



Housing Options for Older People



GOSPORT
Borough Council

ABOUT THIS LEAFLET

This leaflet provides information and advice about housing choices for older people in Gosport. It also lists agencies that may offer help to resolve housing problems.

This guide includes information about:

- services for people who may wish to make their present home more comfortable and easier to manage
- alternative accommodation for those thinking of moving
- support services.
- ways of helping you to stay in your current home
- help and advice about your options for moving and the support available
- how to apply for social housing
- sheltered housing/retirement housing options
- extra care schemes and who is eligible
- other options

We hope that you find this leaflet useful. Any comments you may wish to make to improve it are welcome, and will be considered when it is next reviewed.



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KEY ORGANISATIONS

There are several key organisations who provide housing advice and information.

Age Concern (Gosport) provides advice and information for older people, including a drop-in service at Gosport Voluntary Action. Please ring to check times.

Tel : 023 9260 4699

Age UK is an international charity who aims to improve later life for everyone through providing information and advice, campaigns, products, training and research.

Visit: www.ageuk.org.uk

Tel: 0800 169 6565

AWARDS (Ageing Well, Advocacy, Respect, Dignity, Support) services for older people provided by Gosport Voluntary Action. Services include befriending, help with shopping, cleaning, small home repairs and decorating, and short-term advocacy to assist with particular issues.

Visit: www.gosport-voluntary-action.org.uk

Tel: 023 9252 6323

Citizens Advice Bureau offers free, impartial, and confidential advice on a range of issues including housing and benefits.

Visit: www.gosportcab.org.uk

Telephone Advice: 03444 111 306

Tel: 023 9252 0112 (to check drop-in times)

EAC (Elderly Accommodation Counsel) provides a housing advisory service and has an online database of information for accommodation in the UK for older people.

Visit: www.eac-org.uk

Tel: 0800 377 7070

FirstStop offers advice for older people on housing, care and support, and financial matters.

Visit: www.firststopcareadvice.org.uk

Tel: 0800 377 7070

Gosport Borough Council operates the Gosport Choice Housing Register and provides housing advice or information, as well as housing-related support services for older people.

Visit: www.gosport.gov.uk

Tel: 023 9258 4242

Hampshire County Council Adult Services provides information and advice for older people relating to health & wellbeing, meal provision, safety, access to social care, support to remain independent in the home and more.

Visit: www.hants.gov.uk/socialcareandhealth/adultsocialcare

Visit: www.connecttosupporthampshire.org.uk

Tel: 0300 555 1386

OPAL (Older People's Area Link) is run by trained volunteers from Age Concern Hampshire, providing help and support to find information about local services.

Visit: www.ageconcernhampshire.org.uk/our-service/older-peoples-area-link.html

Tel: 0800 328 7154

60+ Directory is an information guide which lists organisations or services relevant to older people relating to health, care, maintaining independence, accommodation, leisure, money, safety and transport. Search '60+ Directory' on the Gosport Borough Council website. Visit: www.gosport.gov.uk



HOUSING OPTIONS

What choices do you have?

- Stay in your home but adapt your property or the support you receive to make life easier
- Purchase another house, flat or bungalow, using the money from the sale of your present home
- Release funds from your current home (if you are a home owner)
- Move in with family or friends
- Rent a retirement property
- Move into a residential or nursing home if you need care and support

DO I HAVE TO MOVE HOME?

There are a few things to consider which may help you to decide whether or not moving is the right choice for you. With a few adaptations to your home or the right support in place, you may not need to move.

If you decide that your current home is unsuitable for your needs and that you cannot adapt it sufficiently to meet your requirements, you may wish to consider moving home.

Your current housing situation and other needs may influence the choices available to you.

Renting your home:

If you are a Gosport Borough Council Tenant or Registered Social Housing Tenant:

Talk to your landlord about your options, this may include applying for a transfer to more suitable accommodation.

Depending on your tenancy, you may be able to exchange (swap your home) with another tenant through the 'HomeSwapper Scheme'. Speak to your landlord or visit the HomeSwapper website.

If you are:

- *renting from another landlord*
- *living with family or friends*
- *own a mobile home*
- *homeless*

Seek advice from Gosport Borough Council's Housing Options service or contact Citizens Advice Bureau.

