

FAREHAM

BOROUGH COUNCIL

Housing for Older People in Fareham: Vision Statement

This document describes Fareham Borough Council's Vision for older persons housing in the Borough.

The Council overarching aim is to provide older people with a range of housing and support options and to help them to maintain their independence to stay in their own home wherever possible.

This aim is supported by the following objectives:-

- To provide a range of housing options for older people including different tenure options
- To review the Council's own sheltered housing and ensure it meets modern standards
- To provide support and adaptations to enable older people to remain living in their home as long as is practicable
- To encourage all new affordable housing developments to be built to Lifetime Homes standards
- To offer energy efficiency advice to older people and to improve the energy efficiency of the Council's existing sheltered housing schemes
- To ensure that appropriate support and care is available to vulnerable older people
- To provide access to emergency alarm systems to assist older people to maintain their independence.

Central to the Council's Vision for housing for older people is the adoption of a 'Core and Cluster' approach to purpose built schemes in the Borough. This model identifies the largest housing scheme in a locality and links it with nearby smaller schemes for the purposes of managing support services, and co-ordinating events. It is the Council's intention that there should be a Core scheme offering good quality accommodation in each part of the Borough.

The cornerstone of the Vision is the provision of good quality schemes in the heart of local communities, which are able to cater for the housing, support, and care needs of residents. The ideal size of these Core schemes is between 30 and 40 flats with good quality communal facilities that are 'outward looking' inasmuch as they can be opened up to the wider community.

This is easier to achieve in new schemes as these can be designed from the outset with a view to creating "progressive privacy" within the scheme whereby the communal facilities are designed to be made use of by the public as well as residents, but the main residential areas are kept private and secure. Communal facilities may include a café, hairdressers, a small shop, chiropodist, etc. Future new schemes will be designed from the outset to incorporate the use of communal

facilities by the wider elderly community.

Housing for older people should be 'fit for purpose' and encourage independence. Accommodation should provide a safe environment and be accessible to the end user. Although many older people can manage stairs, as someone becomes frailer the risks associated them can result in a higher risk of falls and hospital admissions. Therefore accommodation above the first floor should be serviced by a lift. Core schemes should be designed so that the needs of wheelchair users can be catered for. Any new core schemes should also provide a choice of 1 bedroom and 2 bedroom accommodation to provide for a variety of needs.

Currently there is limited choice available to older people in the Borough as the majority of older persons housing is either Council owned sheltered housing or private sector apartments built by the specialist developers and designed for the "active elderly". The majority of Council owned stock is of a similar age and design, which fails to provide an attractive option for households who may wish to downsize.

The Vision for the future is to create more mixed tenure schemes which will give local people a wider choice of options. No existing schemes will be remodelled but mixed tenure will be considered as part of a wider viability assessment for any new schemes built in the future.

Core schemes need to cater for varying levels of need and support. Tailoring support services to the individual rather than to the scheme itself helps to ensure that this can be achieved. This approach to support provision encourages independence and could help to ensure the Council's own older persons schemes are made up of people with a mix of varying ages and needs. The Councils Vision is to create a balance of care and support needs within each scheme.

Housing management costs should be clearly separated from rental obligations to enable care and support service to be tailored to individual needs. It also enables flexibility with respect to the support provider which will encourage greater competition in the sector and improve standards.

The Cluster schemes are intended to be tailored more towards the active elderly and will include accommodation types such as bungalows or flats without communal facilities. Access to the facilities at the Core scheme will be encouraged as people become frailer, with priority being given to anyone needing to move.

The illustration in Appendix A sets out how the Council's schemes along with some larger schemes owned by Partner Registered Providers, make up the Core and Cluster approach across the Borough.

There are 3 parts of the Borough that are not presently services by a Core scheme; Warsash, Whiteley, and Welborne. Any opportunities for new schemes in these areas shall be explored as they arise. The Council intends to deliver a retirement housing scheme as part of the Coldeast development in Park Gate. This will become the Core scheme for that area.

The majority of cluster schemes are under a mile away from the Core scheme. Core

schemes should have a good range of communal facilities and these could be made available to other tenants in nearby schemes and they will be invited to attend any communal events in the main scheme. This will hopefully encourage tenants to become familiar with the larger scheme and they may find it easier to move there when they become frailer. It is also proposed that the mobile Sheltered Housing Officers would be more strongly linked to the Core Scheme.

In addition to the schemes listed in Appendix A there are a small number of retirement housing schemes in the Borough which cater for a range of different needs. These schemes do not currently form part of the recognised core and cluster groupings but nonetheless continue to make an important contribution to the Council's overall mix of older person's accommodation. In most instances the schemes operate independently from the Council's Strategic Housing services and as such residents wishing to secure a placement will need to register directly with the scheme provider rather than via the Council's Housing Waiting List. Further details are provided in Appendix B.

APPENDIX A: FBC CORE & CLUSTER SCHEMES

<p>Fareham North Collingwood Court 101 units</p>	<ul style="list-style-type: none"> • Frosthole Close (0.5miles) • Nashe Way (0.4 miles) • Hillson Drive (0.5 miles)
<p>Fareham South Barnfield Court 146 units</p>	<ul style="list-style-type: none"> • Trafalgar Court (1 mile) • Coniston Walk (0.4 miles) • Western Court (0.8 miles)
<p>Park Gate Coldeast Scheme 150 units</p>	<ul style="list-style-type: none"> • Holly Hill Mansion (1 mile) • Northmore Close (1.1 miles) • Beverley Close (1.1 miles) • Locks Farn (1.7 miles) • Roxburgh House (2.1 miles) • Raglan Court (0.5 miles) • Birchen Close (1.1 miles)
<p>Portchester Assheton Court 89 units</p>	<ul style="list-style-type: none"> • Garden Court (0.4 miles) • King George Road (0.6 miles) • Norman Close (0.7 miles)
<p>Stubbington Crofton Court 164 units</p>	<ul style="list-style-type: none"> • Melvin Jones (0.9 miles) • Foster Close (1 mile) • Bay Tree Lodge (0.8 miles) • Spencer Court (0.9 miles) • Glamis Court (0.9 miles) *
<p>Titchfield Downing Court 94 units</p>	<ul style="list-style-type: none"> • Lincoln Close (1 mile) • Chapelside (1.8 miles)

Warsash
Foy Gardens
20 units

- No additional schemes

Welborne
To be confirmed

- To be confirmed

APPENDIX B: Additional Registered Provider Schemes in the Borough

Abbeyfield Housing www.abbeyfield.com

- Abbeyfield Fareham Society, Fareham PO16 0BY
Sheltered Housing 15 units
- Abbeyfield Court, Locksheath, Southampton SO31 6BF
Retirement Housing 16 units

Hanover Housing www.hanover.org.uk

- Northwood Square, Fareham, PO16 7LX
Retirement Housing
- White Lodge Gardens, Fareham, PO16 7UR
Retirement Housing
- Cedar Court, Fareham, PO16 7UR
Retirement Housing

Portsmouth Rotary Housing Association www.prha.co.uk

- Stacpoole House, Fareham, PO16 7DZ 6 units
- Elidor House, Fareham, PO16 7EJ 4 units