



**Exploring if the integration of shared accommodations/housing is
a better solution than EHPAD for elderly in France to improve well-being.**



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ABSTRACT

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Abstract

With the strong growth of the elderly population expected in the coming years, it is important to be prepared to take care of more elderly people suffering from loss of autonomy or loneliness. To do so, we must develop housing solutions that meet their expectations and needs while promoting their well-being to the maximum.

This research paper aims to explore if the new submerged housing solution called "shared accommodation", resembling a colocation for elderly people with a daily accompaniment, may bring an improvement in terms of Well-being in the life of elderly people. This study will compare "Shared Accommodations" and "EHPAD" (Residential establishment for dependent elderly people), in terms of well-being and give some recommendations. The method used for this conceptual paper is based on literature reviews or secondary data from articles, online websites, news, journals, and books. This study will investigate previous research papers on the topics of elderly: demography, service needs, problems encountered, accommodations and well-being. The findings have shown that improving the well-being of our seniors will have an impact on their mental and physical health as well as on their autonomy and life expectancy. Therefore, the study will propose some recommendations in order to improve well-being in specialized housing for the elderly.

Keywords: Elderly people, Shared accommodations, EHPAD (Residential establishment for dependent elderly people)

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1. Introduction

1.1 Research background

According to statistics from the French Ministry of Health, people aged 60 are over 15 million in France today, will be 20 million in 2030 and nearly 24 million in 2060 (Ministry of Health, 2021). This would represent about $\frac{1}{3}$ of the French population if we stick to the INSEE population statistics (INSEE, 2021). The number of people over 85 years old will increase from 1.4 million today to 5 million in 2060.

The French population in 2070 will be fairly close to 2021 (68.1 million versus 67.4 million), but the age structure would be very different. The number of people aged 75 or more is expected to increase by 5.7 million over this period, while the number of people under 60 will decrease by almost as much (-5.0 million). The number of people aged 60 to 74 would remain stable. In addition, the generations born from 2021 onwards, who will be under 49 years of age in 2070, would be less numerous because in the central scenario, the total fertility rate is equal to 1.8 children per woman, which is mostly below its past level. France should therefore grow older because the number of elderly people would increase, but also because the number of children and adults under 60 would decrease (INSEE, 2021).

As in France, the European population continues to age: as of January 1, 2018, the share of people aged 65 years or more represents 19.7% of the population of the European Union (EU), compared to 16.2% fifteen years earlier. According to population projections covering the period 2018-2100 prepared by Eurostat in June 2019, the EU population would experience significant aging. The share of the EU population aged 80 or more would more than double between 2018 and 2070, reaching 12.6 percent in 2070; the share of people aged 65 or more would increase by 9.5 percentage points, to 29.2 percent. At the same time, the share of the population aged 20 to 64 would decline steadily until 2050 and change little thereafter; it would be 51.6 percent in 2070 (INSEE, 2020).

On the housing side, there are several types of accommodations for the elderly. These establishments are more or less medicalized, depending on whether they are intended to house autonomous or very dependent elderly people. When the elderly person's resources are insufficient, certain expenses may be covered by the government (CNSA, 2021).

According to a study by Uni Santé, in 2021, there were 7,353 residential facilities for the dependent elderly (EHPAD) in metropolitan France. These facilities have a total of nearly 595,000 beds and can accommodate an average of 81 people per facility. The current housing capacity of EHPADs can accommodate 1 in 10 people over the age of 75.

The average monthly cost of accommodation in an EHPAD was 2,183 euros in 2021 (Finance for all, 2021).

There are also 2,300 independent living facilities throughout France. They offer some 120,000 accommodation places for the elderly. This is five times less than the capacity of the Ehpad. At a cost of less than €1,000 (CNSA, 2021).

There are 600 USLDs (long-term care units) (Statista, 2023) with a capacity of 32,000 people (INICEA, 2020). These are medical units that accommodate patients with various chronic medical problems requiring continuous care or medical monitoring. Same rates as in EHPAD.

Finally, according to the study on the number of housing structures for the elderly in France in 2021 (Statista, 2023), there would be 300 other housing facilities, most of which are shared houses.

