

# New items: Expected Living Arrangement during Service Provision – Rented Dwelling / Sector of Landlord



This new item is included in all community-based assessments (except the Community Health Assessment).

If the assessor codes that the person lives in a 'Rented dwelling', the 'Sector of Landlord' item will automatically appear for coding.

Assessment Type	Rented Dwelling item location	Sector of Landlord item location
Contact Assessment	B3b	B3c
Home Care Assessment	A13d	A13e
Palliative Care Assessment	A16b	A16c

## Rented Dwelling

### Intent

To determine if a person is living in a rented dwelling.

As a person ages or has increased vulnerability, reliance on rented accommodation can cause additional stressors, such as competing for and securing affordable adequate housing, having choices over whom they cohabit with, the length of tenancy and the risk of having to move. This can add additional stress if the person is reliant on formal or informal supports and services close to where they live, such as a medical centre, home supports services or supports provided by neighbours, whanau, family, and friends nearby.

### Definition

A rented dwelling is one in which none of the members of the household own the dwelling (either fully or partially). This means all the persons residing in the dwelling are at risk of having the tenancy ended at some time.

Sometimes people will say that a dwelling is 'owned with a mortgage' or 'in a family trust' or there is a 'license to occupy' or they have an 'occupation right agreement'. These should all be treated as owned (coded 2).

### Process

Ask the person (or if they do not know and there are other adult members of their household),

"Do you or anyone else living here rent this home?"

If yes, code type as 1 and continue to item 2.

If no, ask, "Do you or anyone else living here; own this home, have a license to occupy, or have an occupation right agreement?"

If yes, code 2. If the home is in a family trust of the person or other household member, this is also coded as 2.

If you code 2, this section is complete (you do NOT need to code the Sector of Landlord item).

If the individual does not know, attempt to clarify with the following questions. Stop at the first Yes and code 1, otherwise continue to clarify:

- a) Ask if they pay rent – If yes, code 1
- b) Ask if a family or household member living there pays rent or is allowed to live there rent free by an owner who does not live in the household – if yes, code 1
- c) Ask if any resident has a tenancy agreement that lets them all live in the house – if yes, code 1
- d) Ask if any resident has paid bond that lets them all live in the house – if yes code 1
  - If it is still not clear, code 8.

## Coding

**1. Rented dwelling** – Rented dwellings may include rooms, houses, flats, apartments, boarding houses, and informal dwellings such as caravans, sheds, or garages.

**2. Dwelling owned or partly owned or held in a family trust** – The assessed individual does not need to be the owner of the dwelling, but one member of the household must be an owner of the dwelling.

**8. Unable to determine** – The person declines to provide an answer, does not know, or other sources of information do not clarify.



**Note: If you are completing a Palliative Care Assessment for a resident living in Aged Residential Care, code 8. Unable to determine.**

## Sector of Landlord

### Intent

To determine who is the landlord of a rented dwelling. Only code this item if Rented Dwelling was coded as '1'.

### Definition

The landlord is the owner of the property in which the assessed person is living. The person may or may not have signed a tenancy agreement. This makes no difference to the coding of the Sector of Landlord.

### Process

Ask the person "Who owns this rental property"? Record the person's response or offer response choices in turn until an affirmative answer is given. If the person cannot answer, seek information from the person's whānau/family or other household members.

## Coding

**1. Private person, trust or business** - Any individual, trust (such as Masonic or Abbeyfield), Iwi, community housing provider, or not-for profit or for-profit company. Where person says a property manager such as a real estate agent or a letting agency or property company such as Quinovic, this code should be used. This should also include homes owned by an employer of one of the residents.



**2. Local authority or city council** - Often known and as council or pensioner housing. Note some councils have put the management of their council housing with a community housing provider or trust. If this is the case and the respondent is aware of management by a trust, use code 1 ('private person trust or business').

**3. Housing New Zealand** - a dwelling provided by the state housing provider. This will typically be referred to as Housing New Zealand, but some people might refer to the landlord as Housing New Zealand Corporation or Housing Corporation of New Zealand or simply as a 'state house'.

**8. Unable to determine** - Use this code if the person cannot answer or declines to provide an answer or no one else in the household is willing or able to specify the landlord.

## Example




**A13d. Rented Dwelling**

Ask the person (or if they do not know and there are other adult members of their household) "Do you or anyone else living here rent this home?"

- ☒ **Rented dwelling** – Rented dwellings may include rooms, houses, flats, apartments, boarding houses and informal dwellings such as caravans, sheds or garages. (1)
- ☐ **Dwelling owned, or partly owned, or held in a family trust** – The assessed individual does not need to be the owner of the dwelling, but one member of the household must be an owner of the dwelling. (2)
- ☐ **Unable to determine** – The person declines to provide an answer, does not know, or other sources of information do not clarify. (8)

**A13e. Sector of Landlord**

Ask the person, "Who owns this rental property?"

- ☐ **Private person, trust or business** – Any individual, a trust such as the Masonics or Abbeyfield, iwi, a community housing provider or a not-for-profit or for-profit company. Where a person says a property manager such as a real estate agent or a letting agency or property company such as Quinovic, this code should be used. This should also include homes owned by an employer of one of the residents. (1)
- ☒ **Local authority or city council** – Often known as council or pensioner housing. Note some councils have put the management of their council housing with a community housing provider or trust. If this is the case and the respondent is aware of management by a trust, use code 1 ('private person, trust or business'). (2)
- ☐ **Housing New Zealand** – A dwelling provided by the state housing provider. This will typically be referred to as Housing New Zealand but some people might refer to the landlord as Housing New Zealand Corporation or Housing Corporation of New Zealand or simply as a 'state house'. (3)
- ☐ **Unable to determine** – Use this code if the person cannot answer or declines to provide an answer or no one else in the household is willing or able to specify the landlord. (8)

**For help with completing assessments, click the 'i' icon in the interRAI assessment software to access the 'Section Help' information.**