Own your own home or have a mortgage:

If you are a homeowner and have a property to sell, consider getting it valued as a first step. Knowing the value of your home is important and may help you decide whether you are planning to rent or buy a property. Any good estate agent will provide a valuation free of charge even if you are not ready to place your property on the market.

If you own your home but want to move to a rented flat or bungalow, do not sell until you have found a new home to live in.

Contact details or for more information about:

Homeswapper Scheme

Visit: www.homeswapper.co.uk

Citizens Advice Bureau

Visit: www.gosportcab.org.uk

Telephone Advice: 03444 111 306

Tel: 023 9252 0112 (to check drop-in times)

To rent privately or sell a property – contact your local estate agencies. Alternatively, visit the rightmove website for a quick search of up to date information of what's available in the area to rent privately or buy.

Visit: www.rightmove.co.uk



CAN I STAY IN MY OWN HOME?

Help is available to enable older people to remain independent without the need to move home.

Disabled adaptations to my home

Disabled adaptations can be equipment or alterations to your home that enable you to have easier access around your home and garden. Depending on your needs, this might include grab rails, equipment to help you get in the bath, stair lifts or alterations to some rooms or major improvements.

An Occupational Therapist will assess your needs and make a recommendation about what improvements are necessary and they will liaise with relevant organisations.

Your current housing and financial situation will determine how you can access funds for adaptations to your home. If you are renting your home, speak to your landlord. If you own your own home speak to your Occupational Therapist about the options available to you.

Contact Number for Occupational Therapy: 0300 555 1375

Support to help you stay in your home

If you want to stay in your current home but may need a little extra help, there are a range of services available to you such as:

- help to maintain your home
- providing meals
- help with shopping and housework
- personal care
- providing social contact

There are also support agencies that can provide regular welfare visits as well as offering a community or pendant alarm service. A community or pendant alarm is a telephone based alarm system giving help, support and security.

Contact Adult Services on 0300 555 1386

Equity Release

Equity release is a way of raising money against the value of your home. It is vital to take independent financial advice before signing up to a scheme, to make sure you consider all the possibilities and implications.

Equity release is where you borrow money against the value of your home but you pay nothing back until your home is sold – either after your death or if you go into a care home.

Equity Release is a big decision and might not be the best or only option for you. Think of other ways to raise money such as moving to a smaller property or checking all the benefits you are entitled to.

Please refer to Age UK for more information www.ageuk.org.uk
Telephone: 0800 169 6565.

Feeling safer in your home

The Bobby Scheme is a free service providing advice on home security for vulnerable or older people. The service can include the fitting of new locks, door chains, spy holes and key safes. Call 0300 777 0157.

Winter fuel payments

This payment is given by the government to anyone over 60 to help with the additional cost of heating and lighting over winter. Call 08459 151 515.



The following organisations can provide help and advice, to help you stay in your own home.

Occupational Therapist (OT Direct)

Visit - www.hants.gov.uk

Tel - 0300 555 1375

Home loan – contact the **Parity Trust**

Visit - www.paritytrust.org.uk

Tel - 023 9237 5921

Hampshire County Council can provide a range of advice or services to help you manage day-to-day tasks.

Visit - www3.hants.gov.uk/adult-services

Tel- 0300 555 1375

Gosport Community Alarm Service provided by Gosport Borough Council

Visit – www.gosport.gov.uk

Tel – 023 9252 9308

AWARDS (Ageing Well, Respect, Advocacy, Dignity, Support)

services provided by Gosport Voluntary Action

Visit - www.gosport-voluntary-action.org.uk

Tel - 023 9252 6323



RENT OR BUY – what are my options?

Social Housing

The Council manage the 'Gosport Choice Housing Register' which is a list of people who wish to rent a home in Gosport from either the Council or a partner Housing Association. Your housing and other needs will be considered and you will be allocated points.

Properties available to rent are advertised on a weekly basis and applicants must express an interest, known as 'bidding'. Applicants with the highest priority will be offered the property. This service is free.

Private Renting

You can find information about properties available to rent from a private landlord using local newspapers, websites, and estate or lettings agents. As well as rent, there are other costs to consider including a deposit, management or administration fee, and sometimes service charges. You should check these costs before signing a tenancy agreement, as well finding out who is responsible for repairs and maintenance.