According to the Directorate of Research, Studies, Evaluation and Statistics, the "need" for nursing home places will be "massive": 108,000 new places will be needed in the next ten years, according to the DRESS, which is more than double the current rate of creation (Albane & Delphine, 2020).

1.2 The problem to be investigated

There are many reasons why elderly people leave their homes.

First of all, when they reach a certain age, they may suffer from loneliness and isolation following the death of their spouse or the separation of their children. The loss of autonomy forces them to adapt their homes with certain equipment such as secure showers, handrails, elevators, bed risers, etc. The lack of autonomy also forces the elderly to resort to assistance for the acts of daily life such as help getting up and going to bed, help with washing, meals, etc. This has a financial impact on our seniors in spite of the French government's aid delivered according to different conditions. (Allocation Personnalisée d'Autonomie (APA), L'allocation de logement à caractère social (ALS, Le crédit d'impôt) (Cettefamille, n.d.) Finally, insecurity due to isolation and loss of autonomy is also an important factor that influences people to leave their homes (Michele, 2019) (Almage, 2015).

When the person's general state of health worsens and it is no longer feasible to remain at home, this generally leads to entry into an institution such as an EHPAD (Residential establishment for dependent elderly people). Which is the main elderly institution in France with more than 595,000 beds and can accommodate 1 in 10 people over 75 years old (Finance for all, 2021). However, many elderly people categorically refuse to go to these establishments, describing them as "money factories". These institutions suffer from a number of handicaps, such as the fact that they offer very expensive rents (from 2,000 to 5,000 euros per month on average in Paris), with services that are far from always up to standard. Retirees receive an average of 1,459 euros net per month in retirement pensions, which is well below cost (INSEE, 2022). They are also perceived as gloomy places, where one is deprived of a good part of one's freedom (Maxime, 2023).

According to a study by the DRESS (Directorate for Research, Studies, Evaluation and Statistics), conducted between 2015 and 2016, comparing the psychological health status of seniors living at home and EHPAD. Among the over 75s, one third of residents of institutions are in a situation of psychological distress (depression and anxiety), compared to a quarter of seniors living at home, 28% of people lack appetites in EHPAD compared to 13% at home, 37% of residents lack motivation in EHPAD, compared to 5% at home (French Republic, 2020).

Noting an increase in the number of elderly people in France with a growing need for daily assistance and a certain dissatisfaction with traditional retirement homes (EHPAD) being too expensive and poorly reputed, how can we introduce a more humane device to the senior market?

1.3 The objective of the study

The objective of this study is to analyse the situation and see if we can propose a more interesting housing solution than the EHPAD (Establishment of Housing for the Dependent Elderly) which is the majority on the market today. This new type of establishment will take into account the problems that our seniors may face and will propose an optimized solution that will respond more deeply to their needs and expectations and improve their well-being. All this at an attractive and affordable price for the majority.

1.4 The scope of the study

This is a literature review. It was conducted during the months of January to March 2023 in the city of Bangkok. To do so, the latter recommended a computer and an internet connection. The researches were mainly made on the websites of the governmental institutes carrying out statistical studies in France such as for example that of INSEE (National Institute of Statistics and Economic Studies), DRESS (Directorate of Research, Studies, Evaluation and Statistics), STATISTA, etc. Academic studies, news, blogs, newspapers (e.g. Le Monde), corporate websites and online videos have also been used.

1.5 Research significance

This study will provide a new perspective on the management of our seniors and will propose solutions that are closer to their expectations. By proposing a new type of housing that will allow them to feel secure, to benefit from daily support in everyday tasks and medical care while preserving a part of their autonomy and freedom. To be helped and assisted in case of need at any time. To keep their intimacy with a private living space allowing them to feel at home in a human-sized living space. They must also be able to occupy themselves on a daily basis with different activities depending on their level of autonomy. Finally, it is important that they can welcome their family in good conditions at home.

