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Tel: (023) 9258 4242

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



# Housing Options for Older People



### 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.



**MY USEFUL NUMBERS**

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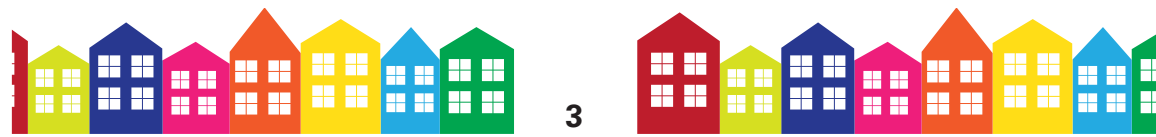
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**KEY ORGANISATIONS**

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](http://www.ageuk.org.uk)  
Tel: 0800 555 6112

**Citizens Advice Bureau** offers free, impartial, and confidential advice on a range of issues including housing and benefits.  
Visit: [www.gosportcab.org.uk](http://www.gosportcab.org.uk)  
Telephone Advice: 0808 278 7903  
Tel: 023 9252 0112 (to check drop-in times)

**Disabled Adaptions** Contact the Occupational Therapy team at Adult Services on 0300 555 1378

**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](http://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](http://www.firststopcareadvice.org.uk)  
Tel: 0800 377 7070



**Properties to buy**

Scheme name and location	Landlord and contact details
Alver Quay Prince Alfred St	Anchor Housing Tel – 0808 731 2020
Alverstoke Court Church Road	Retirement Lease Housing 01252 356 000
Anchorage Court Lee-on-the-Solent	Fiftysplus 01488 668 655
Canada House Haslar Road	FirstPort 0333 321 4081
Canberra Court Privett Road	FirstPort Tel – 0333 321 4081
Homefort House 82 Stoke Road	FirstPort Tel – 0333 321 4081
Homeryde House 50 High Street Lee-on-the-Solent	Churchill Estates Tel – 0800 077 8717
Hometide House Beach Road Lee-on-the-Solent	FirstPort Tel – 0333 321 4081
Norfolk House 130 Brockhurst Road	FirstPort Tel – 0333 321 4081
Pearce Court George Street	Anchor Housing Tel – 0808 731 2020
Pilbrow Court Canberra Close	FirstPort Tel – 0333 321 4081
Robinson Court Beach Road Lee-on-the-Solent	FirstPort Tel – 0333 321 4081
Royal Haslar Assisted Living Haslar Road	Royal Haslar 01329 288425
Viewpoint Harbour Road	McCarthy and Stone 0800 201 4811



Raglan Court Gordon Road (near Town)	Stonewater Tel – 01384 471 096
Spring Court Spencer Drive Lee-on-the-Solent	Southern Housing Group Tel – 0300 303 1064
Swan Court 89 Wych Lane (Bridgemaury)	Southern Housing Group Tel – 0300 303 1064
Tamar House 10 Beech Grove (Alverstoke)	Abbeyfield Tel – 07968 899 805 www.abbeyfield.com
The Curve Peel Common Lee-on-the-Solent	Anchor Housing Tel – 0800 731 2020
Thorngate Court Inverness Road	Thorngate Almshouse Trust Tel – 023 9253 4999 www.thorngate.org.uk
Victory Court 79a Beauchamp Avenue (Bridgemaury)	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 (Bridgemaury)	Anchor Housing Tel – 0800 731 2020
White House Northcott Close	God’s Port Housing Society Tel - 023 9251 0016

**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](http://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](http://www.hants.gov.uk/socialcareandhealth/adultsocialcare)  
Visit: [www.connecttosupporthampshire.org.uk](http://www.connecttosupporthampshire.org.uk)  
Tel: 0300 555 1386

**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](http://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.

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
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 – 0800 731 2020 www.anchor.org.uk
Privett Farm House 138 Privett Road	Abbeyfield Tel – 023 9250 3304 www.abbeyfield.com
Spinnaker View Willis Road	Places for People Living Plus 023 9254 5254
Bungalows at Queens Close, Behrendt Close and Cunningham Drive	Gosport Borough Council Tel - 023 9254 5453



### 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 Partnerships Tel – 0303 123 1890 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

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](http://www.homeswapper.co.uk)

##### Citizens Advice Bureau

Visit: [www.gosportcab.org.uk](http://www.gosportcab.org.uk)

Telephone Advice: 0808 278 7903

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](http://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 1378**

**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**

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](http://www.connecttosupporthampshire.org.uk)





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**

Extra care housing enables customers to live independently in their own property with the reassurance of on-site care and support facilities. Spinnaker View and Juniper Court extra care schemes in Gosport have a range of one and two bedroom flats with the benefit of communal lounges and restaurants as well as a team on of on-site carers. To be eligible you must have a housing and care need. Please call **023 9254 5254** for more information.

### **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.

### **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](http://www.ageuk.org.uk)  
Telephone: 0800 055 6112.

### **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**

If you were born on or before 25 September 1956 you could get between £250 and £600 to help you pay your heating bills. This is known as a 'Winter Fuel Payment'. For more information go online: <https://www.gov.uk/winter-fuel-payment>.



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](http://www.hants.gov.uk)  
Tel - 0300 555 1378

**Home Loan – contact the Parity Trust**

Visit - [www.paritytrust.org.uk](http://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 - <https://www.connecttosupporthampshire.org.uk/>  
Tel- 0300 555 1386

**Gosport Community Alarm Service** provided by Gosport Borough Council

Visit – [www.gosport.gov.uk](http://www.gosport.gov.uk)  
Tel – 023 9252 9308

**Gosport Voluntary Action (GVA)** A local independent charity which provides support to remain independent, including a cleaning and befriending service.

Tel - 023 9258 3836  
Email - [mail@gva.org.uk](mailto:mail@gva.org.uk)

**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