Private rented accommodation is usually let on an assured shorthold tenancy for a minimum period of six months. Make sure you speak to your landlord or letting agent about the length of tenancy and ask about periodic charges to renew a tenancy agreement. If you require adaptations to a property then make sure these can be done before signing a tenancy agreement.

Sheltered or Retirement Housing

There are different types of sheltered or retirement housing but they are specially designed for people aged over 60. Typically, this type of housing provides a 24-hour emergency response service (pendant and/or pull cord alarm), and staff to assist. Staff are not always based at schemes - check this with the housing provider.

Sheltered or retirement housing is independent living but with the assurance of having a home which is easier to manage, added security and someone to help in an emergency. Accommodation is usually self-contained and schemes generally have communal

facilities which might include a lounge, laundry room, gardens and a guest room.

If you are considering renting a sheltered or retirement property find out about what's available in your area by checking the Elderly Accommodation Counsel (EAC) website or contacting Gosport Borough Council.

If you are thinking of buying a retirement property this information may be available on the EAC website, as well as contacting local estate agents.

At the end of this booklet you will find a list of sheltered or retirement housing in the Gosport area.

Extra Care Housing

There is currently one Extra Care Scheme, Juniper Court, in Gosport which has one and two bedroom apartments available for rent. This type of housing can provide a secure place to live, with care and support on site if needed. Part of the building is also open to the wider community, and services include a restaurant, hairdressing salon and daily activities.

Properties are let via Gosport Borough Council and you must have an eligible housing and care or support need. You must also have a care assessment carried out by Adult Services. Call them on 0300 555 1386.

Buying a home

If you are buying a home there are several things to think about. As well as the usual consideration of property type, size, price and location - consider long term issues which might affect the type of housing you will need. This could include access to amenities, such as shops or a GP surgery; any disabled adaptations you need now or in the future; proximity to support from family, friends or carers; and whether or not the property is near to public transport.

Residential or Nursing Care Homes

Residential care homes (with or without nursing) are suitable for people who require specialist care. Help may be available to

pay for residential or nursing care and this should be checked before accepting a placement. Help in finding the right care home is available from health and social care professionals, dependent upon individual circumstances. An annual 'Guide to Residential Care' is available from Hampshire County Council, or you can go onto the 'connect to support' website at www.connecttosupporthampshire.org.uk

The following organisations can provide help and advice.

Gosport Choice Housing Register managed by Gosport Borough Council

Visit - www.gosport.gov.uk

Tel – 023 9254 5476 (Housing Options)

Elderly Accommodation Counsel (EAC) housing advisory service

Visit – www.eac-org.uk

Tel – 0800 377 7070

Hampshire County Council

Visit - www3.hants.gov.uk/adult-services

Tel- 0300 555 1375



Sheltered Housing in Gosport

The following is a list of sheltered or retirement housing in the Gosport area.

Sheltered or retirement housing is often independent living with support if needed. As well as a self-contained unit within a scheme, most have shared facilities and these might include a communal lounge, gardens, laundry, guest facilities and access to a lift. There is usually an age criteria to be eligible for a home within a scheme and you should check with the individual landlord. If you have a pet and would like it to remain with you when you move, then check with the landlord as not all will allow pets.

Properties to rent

Scheme name and location	Landlord and contact details
Alec Rose/Slocum House The Anchorage (Town)	Gosport Borough Council Tel – 023 9254 5453 www.gosport.gov.uk
Bartlett Court Elmore Road Lee-on-the-Solent	Guinness Hermitage Housing Tel – 0300 303 8034 www.guinnesspartnership.com
Behrendt House Behrendt Close (Forton)	Gosport Borough Council Tel – 023 9254 5453 www.gosport.gov.uk
Cessac House The Redan (Alverstoke)	Church of England Soldiers', Sailors' & Airmen's Housing Association (CESSA) Tel 023 9282 9319
Elizabeth Court Camden Street (Forton)	Thorngate Almshouse Trust Tel – 023 9253 4999

