

Housing Options for customers over 55 & 60

Housing Solutions Team



Information on accommodation options specifically for people over 55 or
over 60 years of age

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Housing Options for People Over 55 or 60

Along with a range of varied housing options, South Norfolk and Broadland Councils can help people who are looking for accommodation designed specifically for those over 55 (or in some cases 60) years of age. In many cases this accommodation is very similar to the general housing stock perhaps with a little extra support or within a community setting.

The list below is not exhaustive but is a good sample of the range of options South Norfolk and Broadland Councils can help our residents to access, in addition to all our 'general needs' housing options.

Sheltered Accommodation

The majority of sheltered accommodation in Broadland and South Norfolk is owned and managed by our housing stock transfer partners Saffron Housing Trust and Clarion Housing Group (formerly Wherry Housing Association).

Saffron Housing Schemes

Saffron Housing have several sheltered schemes in South Norfolk. These are available to customers over 60 years of age (although customers over 55 years can be considered where there is a need for sheltered accommodation). Saffron offer support to their sheltered tenants through their wellbeing service, providing extra housing management, welfare visits and managing communal facilities. The schemes are:

- Churchill Place, Brooke
- Davy Place, Loddon
- Depwade Court, Long Stratton
- Marion Roberts Court, Hethersett
- Mendham Close, Harleston
- Ogden Close and Stanley Court, Wymondham

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- Scudamore Place, Ditchingham
- Thomas Manning Road, Diss

In addition, Saffron Housing have 4 schemes which were previously sheltered accommodation, and which are still let to customers over 55 years of age:

- Oak Tree Place, Diss
- Jubilee Place, Wymondham
- The Dell, Trowse
- Millfields, Hempnall

Clarion Housing Schemes

Clarion Housing have 16 sheltered schemes in Broadland and 1 in South Norfolk. These are available to customers over 55 years of age. These provide an environment which is safe and secure, with a manager to provide any help and assistance for residents and the properties are fitted with a safety alarm system.

The schemes are:

- Mill Crescent, Acle
- Maingay House, Aylsham
- Bure Valley House, Aylsham
- West View Road, Blofield
- Jubilee Close, Cawston
- Herbert Nursey Close, Drayton
- Palgrave House, Hellesdon
- The Warren, Horsham St Faith
- Homelea Crescent, Lingwood
- Ewing Close, Reepham
- Coughtrey Close, Sprowston
- John Gale Court, Thorpe Marriott

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- Margaret Crescent, Thorpe St Andrews
- Lincoln House, Thorpe St Andrews
- De Carle House, Thorpe St Andrews
- Trafford Walk, Wroxham
- Albion House, Poringland

Other schemes available include:

- Woodcotes, Hethersett – Broadland Housing Association (for over 55 year olds)
- Bullace Road, Costessey – Cotman Housing Association
- Brewster Court, Blofield – Cotman Housing Association (have a welfare fund for residents)
- The Orchards, Aylsham – Clarion Housing (for over 55 year olds but not sheltered)
- Aslake Close, Sprowston – Flagship Housing (for over 55 year olds but not sheltered)

Housing with Care

Housing with Care is an enhanced service for customer with care needs assessed by Norfolk County Council. With high quality accommodation and access to 24-hour care and support from a team of onsite staff, this service focuses on promoting the independence of each resident.

For more information regarding Housing with Care please call the Housing Solutions Team on **01508 533751 or 0808 168 2222** or contact the schemes using the details below. Please be aware that all customers will need a recent Care Needs assessment completed by a social worker to access this service.

Norfolk County Council Social Services can be contacted on **0344 800 8020** or via their website www.norfolk.gov.uk

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The Housing with Care Schemes in Broadland and South Norfolk are:

- Barley Court, Costessey – **01603 741717**
- Robert Kett Court, Wymondham - **01953 600464**
- Saxon House, Loddon - **01508 528971**
- Weavers Court, Diss – **01379 643496**
- Grays Fair Court, Costessey – **01603 819805**
- Redmayne View, Sprowston - **01603 408024**
- Green Lane View, Aylsham – **01263 733171**
- Swallowtail Place, Acle – **01493 923149**

Private Retirement Housing

There are various retirement schemes that are not advertised through Broadland and South Norfolk's housing register, but still represent an excellent option for residents seeking accommodation. These can include accommodation to rent, buy or part-rent and part-buy and are usually for applicants over 55 years of age.

Anchor Hanover Group

Anchor was England's largest not-for-profit provider of housing, care and support to people over 55 years old up until November 2018 when Anchor merged with Hanover Housing Association to form Anchor Hanover Group, the largest provider of specialist housing and care for older people in England.

Anchor Hanover's rented retirement schemes offer purpose built and well-maintained rented accommodation for people aged over 55, the accommodation is self-contained allowing full independence. Anchor Hanover's retirement properties for sale offer the opportunity to own a retirement home without the burden of worrying about expensive maintenance and repairs.