2. Literature review

2.1 Shared accommodations for elderly:

Shared accommodation means that renters live in the same property and share specific spaces. Typically, each renter has their own bedroom and shares other rooms, such as the living area, kitchen and sometimes the bathroom (Georgie, 2020).

In France, there is no precise study on the subject because it is a new and rapidly growing sector, but we can notice a few hundred shared houses for seniors that are opening on the territory. The State wishes to boost the creation of shared houses and has set up an aid of 8,000 euros per person per year paid by the Departmental Council to project leaders of inclusive housing (French Republic, 2022).

There are many reasons why our seniors want to live in a community in shared houses.

First of all, for reasons of loneliness, according to the figures of the association "Les Petits Frères des Pauvres" half a million elderly people never or almost never see other people. A number that has increased by 77% in four years according to the barometer "Solitude and isolation when you are over 60 in France in 2021" (conducted by CSA Research, with the support of the Fondation "Little Brothers of the Poor" and the CNAV, 2021).

The Covid-19 crisis and the restrictions have greatly aggravated the phenomenon of loneliness, observes the association. It notes that the number of seniors isolated from family and friendship circles has more than doubled (+122%) in four years, rising from 900,000 in 2017 to 2 million in 2021. This sharp increase is "one of the consequences of more than 15 months of health crisis" that has put a damper on dating.

Children and grandchildren are too far away or too busy, for example, 1.3 million seniors never or very rarely see their children and grandchildren, up from 470,000 in the previous barometer in 2017. "I have four children, nine grandchildren and four great-grandchildren but I'm all alone. There is one who lives in Bordeaux, another in the Gard, another in the Paris region. My daughter lives in Lille but she works and doesn't have the time," said Denise, 81, who lives in the Hauts-de-France region and was quoted in the study.

One senior in five has no friends, ties with friends and associative networks have suffered the most from successive confinements, 3.9 million seniors, or one in five, have no or almost no friendships, compared to 1.5 million in 2017. Cited by half of the people, the health crisis has had an extremely strong impact on the loneliness of the elderly, ahead of the death of a loved one, illness, disability, separation or divorce. One third of the elderly (6.5 million people) feel

lonely frequently, 14% (2.5 million) every day or very often (Little Brothers of the Poor, 2021) (Newspaper 20 minutes, 2021), (CSA Research, 2021).

Insecurity also plays an essential role in the need to use shared accommodation. The feeling of insecurity remains extremely present among seniors, more so than among the rest of the population. According to the "living environment and security" survey by the National Observatory of Delinquency and Criminal Responses (ONDRP) and INSEE, 17.5% of seniors experience insecurity at home, compared to 14% of 14-34 years old and 15% of 35-59 years old. The survey results also show that women over 60 feel about twice as insecure (21.8%) as men (12%). The elderly are afraid of not being able to defend themselves or to run away from an aggressor. They are more fearful than the rest of the population because of their loss of independence and frailty. In addition, the consequences of an assault will be greater for an older person. For example, in an elderly person, a simple pickpocketing can lead to a severe fall (Nexecur, n.d.), (ONDRP, 2021).

Dependency is a key factor in the decision to move into a shared senior living facility. Dependency is defined as the need to assist people 60 years of age or older to perform certain essential acts of daily living. It is linked not only to the individual's state of health, but also to his or her physical environment: an elderly person who has difficulty moving around will be very dependent, or even confined to his or her home, if he or she lives on the first floor of a building without an elevator, but will be more autonomous if he or she does not. At a certain age, it becomes difficult for our seniors to perform the tasks of daily living. For both men and women, the dependency ratio remains low until age 75, then increases rapidly with age. The average age of dependents is 78 for men and 83 for women. Several assessment grids are used to measure dependency, each focusing on one aspect of the problem. Among these, the AGGIR grid is based on the observation of daily activities that the elderly person performs alone. In 2040, there should be 10.6 million people aged 75 and over, compared to 6.1 million today. At a certain age, it becomes difficult for our seniors to perform the tasks of daily living. For both men and women, the dependency ratio remains low until age 75, then increases rapidly with age. The average age of dependents is 78 for men and 83 for women.

