

## **Different types of housing options for older people**

A key priority for Hart District Council is to ensure the widest possible choice of options for older people regarding their housing as we believe it should be for the individual to choose the type of accommodation most suitable for them. Below is a list of the various types of accommodation that are available in the Hart District.

### **Private Sector Housing:**

As with all groups in the District requiring housing there is a requirement for private housing to buy and lease specifically for older people as there is to rent including properties at an affordable rent.

If older people wish to stay in their own homes there are various sources of assistance available such as:

- Hart District Council can provide Disabled Facilities Grants (DFGs) for adaptations
- Hart District Council can provide Minor Works Grants
- Signpost to equity release or loan schemes
- Signpost to the Home Improvement Agency for advice and to access alternative sources of funding

### **Extra Care Housing:**

'The Extra Care Housing – what is it?' document produced by the Department of Health in August 2004 explains that extra care housing is mainly aimed at allowing older people to age in place. The Housing LIN state in their document; 'Extra care housing aims to provide you with a home for life'

The housing provided is not an institution and should be designed to help people care for themselves and promote independent living for as long as they wish. Ultimately this type of accommodation should be a real home for the resident.

It provides security and privacy with a range of services on the premises, with 24 hour care services available if needed. The scheme should be capable of providing care up to and including high levels of nursing care.

Extra care housing can include different types of accommodation such as bungalows or flats to buy, rent, part-buy, part-rent or lease and provides accommodation for a variety of residents with a mixture of support requirements.

They are also able to provide intermediate care, rehabilitation services, day centre activities, floating support (for local older people requiring a bit of help) and a range of social activities.

Features that one would expect to see as part of an Extra Care Housing Scheme:–

- Resident has legal right to occupy
- Allocation through an inter-disciplinary panel operating to agreed criteria
- Dedicated care arrangements integrated with the management of the scheme as a whole
- Residents agree the contract for services as part of their tenancy/ownership
- Facilities and programmes to emphasise learning, personal growth and peer support
- Individual accommodation designed to enhance independence and privacy
- A range of social and recreational facilities

### **Sheltered Housing:**

This is housing which is purpose built or converted exclusively for sale or rent to elderly people with a package of estate management services. They generally consist of grouped, self-contained accommodation with an emergency alarm system, usually with communal facilities and low levels of support from either a resident warden or a warden in office.

### **Residential care:**

This is where residents have 24 hours a day assistance with personal care, such as bathing and dressing, and some also provide nursing care from qualified nurses. They offer the level of personal care that a caring relative might provide. Staff may when necessary, ask a community nurse to visit to give a resident the kind of help that they would get if they were living in their own home, for example, changing dressings or giving injections. This kind of accommodation is not self contained.

Many people delay moving into a care home for as long as possible because of the financial implications for those with additional income, savings or

assets such as their own home. Hampshire County Council has sought to reduce reliance on residential care placement by enhancing and extending the range of support offered to people living in their own homes.

### **Leasehold retirement accommodation:**

Some Housing Associations offer sheltered housing for sale on a 99-year lease to homeowners also offering some units on a "shared equity" basis. A number of commercial providers entered the market notably McCarthy and Stone. They were similar to rented schemes except they didn't have a resident warden service, withdrawn in response to leaseholders concerns about service charges. The market is now buoyant and dominated by private sector providers.

These developments can play an important part in addressing the balance in provision to respond to the shift toward home ownership among older people and their desire to maintain that tenure on their move to specialist accommodation

### **Nursing Home care:**

Some larger nursing homes have been developed specifically as re-provision following the closure of long-stay wards in NHS hospitals.

Nursing homes are generally for those who have some need for frequent nursing attention in addition to social care, a level of care that does not require the constant supervision of a medically qualified person.

### **Co-housing:**

Self-managed housing that is planned and built by groups of older people. It offers each person their own place within a housing complex aiming to provide mutual support and companionship.

### **Retirement Villages:**

Built predominantly by the private sector and modelled on provision developed in the USA. They offer self-contained accommodation and allow residents access to care and support as they get older. They appear to address concerns about security, isolation and future access to care, however, concerns are about the cost, accessibility of such schemes and how desirable estates are that are set apart from the general community.

## Telecare:

Telecare is not a type of housing specifically but it is a range of technology-based solutions to help people with disabilities or mobility issues remain independent within their own homes. Includes a wide range of applications to meet health and social care needs including emergency alarms, movement and environmental risk sensor systems, remote monitoring of health conditions

## More information

If you require any further information regarding older person housing options please feel free to contact the housing services team by any of the methods shown below:

- Telephone Housing Services on (01252) 774420
- Call into the Civic Offices between 9am and 4pm, Monday to Friday
- Write to:

Hart District Council,  
Civic Offices,  
Harlington Way,  
Fleet,  
Hampshire,  
GU51 4AE

- Fax Housing Services on (01252) 774260
- Email Housing Services at [housing.services@hart.gov.uk](mailto:housing.services@hart.gov.uk)
- Visit [www.hart.gov.uk](http://www.hart.gov.uk) or for applying to join the housing register or view available properties visit [www.harthomes.org.uk](http://www.harthomes.org.uk)