Schemes with properties to rent in and near South Norfolk and Broadland include:

- Pilgrim House, Hingham
- Manor Court and Coach House, Hingham
- Hanover Gardens, Mulbarton

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- Holly Court, Attleborough
- Leyham Court, Bowthorpe
- Bately Court, Norwich
- Runnymede, Norwich
- Boniface Close, Norwich
- Calvert Street, Norwich
- Violet Elvin Court, Norwich

Telephone: **0330 433 1111**

Website: <https://www.anchorhanover.org.uk/>

Housing 21

Housing 21 is a leading not-for-profit provider of Retirement Housing and Extra Care. They operate in nearly 200 local authority areas, managing around 20,000 Retirement and Extra Care Living properties including Terence Airey Court in Harleston. Housing 21 aim to bring communities together to create active, supportive environments which value older people. Housing 21's retirement living properties are private and self-contained and designed to allow residents to live independently within a community setting. Pets are welcome too. A key element of the service is an on-site Court Manager who is there to ensure day to day life at the scheme runs smoothly. They are also there to help by organising any necessary repair work

Telephone: **0370 192 4000**

Website: <https://www.housing21.org.uk/>

The Earl of Northampton's Charity

The Mercers' Company administers Trinity Hospital Shotesham as a Trustee of the Charity of the Earl of Northampton. This pretty, modernised alms house is set in lovely grounds in the village of Shotesham. Sheltered housing with a resident almoner and 24-hour warden control through an alarm

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system. This scheme offers modern 1 and 2 bedroom accommodation for those living within a 20 mile radius of Shotesham Parish Church.

For applications please contact the Trustee at: The Housing Co-ordinator, The Mercers' Company, Mercers' Hall, Ironmonger Lane London EC2V 8HE, **0207 776 7215**.

For further information about the scheme please contact them on **01508 558117**.

Norwich Housing Society

Norwich Housing Society offers high quality sheltered housing for those over 60 in and around Norwich. In addition, there are some general needs flats available for the over 55's. Schemes include:

- Lanchester Court, Old Palace Road
- St Barnabas Court, Heigham Street
- Westwood House, Edinburgh Road
- Rotary Court, Hellesdon Low Road
- Stuart Court, Recorder Road
- Old School Court, Bracondale
- Fiddy's Yard, Ber Street
- Eleanor Road, Off Trafford Road
- Leander Court, Bluebell Road, Eaton

Contact: Norwich Housing Society, 13 Bracondale, Norwich, Norfolk NR1 2AL - **01603 625078**

<https://www.norwichhousingociety.org/>

Girlings Retirement Rentals

Girlings is a retirement property letting agent specialising in letting homes allowing people to continue to live independently in later life. They let and manage over 2700 properties in more than 600 developments throughout England, Scotland and Wales, offering most properties on 'lifelong' assured tenancies. Telephone: **0800 525 184**. Website: www.girlings.co.uk

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McCarthy and Stone

McCarthy and Stone build premium retirement apartments to buy, rent or part-buy part-rent.

Telephone: **0800 201 4811**

Website: www.mccarthyandstone.co.uk

Other Useful Contacts

Age UK Norfolk

Age UK Norfolk is an independent charity with over 60 years' experience dedicated to promoting the wellbeing of all older people throughout Norfolk. Age UK offer an information and advice service on a wide range of issues and operate a range of community development projects involved with identifying and supporting the needs of older people. They also run a telephone befriending service and dementia services. Age UK Norfolk also works in close partnership with Norfolk County Council providing community support centres, respite and day centre facilities.

Telephone: **01603 787 111**

Website: <https://www.ageuk.org.uk/norfolk/>

The South Norfolk and Broadland Independent Living Team

The South Norfolk and Broadland Independent Living Team has a varied and valuable role. Their work involves helping residents apply for grants and adaptations, maximising their income and helping elderly and vulnerable residents to help stay in their own homes. The Independent Living team also work hard to ensure residents feel safe and have adequate security in their homes which can include the provision of key safes.

Referrals to our Independent Living Team can be made via our Help Hub, who can be contacted on **01508 533933**

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Norfolk County Council Adult Social Services

Norfolk County Council Adult Social Services can help people in Norfolk to live fulfilling and independent lives. The help offered could be a combination of advice and practical support from County Council service or referrals to other agencies. Services include, care provision and support at home, assessments of care needs, residential and nursing housing and funding and assessment for housing with care. There are also other services such as carer support and blue parking badges.

Norfolk County Council also have Occupational Therapists who work within South Norfolk and Broadland Councils and who may be able to help with adaptations in your home.

Norfolk County Council adult services can be contacted on **0344 800 8020** or by visiting their website www.norfolk.gov.uk

HousingCare.org

HousingCare is a useful website to help search for retirement homes and sheltered housing in Norfolk and nationally. This is a charity run site providing free advice on care and specialist directories for many different types of housing. Their website can be accessed at: www.housingcare.org and they also have an advice line: **0800 377 7070**

Contact Care Lifeline Alarm (Community Alarm/Telecare/Personal Alarm Button)

Contact Care offer a community alarm service to the vulnerable people of any age. Based in South Norfolk, they cover, Norfolk, Suffolk, Cambridgeshire and Essex. Their pendant alarm can help residents stay independent and safe in their own home. One press of the button puts you in touch with a 24-hour trained operator

Telephone: **0800 917 4680**

Website: <https://contactcarelifeline.co.uk/>