Several assessment grids are used to measure dependency, each focusing on one aspect of the problem. Among these, the AGGIR grid is based on the observation of daily activities that the elderly person performs alone. In 2040, there should be 10.6 million people aged 75 and over, compared to 6.1 million today. Some of them will be dependent and will need specific care. In 2020, there were 1.4 million dependent people. This number will increase to 2 million in 2040 and 2.4 million in 2060, according to the DREES (Ministry of Health) and the INSEE. The population of very dependent elderly people has increased. They represented 3.7% of the population over 60 years old in 2015 against 4.3% in 2020. This would be due to the increase in life expectancy. The loss of autonomy mainly concerns older people: 30.2% of individuals

aged 75 or more are in loss of autonomy, compared to 6.6% of individuals aged 60 to 74 (Michel Duée & Cyril Rebillard, 2006).

Finally, the financial factor comes into play when deciding to move into a shared home for the elderly. The average monthly cost of accommodation in an EHPAD (establishment for dependent elderly people) was 2,183 euros in 2021. (Hospital-type facility different from a shared house, not to be confused) (Finance for All, 2021). This is higher than the average salary, pensioners in France receive on average 1,459 euros net per month (INSEE, 2022), (French Republic, 2022).

In shared houses, the remaining expenses after deduction of the aids are generally about 1650€ per month for a higher standard (Cettefamille, n.d.).

2.2 Elderly people

The World Health Organization defines an elderly person as over sixty years of age. In French regulations, it is this age which has been retained for certain services or provisions concerning the elderly. An elderly person is, for common sense, a person of great age who presents the physiological and social attributes of old age as society represents them. Elderly people are also called seniors and elders, other circumlocutions to avoid the word old (Wikipédia, n.d.).

There are 15 million people aged 60 and over in France today and they are expected to be 20 million in 2030 and nearly 24 million in 2060. This would represent about $\frac{1}{3}$ of the French population according to INSEE. In addition, the number of people over 85 years old will increase from 1.4 million today to 5 million in 2060 (INSEE, 2021).

The number of inhabitants in France is expected to remain the same in 2070 and will be fairly close to the number today (67.75 million).

The number of inhabitants aged 75 or more is expected to increase by 5.7 million over this period, while the number of people under 60 is expected to decrease by almost as much (-5.0 million). France is expected to grow older because the number of elderly people will increase due to increased life expectancy, but also because the number of children and adults under 60 will decrease (INSEE, 2021).

In France, in 2018, life expectancy at birth is 85.3 years for women and 79.4 years for men. Life expectancy for women in France is one of the highest in the European Union (EU). In 2016, only Spain (86.3 years) was ahead of France. In contrast, France is only ninth in life expectancy at birth for men. In twenty years, life expectancy for women in France has increased by 2.9 years and for men by 4.7 years. The life expectancy gap between women and men there is 5.9 years in 2018 (INSEE, 2019).

Disability-free life expectancy or health expectancy (DFLE) is the number of years a person can expect to live without being limited in their daily activities. It is based on comprehensive mortality data supplemented by a question asked of a sample of 16,000 households. In 2020, a 65-year-old woman can expect to live 12.1 years without disability and 18.1 years without severe disability; a man, 10.6 years without disability and 15.7 years without severe disability. Since 2008, disability-free life expectancy at age 65 has increased by 2 years and 1 month for women and 1 year and 11 months for men. In France, in 2019, disability-free life expectancy at age 65 is 5 months higher than the European average (DRESS, 2021).

During the aging process, many chronic pathologies cause disability and dependency, such as cancers, cardiovascular pathologies and risk factors, mental illnesses and neurodegenerative diseases, the latter having the highest dependency burden. Thus, various serious challenges for the elderly and their families arise, such as frailty, urinary incontinence, sleep disorders, falls, osteoporosis, Alzheimer's disease and Parkinson's disease. Those pathologies will directly affect the elderly's well being (Public health, 2022) (Biron, n.d.).

