

EXTRA CARE HOUSING IN TEST VALLEY

Extra Care in Test Valley is just one of the Affordable Housing Options available for older people. Extra Care is not residential care, it is sometimes known as Assisted Living, allowing you to remain independent within your own home for as long as possible.

To qualify for Extra Care you must have care needs assessed and identified by Hampshire County Council. You must then either qualify for affordable ownership and be eligible for shared ownership, or qualify for affordable rented housing via Test Valley's Housing Register.

We currently have two Extra Care schemes within Andover, and a brand new scheme opening in Romsey in Summer 2021.

Warner Court, Bishops Way, Andover – a 38 unit scheme, mainly one bedroom flats. A communal lounge, alarm system, hairdressing and communal laundry facilities, as well as mobility scooter storage, are available. The lower age limit for residents is 55 years. The landlord is Sovereign Housing.

Image capture: Jan 2009 © 2016 Google



Warner Court, Bishops Way, Andover

Lion Oak Court, Salisbury Road, Andover – a 52 unit scheme, one and two bedroom flats. All flats have a wet room and are wheelchair accessible. Two lifts, alarm system, communal lounge and dining room, hairdressing and communal laundry facilities, guest facilities, a fully equipped adapted bathroom, as well as mobility scooter storage, are available. No lower age limit. The landlord is Aster Communities.

Lion Oak Court, Salisbury Road, Andover



Warner Court and Lion Oak Court share the same care provider, All Care.

In **Romsey**, we are looking forward to the completion of a new purpose-built Extra Care Housing scheme called **Nightingale Lodge**, in **June 2021**. This scheme will have **37 flats (1 and 2 bedrooms) for affordable rent**, and **17 flats for shared ownership (all 2 bedrooms)**. Accommodation will be on 3 levels, with 2 lifts in the building.

Nightingale Lodge is located on Great Well Drive, Romsey, close to the town centre. Residents will be able to take advantage of a full catering facility for the provision of meals at an extra cost. The scheme is also to have a Living Well Hub (similar to a day care facility) which will be available to those who live in the scheme, as well as the wider community.

As Test Valley Borough Council will have nomination rights for the **37 affordable rent properties**, people who are interested in the new scheme should apply via **Hampshire Home Choice** as outlined below.

However, it's possible that if you are a homeowner, or have income and savings over a certain limit, you could be ineligible for the rented properties. If this is the case, you may wish to consider buying on a **Shared Ownership basis**. This is also known as part buy / part rent, where a person can purchase an agreed share

of the property (usually up to 75% of the market value), and pay rent on the remaining share, together with a service charge.

If you feel that you cannot afford to buy a property outright on the open market, and **Shared Ownership** may be a useful option for you, please first contact **Living Plus** (part of Places for People) on their **sales enquiry number, 01772 667002**.

They will be able to guide you on the Shared Ownership process and the **Help to Buy** scheme for the South of England. **Help to Buy for Older People** is a government scheme, and anyone wishing to buy one of the Shared Ownership properties in Nightingale Lodge must be registered with them.

For further information on the accommodation in **Nightingale Lodge**, please look at the following link from Living Plus: <https://www.livingplus.co.uk/find-a-home/nightingale-lodge/>

In addition, there are a number of private retirement schemes in the borough, for those who are able to buy a property outright, and fund their own care provision. These are advertised for sale either directly by the developers or local estate agents.

Nightingale Lodge will be located on Great Well Drive, Romsey



What does extra care housing look like?

Affordable Extra Care Housing is specialist accommodation which enables people to continue living independently in their own fully self-contained property. The properties will be affordable rented accommodation with a tenancy agreement in place.

In any scheme the main building is accessed via a door entry system which filters visitors. Bathrooms may be a fully adapted wet room, or a bathroom with a level access shower. Some extra care housing is suitable for those residents who use a wheelchair as main rooms, hallways and corridors tend to be more spacious. Each flat has an alarm system consisting of pull-cords in its main rooms, as well as the option of a resident wearing either a pendant or wrist strap personal alarm.

There are opportunities for residents to join in organised social activities, and meet up with neighbours as they wish, whilst still retaining the independence of having their own flat in the scheme. The facilities within an extra care scheme will vary from one scheme to another, but will include features such as lifts, communal lounge, laundry and hairdressing facilities, mobility scooter storage.

What type of care is available?

Care and support services are provided by an in-house care team, who are on site 24 hours a day, 7 days a week, giving each resident their package of care at agreed times during the day.

‘Care’ may include personal care such as washing and dressing, assistance with meals and medication, as well as domiciliary support if required, but it does not include any form of nursing. The cost of care to a resident will be dependent on a financial assessment and the level of care required.

A key benefit of extra care housing is that the high level of services and facilities which are available, allow a resident to increase their care as necessary over time, helping them remain in their home.

How much care will I be given?

A resident’s package of care is identified by the Adults’ Health & Social Care personal assessment of their needs. During each day/night, care is provided on

a planned visit basis at agreed times, other than in an emergency.

How do I pay for extra care housing?

As extra care housing in Test Valley is a form of affordable housing, costs will include rent and service charges, for which financial help could be available through the Welfare System, depending on the individual's financial position. However, the cost of heating, lighting, water and Council Tax is usually paid by the tenant.

Further information on rent and services charges can be provided upon request.

The other main cost is for the package of care required. Some people will have to meet the full cost of their care, whilst others may be asked to make a contribution or not be charged at all. Charges will depend on the person's financial assessment as undertaken by the Adults' Health & Care Team.

STEPS TO TAKE FOR APPLYING FOR EXTRA CARE HOUSING TO RENT:

- People who may be interested in extra care housing for rent, should apply to **Hampshire Home Choice**, which is Test Valley Borough Council's local housing register. Any application received will be assessed in terms of eligibility to join the scheme and demonstrating a local connection to the Test Valley Borough Council area.

Please apply via www.hampshirehomechoice.org.uk

- As this form of accommodation is aimed at people who need some level of subsidised care, **it is also essential that a request for an assessment of care need** is made to Hampshire County Council's Adults' Health & Social Care department. **Tel. 0300 555 1386** or extracare@hants.gov.uk

CONTACT – for further information about extra care housing in Test Valley, to discuss the application process, or other related queries, please contact the **Lettings Team** on **01264 368 000** or via lettings@testvalley.gov.uk