Housing Choices

Discussion Paper 2: A proposed typology of housing and support options

Paper 2 of 4 in the Housing Choices Discussion Series:

Exploring and comparing the characteristics of housing and support arrangements for people with care and support needs

Naomi Harflett, Jenny Pitts, Rob Greig and Helen Bown

NDTi

National Development Team for Inclusion

National Development Team for Inclusion

First Floor
30-32 Westgate Buildings
Bath   BA1 1EF
T: 01225 789135
F: 01225 338017

www.ndti.org.uk

Introduction

The National Development Team for Inclusion (NDTi) has a vision of a society where all people, regardless of age or disability, are valued and able to live the life they choose.

This includes people having choice and control over where they live and the support that they receive. Through our work across the UK with older people, people with learning disabilities and people with mental health problems it has become clear that despite the range of housing options that exists for people with support needs[1], there is still an over reliance on traditional forms of housing and support such as residential or nursing care.

Although current health and social care policy and legislation emphasises person-centred approaches and use of community based options (e.g. the Care Act 2014), and discourages residential settings which are segregated from family and communities, this does not appear to be having a significant impact on current patterns. Indeed, it appears that we are currently seeing a shift away from options that offer choice and control, towards more traditional residential care – with these developments being implemented on the rationale that residential care is lower cost.

In order to stimulate debate about the continued over reliance and possible increase in use of residential care, and to encourage more serious exploration and consideration of alternative options, NDTi have conducted a small piece of work to scope, define and describe the different housing and support options available for older people, people with learning disabilities and people with mental health problems. From this work we are producing a series of short discussion papers which will be shared between January and March 2017 as follows:

- **Paper 1: Cost and cost-effectiveness of housing and support options (January 2017)** – a summary of the evidence available on the cost and cost-effectiveness of residential care compared to other housing and support options, including highlighting significant limitations in the evidence available
- **Paper 2: A proposed typology of housing and support options (February 2017)** – acknowledging that a lack of common understanding of terms and definitions can limit understanding of alternatives to residential care, we propose a typology identifying and describing the different housing and support options
- **Paper 3: Characteristics of housing and support options (March 2017)** – in response to feedback and comments on the proposed typology, this paper will set

---

[1] A description of alternative housing and support options is the focus of paper 2 but includes mainstream rented, home ownership, shared supported housing, Shared Lives, supported lodgings, sheltered housing, extra care housing, retirement village, supported living networks (e.g. KeyRing), intentional communities

out the different characteristics of the housing and support options identified in terms of choice, control, rights and inclusion

- **Paper 4: Policy Recommendations (April 2017) -** we will be inviting comments and responses to each paper through an online forum with the intention of encouraging debate on this increasingly significant subject. The debate generated will be used to inform a final position paper with recommendations for policy and practice development. If sufficient interest is generated, NDTi will also host a roundtable event to take this forward.

Discussion Paper 2: A proposed typology of housing and support options

In the first discussion paper in this series 'What is the evidence for the cost or cost-effectiveness of housing and support options for people with care or support needs?' we concluded that the limitations of the evidence of cost-effectiveness of residential care compared to other housing and support options means that there is not sufficient, reliable evidence on which to inform decisions on the basis of cost. Given this lack of evidence (that residential care is more or less expensive than other forms of housing and support), there is a strong argument that decisions about an individual's housing and support should be based on other factors supported in current health and social care policy – rights, inclusion, choice and control.

In our work with older people, people with learning disabilities and people with mental health problems, one factor that inhibits exploration of alternative housing and support options is a limited awareness of what the different options are. This is exacerbated by the confusing array of terminology used to describe some options, for example supported housing/supported accommodation/supported living/independent living/group homes where these terms can refer to similar or very different types of support.

As a step towards addressing this, we have developed a draft typology which identifies, categorises and briefly describes the housing options available for people with care or support needs who do not live with family. This typology has been developed following a desk-based search to scope all housing and support options for older people, people with learning disabilities and people with mental health problems. It does not include accommodation based options which are not a person's home (e.g. temporary accommodation or accommodation which is primarily for treatment purposes). We have deliberately developed a cross-client group typology on the rationale that, even where an option is currently only or mainly used by one client group, there are few options that could not be considered for people with all needs.