For this reason, senior housing must be adapted for PRM (persons with limited mobility). Adapted housing is a term used to describe homes that have been modified or built to meet the special needs of people with physical disabilities. These adaptations can range from small modifications, such as adding ramps, to more extensive renovations, such as widening doors and installing wheelchair elevators. For people living with a physical disability, adapted housing can make all the difference in terms of quality of life and independence (Olivier, 2023).

There are different levels of loss of autonomy called GIR (groupe iso-ressources). There are six GIR: GIR 1 is the highest level of loss of autonomy and GIR 6 the lowest (French Republic, 2023).

Consideration of the quality of life/ well-being of older people is becoming increasingly important in the assessment, quality improvement and allocation of health and social services. Many rather divergent definitions and theories of quality of life have been proposed, a qualitative study made by (Leeuwen et al., 2019) synthesized them globally and classified the quality of life of older people according to different domains. Namely autonomy, the feeling of control, being able to take care of themselves, the right to privacy or even health (Leeuwen et al., 2019).

2.3 EHPAD (Residential establishment for dependent elderly people)

The EHPAD (establishments for dependent elderly people) are medicalized retirement homes that offer accommodation in rooms. EHPADs are intended for people who are generally over 60 years old and who need help and care on a daily basis. The EHPAD are establishments for dependent elderly people. The mission of these medicalized establishments is to accompany fragile and vulnerable people and to preserve their autonomy by providing comprehensive care including accommodation, catering, entertainment and care (CNSA, 2023).

When the person's state of dependence worsens and it is no longer possible for him/her to remain in his/her home, he/she will have to integrate an EHPAD (Residential establishment for dependent elderly people) in most of the cases in France. . This is the leading type of accommodation for the elderly in France, with more than 595,000 beds and able to accommodate 1 in 10 people over the age of 75 (Finance for all, 2021).

With the aging of the population, the number of people over the age of 85 is expected to increase from 1.4 million today to 5 million in 2060, so there may not be enough space to accommodate new dependent elderly people (INSEE, 2021).

Many elderly people are against going to these institutions because they would lose a good part of their freedom and the quality of life would be low. In addition, the rents are very expensive (from 2,000 to 5,000 euros per month on average in Paris), with services that are far from always up to par. Remember that French retirees receive an average of 1,459 euros net per month in retirement benefits, which is far below cost. They can also receive various aids to pay for the establishment, but this is not enough and there is still a significant amount left to pay (INSEE, 2022), (French Republic, 2022).

The latter justify their prices by offering several types of services such as the provision of a room and sanitary facilities, catering, daily care, maintenance and cleaning of the premises, laundry, social activities etc. A coordinating doctor is present during working hours and nurses are present 24 hours a day (CNSA, 2023).

2.4 Past researches

When older adults are asked about what good quality of life looks like, physical well-being is prominent (Leeuwen et al., 2019). For a long time, quality of life for older adults has been reduced to the realm of health, reflecting the idea that aging is a disease that should be cured at all costs. Nonetheless, quality of life for older adults cannot be reduced to the health domain according to research (Ward et al., 2019). Numerous models of quality of life in the elderly have emerged, based in particular on well-being or on the concept of gap theory, which is based

instead on an approach to quality of life in terms of the gap between what is desired and the current state of affairs (Dupuis et al., 2012).

Van Leuwen et al (2019), based on a review of the literature spanning the past 25 years, identified nine recurring domains cited by older adults as strongly related to their quality of life: perceived health, independence, activities, social relationships, coping, emotional support, spirituality, immediate environment (home and neighborhood), and financial security. The potential impact of these different factors is that an older person with low quality of life is at increased risk of death, dependency, and comorbidities over the long term.

Different studies have worked on the factors that condition the quality of life of seniors and make it positive or not. These studies highlight the problems that are associated with quality of life and that become more important with aging: Pain (Torvik et al., 2010); Dependency (Black et al., 2012; Bosboom et al., 2013; Giebel et al., 2014; Marventano et al., 2015); The presence of comorbidities as diabetes, Cardiac problems, Sensory disorders, Dental problems, Depression, Anxiety, Fragility (Castro-Monteiro et al., 2014; Marventano et al., 2015; Hoeksema et al., 2017; Crocker et al., 2019.).

