

Service Integrated Housing for Australians in later life

AAG Victorian Division, July 21, 2010

Professor Andrew Jones

Program Director, Institute for Social Science Research
Director, AHURI Queensland Research Centre
The University of Queensland

Anna Howe, PhD, Consultant Gerontologist, Melbourne

Service integrated housing

1. What is it?
2. How did it develop?
3. How much of it is there?
4. What does it provide?
5. Where might it go in future?

What is it?

Project conducted by Australian Housing & Urban Research Institute

Defined **Service Integrated Housing** as:

1. any form of accommodation built specifically for older people
2. in which the housing provider takes some responsibility for provision of support and care services
3. either by direct delivery or through arrangements with external service providers.
4. Does NOT include residential aged care.

How did it develop?

Four tiers of service integrated housing

- built at different times and changed over time
- by different sectors – not for profit, for profit, public
- under different policy settings
 - with different capital funding
 - for different groups of residents/market segments
- now have many types of SIH at different scales of provision

Tiers of development

1950s

1960s

1970s

1980s

1990s

2000s

**1. Independent
living units**

Tiers of development

1950s

1960s

1970s

1980s

1990s

2000s

1. Independent
living units

2. Nursing Homes
& Hostels

RACH
Community
Care Packages

Tiers of development

1950s

1960s

1970s

1980s

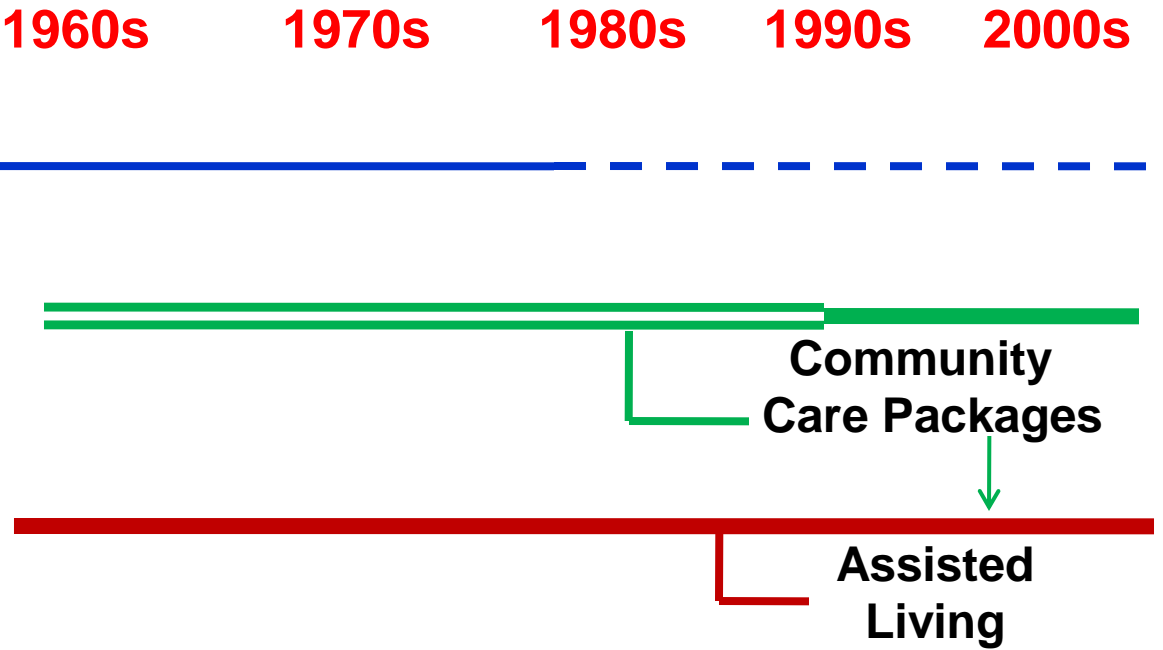
1990s

2000s

1. Independent
living units

2. Nursing Homes
& Hostels

3. Retirement
Villages



Tiers of development

1950s

1960s

1970s

1980s

1990s

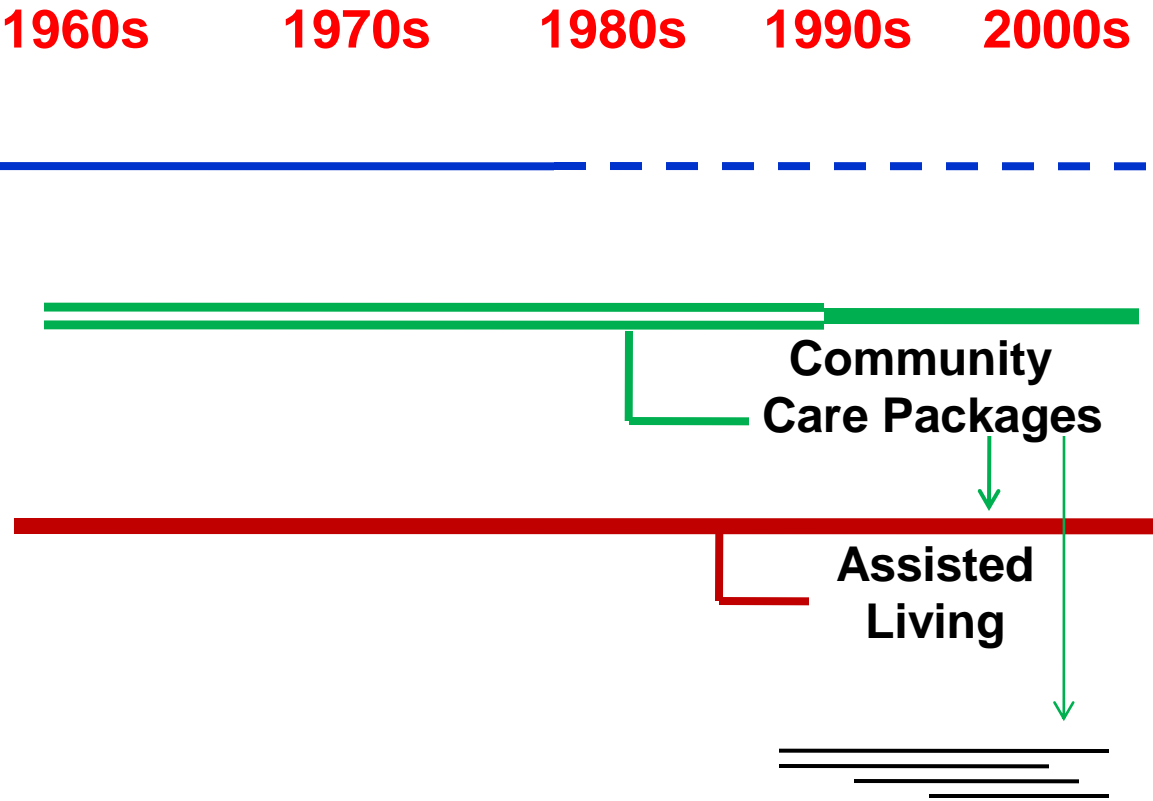
2000s

1. Independent living units

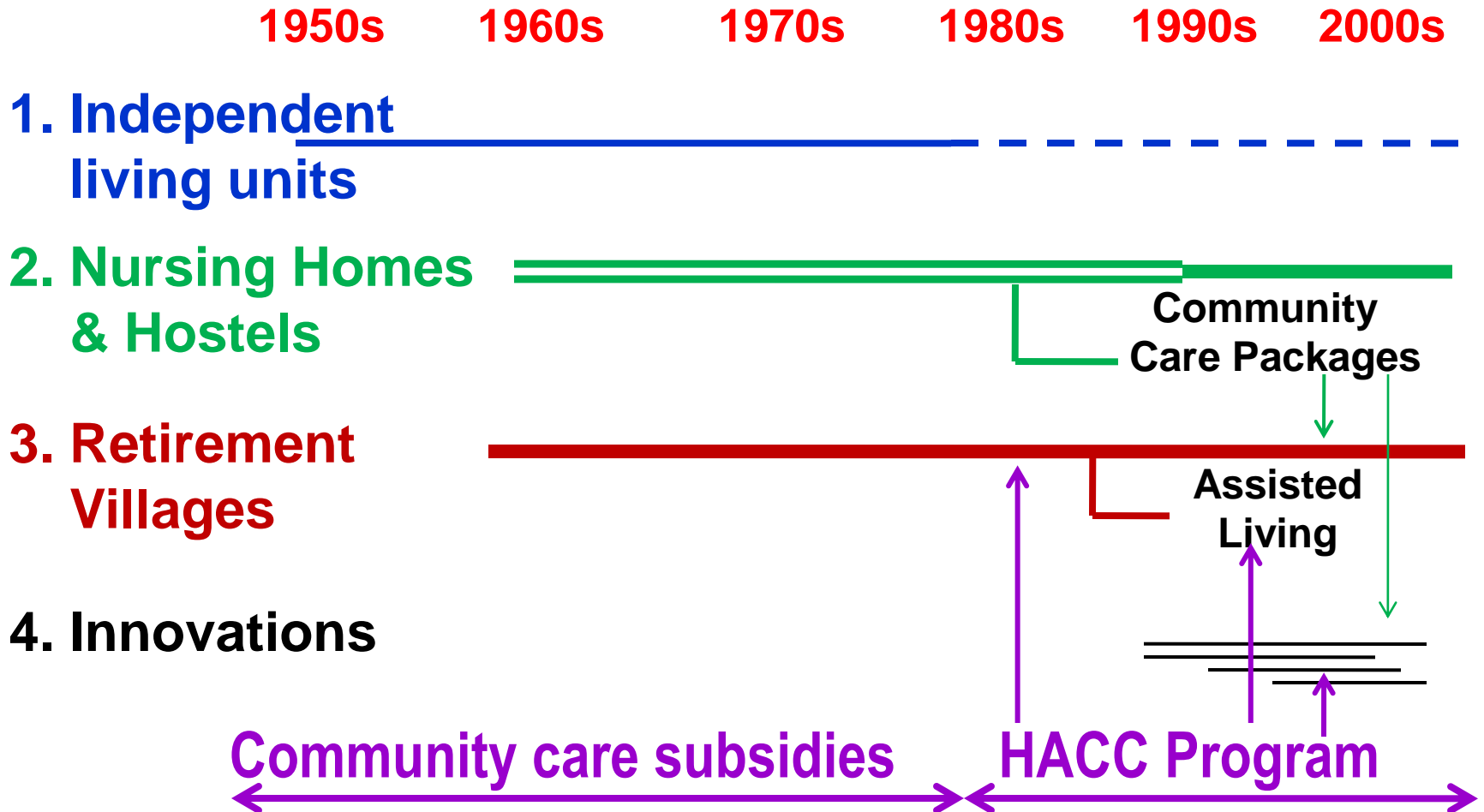
2. Nursing Homes & Hostels

3. Retirement Villages

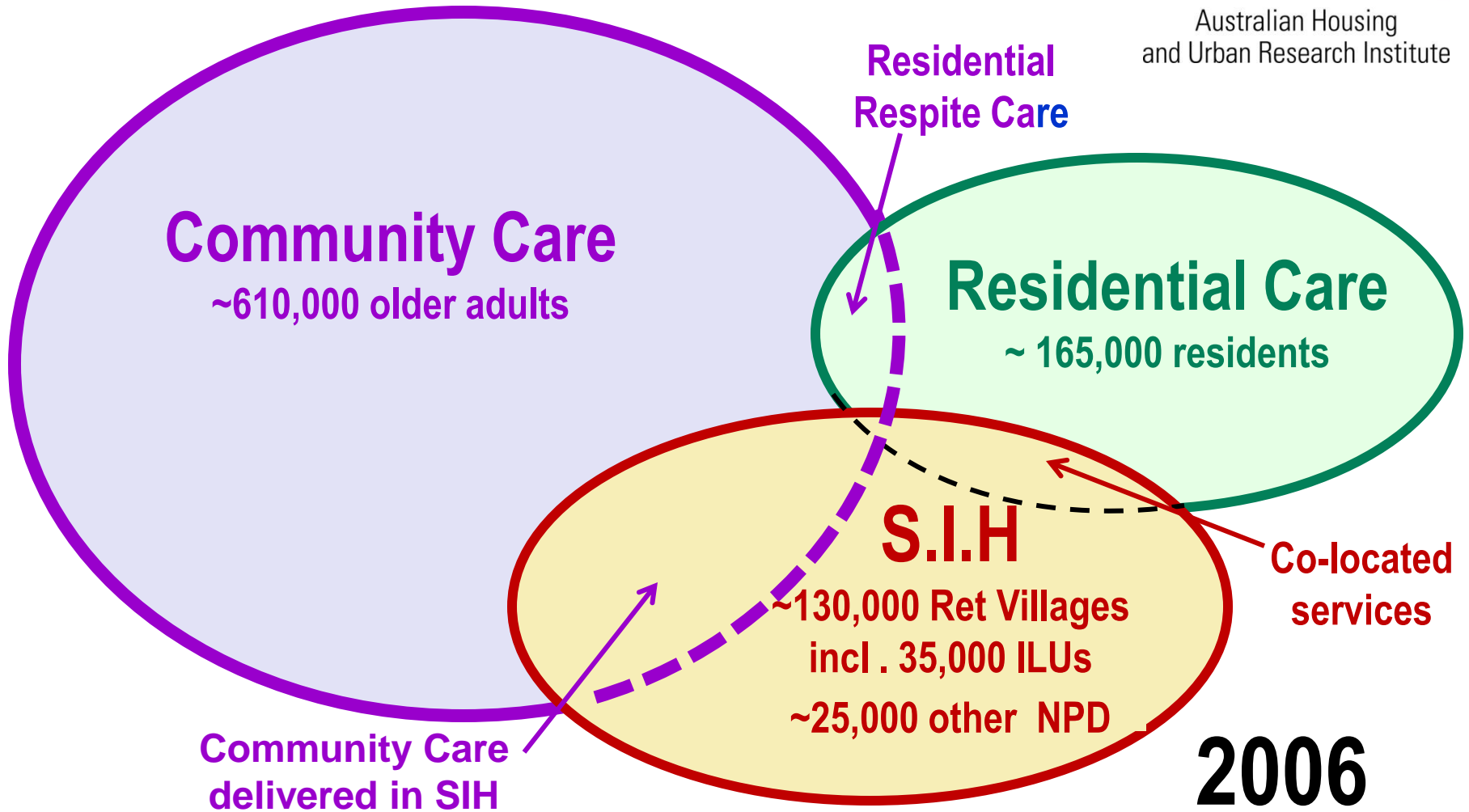
4. Innovations



Tiers of development



How much of it is there?



What has facilitated growth?

1. Despite rather than because of policy framework

- Formal policy debate has waxed and waned over time
- Development continued in periods of policy vacuum
- Allowed innovation and diversification

2. Mix of providers

- Community/not-for-profit and private sectors
- Robust retirement village industry
- Flexible approaches in public housing

3. Access to services

- Providers involved in housing **and** care programs
- Unbundling of housing and care
- Open eligibility for HACCC, access to CACPs

What does it provide?

In Australia and internationally

- A significant component of housing and service provision for older people in many countries
