:
 - Research
 - Practice

A photograph of a row of modern, multi-story brick houses with gabled roofs and balconies, situated along a canal. The houses are built with reddish-brown bricks and have large windows. Some balconies have glass railings and potted plants. The canal is in the foreground, and there are green trees and foliage on the right side of the frame. The sky is blue with some light clouds.

Thank you!

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