Fortune House Chilworth Grove (Leesland)	Gosport Borough Council Tel – 023 9254 5453 www.gosport.gov.uk
Gloucester House Holly Street (Town)	Gosport Borough Council Tel – 023 9254 5453 www.gosport.gov.uk
Home Heights Franklin Road (Rowner)	Housing 21 Tel – 0370 192 4000 www.housing21.co.uk
Homefort House 82 Stoke Road (Town)	Retirement Homesearch Tel – 0333 321 4060 www.retirementhomesearch.co.uk
Juniper Court Cunningham Drive (Bridgemary)	Guinness Hermitage Housing Tel – 0300 303 8034 www.guinnesspartnership.com
Melrose Gardens Station Road (Brockhurst)	Thorngate Almshouse Trust Tel – 023 9253 4999
Neptune Court Stocker Place Bridgemary	Agamemnon Housing Association Tel – 023 9238 7086
Norfolk House 130 Brockhurst Road	Retirement Homesearch Tel – 0333 321 4060 www.retirementhomesearch.co.uk
Pembroke Court The Fairway Rowner Lane	Anchor Housing Tel – 0808 102 4070 www.anchor.org.uk
Privett Farm House 138 Privett Road	Abbeyfield Tel – 023 9250 3304 www.abbeyfield.com
Bungalows at Queens Close, Behrendt Close and Cunningham Drive	Gosprt Borough Council Tel - 023 9254 5453



Housing Options for Older People

Raglan Court Gordon Road (near Town)	Raglan Housing Association Tel – 0800 011 6420
Spring Court Spencer Drive Lee-on-the-Solent	Southern Housing Group Tel – 0845 612 0021
Swan Court 89 Wych Lane (Bridgemyary)	Southern Housing Group Tel – 0845 612 0021
Tamar House 10 Beech Grove (Alverstoke)	Abbeyfield Tel – 07968 899 805 www.abbeyfield.com
The Curve Peel Common Lee-on-the-Solent	Hanover Tel – 01480 475 069 www.hanover.org.uk
Thorngate Court Inverness Road	Thorngate Almshouse Trust Tel – 023 9253 4999 www.thorngate.org.uk
Victory Court 79a Beauchamp Avenue (Bridgemyary)	Agamemnon Housing Association Tel – 023 9238 7086
Woodlands House Chestnut Walk (Elson)	Gosport Borough Council Tel – 023 9254 5453 www.gosport.gov.uk
Woodside 6 Cooley House Wych Lane (Bridgemyary)	Hanover Tel – 01480 475 069 www.hanover.org.uk
White House Northcott Close	God's Port Housing Society Tel - 023 9251 0016

Properties to buy

Scheme name and location	Landlord and contact details
Alver Quay Prince Alfred St (Town)	Anchor Housing Tel – 0808 271 9180 www.anchor.org.uk
Alverstoke Court Church Road	Retirement Lease Housing 01252 356 000
Anchorage Court Lee-on-the-Solent	Fiftysplus 01488 668 655
Canberra Court Privett Road	Retirement Homesearch Tel – 0333 321 4060 www.retirementhomesearch.co.uk
Homefort House 82 Stoke Road (Town)	Retirement Homesearch Tel – 0333 321 4060 www.retirementhomesearch.co.uk
Homeryde House 50 High Street Lee-on-the-Solent	Retirement Homesearch Tel – 0333 321 4060 www.retirementhomesearch.co.uk
Hometide House Beach Road Lee-on-the-Solent	Retirement Homesearch Tel – 0333 321 4060 www.retirementhomesearch.co.uk
Norfolk House 130 Brockhurst Road	Retirement Homesearch Tel – 0333 321 4060 www.retirementhomesearch.co.uk
Pearce Court George Street (Town)	Anchor Housing Tel – 0808 271 9180 www.anchor.org.uk
Pilbrow Court Canberra Close	Retirement Homesearch Tel – 0333 321 4060 www.retirementhomesearch.co.uk
Robinson Court Beach Road Lee-on-the-Solent	Retirement Homesearch Tel – 0333 321 4060 www.retirementhomesearch.co.uk
Viewpoint Harbour Road	McCarthy and Stone 0800 310 0860

Gosport Borough Council is committed to equal opportunities for all.

If you need this document in large print, on tape, CD, in Braille or in another language, please ask.

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Gosport Borough Council
Town Hall, High Street
Gosport
Hampshire
PO12 1EB

Tel: (023) 9258 4242



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