- Multiplicity of terms obscures similarities and differences between countries, need to translate terminology
- Three broad categories of SIH:
 - offering lifestyle and recreation: US Sun Cities, mobile home parks
 - offering support: UK Sheltered housing (Wardens)
 - offering support and care: US Congregate Housing/ Assisted Living
UK Extra Care Housing
Europe Service housing

What does it provide?

- Diverse and dynamic
 - need for classification

- Three elements of the classification:
 - **Provider sector:** Private, community, public
 - **Dwelling form:** Villa, apartment, shared non-private dwelling
 - **Arrangements for provision of care services:** Internal / external

- Case studies illustrate diversity

**SERVICE INTEGRATED
HOUSING**

SECTOR

Private

Community

Public

DWELLING FORM

Detached villa

Private apartment

Shared, non-private dwelling

Detached villa

Private apartment

Shared, non-private dwelling

Detached villa

Private apartment

Shared, non-private dwelling

SERVICE (CARE) ARRANGEMENT

1

External

3

External

5

External

7

External

9

External

11

External

13

External

15

External

17

External

2

Internal

4

Internal

6

Internal

8

Internal

10

Internal

12

Internal

14

Internal

16

Internal

18

Internal

Where might SIH go in future?

a) Policy Prospects

1. Renewed federal interest in housing policy
2. Need to recognise
 - current scale and diversity of existing SIH
3. Outcomes of unbundling
 - increased flexibility in responding to individual needs
 - of mix of residents within any one housing complex
 - instead of trying to fit residents into separate boxes.

Where might SIH go in future?

b) Priority Issues

1. For access

- Increasing (but still insufficient) focus on older people with low income and assets and complex needs
- Signs of increasing public sector engagement

2. For expectations of continuing growth

- Geographic spread
- Connectedness to local communities

3. For policy development

- Lack of evidence base
- Research agenda to inform policy development

Where might SIH go in future?

c) Service provision concerns

1. Service delivery

- 'own home' can take many forms
- More emphasis on support AND care/assisted living
- Continuing care from independent living to nursing home care
- Debate about institutional drift
 - Australia – hostels
 - UK – extra care housing
 - US – assisted living

2. Service quality

- What standards do/should apply?
- Financial arrangements
- Environmental design including barrier-free design and sustainability issues

Where might SIH go in future?

d) Consumer perspectives

1. Offers many choices for older people
2. Wide price range
3. Consumer protection, security of tenure
4. High consumer acceptance



Research Report No.141
available on

www.ahuri.edu.au