

Housing Options for Older People in Leeds

and the effects of poor
housing on health

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Aims of the course

- To enable participants to identify when advice about housing options may be needed
- To pass on information about the various housing options available in Leeds
- To explain what the local housing options service can offer and how to refer people to the service
- To present a basic tool kit to participants to help them navigate the 'systems' in Leeds
- To raise awareness of the effects of poor housing on the health of older people
- To provide a networking opportunity for those working with older people

A bit about us.....

- Care and Repair specialise in helping older people, disabled people and people on low income to live in safe, warm, well maintained and adapted homes
- We offer an interlinking package of services
- The services we provide are client centred
- Our services are free or offered at subsidised cost

Our Services....

- Prevention of Falls Service
- Home Maintenance Service
- Home Delivery Service
- Home Security Service
- Handyperson Service
- Housing Options Service
- Garden Maintenance Service
- Hospital Discharge/Prevention Service
- Secure Access Service
- Disabled Adaptations Service

Services at a Glance

Service	What it offers	Areas covered	Criteria	Cost to client
Prevention of Falls	Home assessment to check for hazards and provision of grab rails & equipment.	City Wide	60+ with GP address in Leeds area	FREE
Home Maintenance	Up to £1000 for owner-occupiers to pay for repairs including heating.	City Wide	60+ on CTB, under 60 on CTB & DLA	Any amount over £1000
Home Delivery	Collection and delivery of continence pads and other products on request.	City Wide	Available to anyone	£6 per delivery
Home Security	Locks to doors, windows, spy holes and chains.	City Wide	Currently available to anyone	FREE
Handyperson	£50 towards minor plumbing, heating & electrical work. Does not include appliances and routine gas servicing.	City Wide	60+ on CTB, under 60 on CTB & DLA	Any amount over £50
Housing Options	Advice & support to help people move to more suitable housing or remain at home with increased support.	City Wide	60+ and any age on DLA	FREE
Garden Maintenance	General garden maintenance and creation of low-maintenance gardens.	Rothwell, Lofthouse, Woodlesford, Robin Hood, Oulton	60+ and any age on DLA	Quote
Hospital Discharge	Minor adaptations to properties of patients.	City Wide	Professional referral	FREE
Secure Access	Key safes & door entry.	City Wide	Under development	On request
Disabled Adaptations	Disabled adaptations to homes.	City Wide	Professional referral only	Depends on funding source

Some stats....

- 71% of homes are owner occupied
(Source: Survey of English Housing, ODPM)
- 50% of all people on low incomes are home owners
- There are 6.7 million non-decent homes in England (4.3 million are O/O) - 2001
- 90% of people over retirement age live in general housing (not specially built)

What does Housing Options mean to you?



Photo courtesy of

What is the Housing Options Service?

- It's available to older people and disabled people
- Carries out assessments on need of people living in poor or unsuitable housing
- Provides information and advice on various Housing Options available
- Assists in accessing practical support services to help people stay in their own home
- Helps people to obtain finance to improve or adapt their home
- Offers practical support to move home

Why would an older person require our services?



Photo courtesy of

An older person/couple may be struggling because of:

- Poor health
- Mobility problems
- Home too large/small
- Fear of crime
- No help from friends/neighbours
- Lack of heating
- No access to or lack of transport
- Problems maintaining home
- Mobility problems within locality
- Cannot manage garden
- Neighbourhood unsafe
- Environmental problems
- Feels lonely/isolated
- Inadequate support services
- No opportunity to pursue leisure/social activities
- Lack of amenities in present home e.g. heating, hot water etc.



What factors may affect a decision?

Property type

- Is the physical property meeting their needs?
- What are their expectations?
- Does the type of property they want exist in the areas of choice?
- What is the demand for local services?