Inadequate social support is also strongly associated with poorer quality of life, both at home and in institutions (Zimmermann-Sloutskis et al., 2012), reflecting the importance of sociability in aging. In France, in 2021, 1 out of 4 elderly people would suffer from isolation, 2 million elderly people are isolated from family and friends, among them, 530 000 people are in a state of "social death", deprived of links and the simple and essential pleasures of life. (CSA, 2021).

Admission to an EHPAD is often the consequence of major medical problems, including dementia (Hajek et al., 2015), which increases the risk of entering an institution by almost 4-fold for those cared for at home (Wergeland et al., 2015), dependency (Toot et al., 2017), the presence of depression (Hajek et al., 2015), and generally the presence of comorbidities (Marventano et al., 2015) a fall, hospitalization, or sudden deterioration in health status, such as after a stroke. The more impaired the cognitive level, the greater the risk of institutionalization (Han et al., 2016).

Material issues may also promote admission, particularly when the home becomes unsuitable or the cost of home interventions cannot be covered. Psychosocial factors, such as widowhood (Hajek et al., 2015), lack of social support, a sense of loneliness, and a need to feel safe may also be predictive of an admission request. Among the reasons most frequently cited by family caregivers is a feeling of inability to manage a home situation that is beyond them any longer, generating a strong sense of burden (Afram et al., 2014; Toot et al., 2017). The EHPAD can thus be a good care solution for people who can no longer receive adequate care at home from caregivers who can no longer provide it.

Older people are all the more reluctant to leave their homes given all the memories, values and memories that they can associate with their homes in relation to their history and experiences. This loss of home results in a "rupture in the spatial, temporal, and psychic continuity of the subject" (Trachman, 2016).

Despite more adapted care, entering an EHPAD is above all an uprooting. According to the study (IFOP, 2019), 85% of French people would like to age at home. In 2011 a French study reported that only 17% of French people believe that they would consider placing a loved one in an EHPAD (Prévost, 2011). According to the Odoxa survey, two-thirds of French people (68%) had a bad image of EHPAD in 2019, compared to 56% in 2017. Integrating an EHPAD is not the solution preferred by the French for their old age. Only 13% would be willing to move into a specialized facility if their physical abilities deteriorated with age, with respondents preferring to adapt their home (56%), or alternate between the two solutions (30%). On the other hand, in the case of cognitive disorders such as Alzheimer's disease, specialized institutions become the preferred solution for 43% of the French (Odoxa et al., 2019).

Despite studies showing the fear of going to an EHPAD among the French, several factors have been identified as being associated with good quality of life once in an EHPAD, including good functional independence and health that is considered satisfactory. Socialization opportunities, such as being able to get together with loved ones and feel supported, or good relationships with other residents and caregivers (Fernández-Mayoralas et al., 2015).

On the shared home side, the Department of Health conducted an evaluation of the UK's Partnership for Older People Projects (Personal Social Services Research Unit 2010). According to the study "small services providing practical help and emotional support to older people can have a significant impact on their health and well-being" (PSSRU, 2010).

Shared housing programs would generate health care benefits and savings. The study states that in addition to the undeniable individual and social benefits of housing sharing, there are also "broader economic benefits to the local health and care economy through reduced need for health and social care services." She provides a list of potential costs avoided through the adoption of home sharing services. For example, home sharing is estimated to save £119 by reducing the risk of accidents and emergencies (and therefore hospital admissions), over £1,000 for help with household tasks such as cooking or cleaning, and £674 through reduced use of mental health services (McMillan et al., 2018).

Another study on shared housing by Holt-Lunstad (2010) found that older adults living in the community had a 50% higher survival rate than those living alone.

