

Guidance Notes for Extra Care Applicants in Mid Sussex

Aims and Objectives of “Extra Care” Schemes:

Extra Care enables independent living in self-contained housing. The accommodation provides housing for frail older people and some younger people with disabilities. Extra Care can provide an alternative to residential care, for people with personal care needs. This will include older people who require assistance with personal care, bathing, toileting, medications and domestic assistance. There is on site care provided at these schemes, 24 hours a day in some instances. The care is provided according to the individuals care plan normally as assessed by West Sussex County Council’s Adult Services.

Extra Care schemes enable couples to continue to live together with appropriate support, where one of the couple has personal care needs. Tenants without care or support needs will not be forced to leave the scheme if their partner dies or leaves.

Residents will have the rights and responsibilities of an assured tenancy, whilst receiving care and other appropriate services. Most Schemes offer a mid-day-meal and a range of other facilities and services.

Applicants must be:

- on the Mid Sussex Common Housing Register
- over 60 (or younger person approaching pension age with a disability)
- in housing need and eligible for an offer of accommodation as defined by the Council’s Allocation Scheme

AND

- in need of care and support including personal care. This includes those assessed by West Sussex County Council’s Adult’s Services as needing a package of personal care and have funding for this package agreed. Currently only applicants whose needs have been assessed as substantial or critical are eligible for a WSCC care package. If an applicant has some care needs but these are assessed as either of low priority or moderate by WSCC they may still be considered for Extra Care provided they can meet any care provision costs via Disability Living Allowance, Attendance Allowance or another source of self-funding.
 - generally applicants must be able to sustain their own tenancy for a reasonable period. If it is felt that applicants may very quickly need residential or nursing care, they may not be considered suitable for Extra Care housing.
 - Applicants who own accommodation, have a legal interest in homeownership, or have the financial resources to own accommodation will not usually qualify
- a) Homeownership or legal interest in homeownership - Applicants who own or part own accommodation or who have a legal interest in home ownership (for example through marriage or civil partnership in accommodation owned by their spouse or civil partner) do not qualify. However, if as a result of legal proceedings a Court has ordered that the Applicant may not reside in the former matrimonial or civil partnership home in which they still have a legal interest for a period which is likely to exceed 5 years, then the Applicant will be treated as if they do not own or part own accommodation.

(b) Financial resources - Applicants who are considered to have sufficient financial resources to buy suitable accommodation in Mid Sussex also do not qualify. Sufficient financial resources means sufficient capital to buy; or sufficient income to raise a mortgage to buy; or a combination of both. It is considered that normally a mortgage can be obtained amounting to 3 times a single annual income or 2½ times joint annual incomes in addition to a suitably sized deposit. 'Sufficient capital' includes any assets or investments even if they are not immediately available to the Applicant, such as any residential or non-residential property that they own or part own anywhere in the world. However, any lump sum received by a member of the Armed Forces as compensation for an injury or disability on active service is disregarded.

Exceptions – Applicants who do not qualify under the criteria set out above at may be considered as an exception by the Homemove Team if:
they own or part own accommodation or have a legal interest in accommodation; and
they are over state pension age or have a substantial disability; and
their current home is not suitable for their specific needs; and
they have insufficient financial resources to buy accommodation that meets their particular housing needs in the private market in Mid Sussex

Applicants who are interested in Extra Care who have capital resources will be assessed according to whether they have the financial means to meet their needs through the private sector. This assessment will evaluate the local costs of private extra care/assisted living options including both capital and service charge costs.

Exceptions: Extra Care Schemes are not suitable for:

- applicants who require 24 hour care and support unless this is for a short period (e.g. to avoid admission to hospital or to receive palliative care)

Other Information:

Applicants without a Local Connection to Mid Sussex do not qualify

To establish a 'Local Connection' with Mid Sussex an Applicant or joint Applicant must (with certain exceptions as set out below) meet at least one of the following criteria:-

Reside in the District as their only or principal home and have done so for the previous 2 years; or

Have resided in the District as their only or principal home for a period of at least 3 years in aggregate out of the previous 5 years; or

Are in paid employment in the District and have been for the previous 2 years; or
Have close relatives who reside in the District as their only or principal home and have done so for at least the previous 5 years, or the previous 2 years if the Applicant is aged 65 or over. Close relatives will normally only cover parents, adult children or brothers or sisters, including corresponding step relationships. Grandparents, grandchildren, aunts or uncles and non-adult children will normally be included only where the Council considers that it is necessary for the Applicant to be accommodated within the District in order to provide or receive medical or social support to/from the relative.