As terminology for different options varies widely between client groups, we have selected terms which best describe the provision. We acknowledge that within in each category and sub category there is a great deal of variation in provision, and that the boundaries between the categories can be blurred.

MAIN CATEGORY	SUB-CATEGORY
Mainstream renting Rented property open to people with and without care and support needs	**Private renting** Property rented from a private landlord
	Social housing Property rented from a local authority or housing association
Home ownership Owned property open to people with and without care and support needs	**Owner occupied** Property owned outright or with a mortgage
	Shared ownership Part owned and part rented property
	Matched home sharing scheme (e.g. Homeshare) The occupier (typically a home owner) offers free or low-cost accommodation to another person in exchange for an agreed level of support
Designated shared housing Shared rented housing for people with specific care or support needs	**Shared housing with no support attached** Shared housing for people with care or support needs where the support provided is separate from the accommodation
	Shared supported housing Shared housing for people with care or support needs where at least some support is provided by the accommodation provider
Supported placement Accommodation where the owner or landlord of the property provides some care or support	**Shared Lives** Someone with care and support needs moves in with a Shared Lives carer as part of a supportive household
	Supported lodgings Lodgings where the landlord provides a low level of support
Clustered housing Self-contained housing for people with care or support needs, based around a geographical location, sometimes with shared facilities, with some level of care or support provided with the accommodation	**Sheltered housing** Owned or rented self-contained flats with some communal facilities, and some services such as an alarm system or warden
	Extra care Owned or rented self-contained flats with more extensive communal facilities, provision for at least some meals, and 24 hour care available on site through a team of carers
	Retirement villages Communities of older people offering a range of accommodation options, services and facilities, typically comprising 100 or more purpose-built residential units which are owned or rented
	Close care Housing that is near or adjacent to a care home - the care home provides personal care services and often allows for a future move to the care home if needed. This can be included in extra care and retirement villages.

		Supported living network (e.g. KeyRing)
		A network of people living in their own home who live in close proximity to each other and provide mutual support. One property in the network is occupied by a volunteer who provides a small amount of support to each member of the network
Residential home	**Residential care home**	
A room in a home where meals, care and support are all provided – these can be private, voluntary sector or local authority run	A residential home which provides personal care	
	Residential nursing home	
	A residential home which provides nursing care	
Intentional communities	**Co-housing**	
A planned residential community in some cases based on a common support need	Communities created and run by their residents. Each household has a self-contained, private home but residents come together to manage their community and share activities	
	Learning disability intentional communities	
	Communities set up to provide housing for people with learning disabilities who live together as part of a supportive community. Professional care is replaced with a model based on mutual support and help	
	Therapeutic communities	
	Communities primarily for people with mental health problems, which focus on rehabilitation and communal living and often encourage individual and group therapy	
Charitable housing	**Almshouse**	
Other housing schemes run by charities not included in the above categories	Run by charitable trusts, mainly for older people. Each charity has a policy about who it will assist, such as residents in a particular geographical area or workers who have retired from a particular trade	
	Gifted housing	
	Older homeowners can donate their property to an organisation, in return for the organisation taking responsibility for maintenance of the property and giving help and support to stay living independently in the home	

Discussion points

We welcome comments and views on this proposed typology, from commissioners and providers of housing and support (in all its forms), people who use services and their families (and representative organisations), academics and policy makers. In particular, we are interested in knowing:

- Is it useful to have a typology of housing and support options?
- Do the descriptions provided accurately describe the various models?
- Are there any options that you are aware of that we have missed? (Including those that don't fit into any of these categories or sub-categories?)
- Would it be useful to develop this further e.g. by linking to examples of all of the different options?

Please share your views by commenting on the forum at www.muut.com/housingchoices/

In response to feedback and comments on this proposed typology, the next paper in this series will explore the different characteristics of the housing and support options identified in terms of choice, control, rights and inclusion.