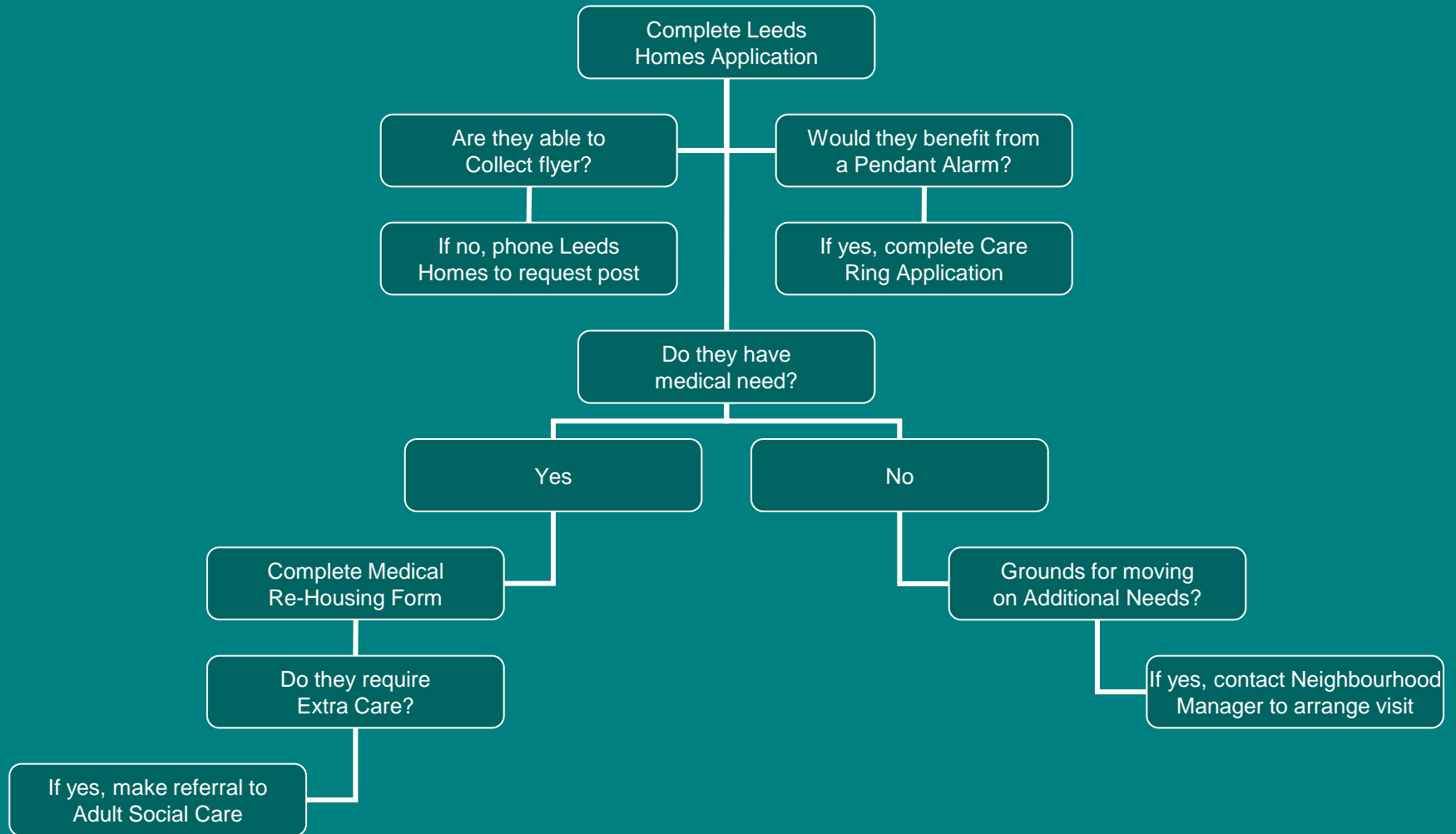
Tenure type

- Owner occupier
- Local Authority Tenant
- Housing Association
- Private Tenant

What types of housing options are out there?

- Private housing to rent
- Private housing to buy
- Local authority housing
- Housing Association properties
- Retirement housing to buy
- Sheltered housing
- Extra Care Housing
- Almshouses
- Abbeyfield Houses
- Residential Care Homes
- Equity Release
- Adaptations

Process for moving people to Sheltered Housing



What poor housing factors
may affect someone's health?

In groups spend 10 minutes
discussing this

Factors affecting health

- Damp and mould – increased risk of respiratory conditions
- Excess cold/poor heating
- Lack of basic amenities – water, heating, light
- Toxic substances/fumes, e.g. asbestos, carbon monoxide
- Domestic hygiene, pests and refuse
- Personal hygiene, sanitation and drainage
- Unsuitable access to property and/or locality
- Trips and fall hazards
- Stairs – can't manage, risk of falls
- Inadequate rails/aids/adaptations
- Bath – can't access or risk of falls
- Layout not suitable/adaptable
- Security – vulnerability, insecurity
- Isolated – friends/family/facilities
- Affordability – poverty, pressure/stress
- Structural instability
- Unable to maintain property
- Target for vandalism
- Overcrowding – lack of personal space







The Purple Project

- Many older women had not generated sufficient pension entitlement....which left them facing financial hardship and poverty in later life
- More lower level support is needed with issues such as gardening, shopping and odd jobs to allow older women to stay in their own homes
- There is a lack of suitable housing and many older women share accommodation with other family members, leading to overcrowding and lack of privacy
- Benefit claim forms and processes are daunting for many women and some older women are not keen to apply for what they still see as 'charity'
- Some older women who have been widowed have comfortable homes but very low incomes, making them 'property rich but cash poor'
- Many older women struggle to heat their homes
- A lack of a sense of 'community' leaves older women feeling vulnerable and isolated

Case Study



Photo courtesy of

You have 20 mins

- How might you help them?
- Is there anything they are not getting they may be entitled to?
- Are there any services you could refer them to?
- Have you got any suggestions regarding their situation?