Exceptions:

Other Applicants for Extra Care who cannot meet the Local Connection criteria set out above may be allowed to qualify, in exceptional circumstances only, at the discretion of the Council's Housing Needs Manager or their deputy.

Allocations of Extra Care Vacancies

A multi-agency panel with representatives from MSDC's Housing Services, Affinity Sutton's Homemove Team, WSCC Adult Services as well as the Housing Providers from the various Extra Care schemes in the district decide who is allocated vacancies at the schemes. Applicants are prioritised according to their housing and care needs and their residence or connections to the district as well of the length of time on the Housing Register.. All vacancies are advertised through Sussex Homemove's Choice Based Lettings system and interested applicants can bid for the vacancies. In addition referrals can be made by WSCC Social Services or other support agencies. The monthly Extra Care Panel assesses all applicants for Extra Care housing according to both on their housing and care needs. Once applicants have been assessed as suitable for Extra Care they will continue to be considered for vacancies until they are rehoused or their circumstances change. Applicants or their carers or relatives are responsible for contacting the Homemove Team if there are any changes to their circumstances, their needs or their preferences on where they wish to live.

In the case of Extra Care housing, priority will normally be given to people currently living in Mid Sussex who have been assessed by Adult's Services as needing a package of personal care and have funding for this package agreed. Applicants from outside of Mid Sussex District can be considered as second priority if they have a local connection as set out above and a need to live here in order to receive support from a close family member.

Anybody not currently living in the Mid Sussex area **must** have an up to date assessment of their care and support needs carried out by their local Social Services. A copy of this assessment needs to be submitted with their application for housing. Applicants from out of area must secure agreement of funding from their Local Authority if they are currently in receipt of care services via the Local Authority. West Sussex County Council (WSCC) Adult's Services will need assurance that the existing Local Authority is agreeable to funding the initial care package for up to 12 weeks. It is therefore advisable that applicants request that their existing Local Authority needs to make contact with WSCC to formally advise that their resident has made an application to move into Extra Care Housing in Mid Sussex.

Extra Care Schemes in Mid Sussex

If you wish to arrange to have a look at any of the schemes you can call the Scheme Manager to arrange a convenient time to visit. Most schemes offer a range of facilities including a mid-day meal. If you have access to the internet more information is provided on the links to the Elderly Accommodation Counsel <http://www.housingcare.org/> web site listed below each scheme.

Prescott House, Upper St Johns Road, Burgess Hill RH15 8HB, Hyde-Martlet Housing Association
21 x 1 bed flats, 4 x 2 bed flats
The scheme is has some units for older people with learning disabilities.
Contact Family Mosaic (Support Provider)
01444 248341

<http://www.housingcare.org/housing-care/facility-info-116379-prescott-house-burgess-hill-england.aspx>

Marten House, The Brow, Burgess Hill, Affinity Sutton Housing Association
37 x 1 & 2 bed flats, Lunch Club open to the wider community.
Contact Scheme Manager 01444 258542

<http://www.housingcare.org/downloads/facilities/generated-brochures/8169-marten-house-burgess-hill-england.pdf>

Arthur Bliss House, Finches Gardens, Lindfield RH16 2PD, Hanover Housing Association
24 x 1 & 2 bed flats
Scheme Manager 01444 483526
<http://www.housingcare.org/housing-care/facility-info-13106-arthur-bliss-house-lindfield-england.aspx>

Joan Nightingale House, Bolnore Road, RH16 4AB, Eldon Housing Association
25 x 1 bed and studio flats. Provides flexible care
Scheme Manager 01444 450255
<http://www.housingcare.org/housing-care/facility-info-8488-joan-nightingale-house-haywards-heath-england.aspx>