method proposal for elderly housing with **Planning** supportive services for the living security of elderly people.

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1. Overview of registration regulations for elderly housing with supportive services

As our super-aging society rapidly progresses, households comprised of elderly singles and couples have increased. Because of this, the "Housing with home-care services provided" registration system was established (October 20, 2011) for prefectural governors planning the stabilization of residence for elderlies. This regulation registers housing that satisfied a certain degree of standards pertaining to the hardware of the housing (a housing area, in principle of over 25 m², toilet/washroom facilities, barrier-free) and services (staff are stationed in the daytime to offer safety checks and life consultation services), obligating businesses to optimize the tenant contracts, and government to supervise housing management and services, while service promotions are supported by the nation's aid/taxation system/funds.

2. The purpose of examining the plan method

The registration standards for elderly housing with supportive services are the minimum standards that must be secured in registrations. In order to secure the stabilization of long term residences for elderly people, various schemes in terms of planning apart from the registration standards are required, regarding provision of life support services and hardware plans to support the psychosomatic state and living needs of the elderly.

Because of this, examinations regarding plan methods will be conducted from both a hardware and software perspective, presenting the basic concept of the plan, $\quad \text{and} \quad$ points and cautions, the advisable integrated/systematic technical information.

3. Points on examining the plan method

The major characteristic of senior citizen housing with home-care services is shown in Table 1. Placing the most importance on "risk management" and "supporting changes in the psychosomatic state of the tenant," examinations of the plan method were coordinated from the perspective of "buildings/facility designs with a high level of safety," "high stability life support services" and "service management duties based on risk management" (Figure 1).

4. Releasing and making the results widespread

We will release the results in NILIM research reports to plan its widespread use by holding lectures for businesses etc.

Table 1: Characteristic of senior citizen housing with home-care services (Singularity)

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(1) The tenant is an elderly person whose bodily functions have decreased	Aging after moving in, the nursing care level and medical dependence changed, with an increase in accident risks in daily living.	Support of hardware/s oftware to changes
(2) Services and housing is integrated	the external environment like system revisions or the labor	The preparation of the pusiness plan

Characteristics of housing for the elderly (special characteristics)

- 1. The tenants are elderly people
- It targets elderly people whose bodily functions and immunity has decreased
- · The needs for nursing care level and medical dependence has changed through
- 2. Services and housing is integrated
 - · It is easy to be affected by changes of the external environment (like regulations or the labor market)
 - · Integral life support services are provided

"Risk management" and "supporting changes in the psychosomatic state of the tenant The viewpoint of "business plan, management plan" 1. Securing "management stability

- Product design (plan design), business plan, business management system "Securing "stability /safety of provided services"
- · Service management/evaluation system, human resources management/labor
- parency of information disclosure" and practicing "the compliance
- Compliance, information disclosure, contracts and the tenant's protection of

Viewpoint of "product design (building/facility and service planning etc.)

- High safety Building/facility design (Site plan)
- · Securing safety and convenience (Building facility design)
- · Disaster prevention/crime prevention safety
- · Safety of daily life · Considering QOL enhancement
- ${\rm I\hspace{-.1em}I}$. Life support services with high stability (Mandatory-services to support one's peace of
 - · Condition grasping services · Life counseling services

 - (services to support changes in body condition)
 - · Meal services
- · Nursing care services, medical services (services that enhance good living)
- · Front services, accessibility etc.
- Service management business based on risk management
- Provision of information/prior explanations that are the basis of risk management
- Providing service management that support safety/stable lifestyle (service management/ contact system cooperation, staff education, disaster prevention/crime prevention, accident prevention, claim/trouble support, infectious disease/food poisoning support)

Figure 1: Structure of the senior citizen housing with home-care services plan method