3. Research Methodology

Content analysis table:

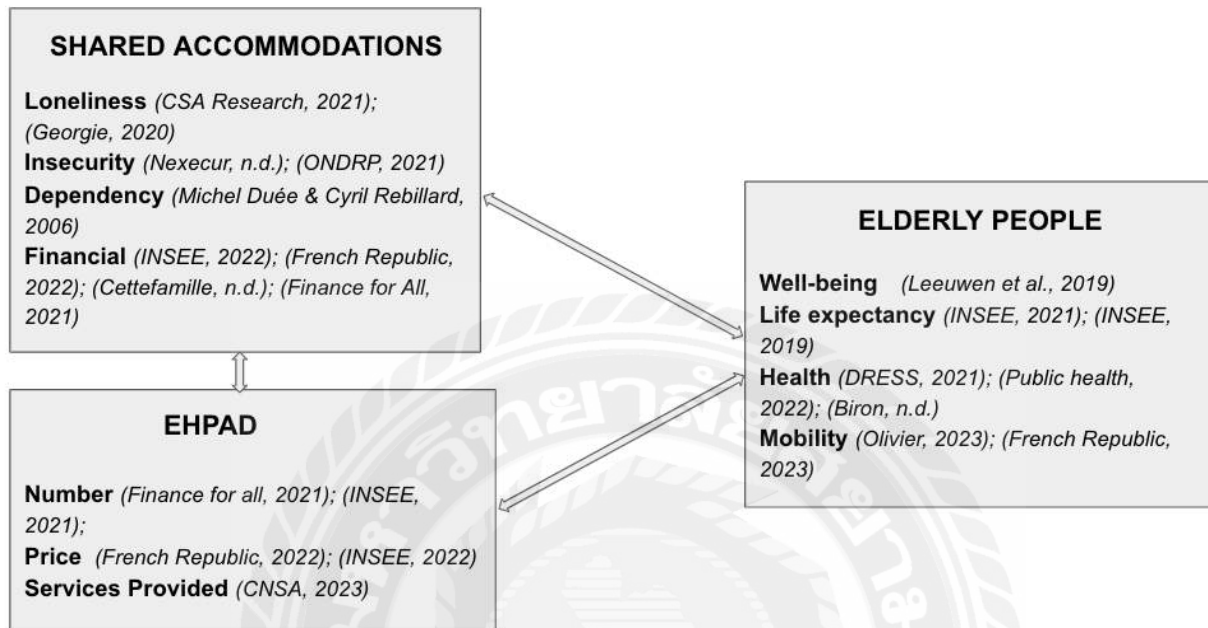
This study is based on numerous research studies, articles and government statistics. This is a literature review which aims to answer the question "Exploring if the integration of shared accommodation/housing is a better solution than EHPAD for elderly in France to improve well being". For this purpose we analyze all kinds of qualitative and quantitative data about the elderly, their needs, their overall well-being and the accommodation solutions offered to them. There is not too much research based on the new type of accommodation being called "shared housing" or "shared accommodation for elderly" because it is a very recent and still unknown solution. We have therefore mainly based our study on the most common type of accommodation currently offered in France, i.e. the EHPAD and its adequacy with the well-being and needs of seniors. This study allows us to analyze the strengths and weaknesses of this type of accommodation in terms of well-being, physical and psychological health of the elderly. Thus we are able to compare and analyze if the solutions provided by shared houses are more adapted to their needs, and if so, if it is necessary to develop more of this new type of housing in France and on what criteria should the marketing strategy be based.

Table 1 : Content analysis table

KEYWORDS	INFLUENCE FACTORS	FINDING/REFERENCES
1. Shared accommodations for elder	1. Loneliness	(Georgie, 2020)
	2. Insecurity	(French Republic, 2022)
	3. Dependency	(CSA Research, 2021)
	4. Financial	(Nexecur, n.d.)
		(Michel Duée et al., 2006)
		(Finance for All, 2021)
		(INSEE, 2022)
		(French Republic, 2022)
2. Elderly people	1. Life expectancy	(Wikipédia, n.d.)
	2. Health	(INSEE, 2021)
	3. Persons with limited mobility	(INSEE, 2019)
	4. Well-being	(DRESS, 2021)
		(Public health, 2022)
		(Biron, n.d.)
		(French Republic, 2023)
		(Olivier, 2023)
3. EHPAD (Residential establishment for dependent elderly people)		(Leeuwen et al., 2019)
	1. Number	(CNSA, 2023)
	2. Price	(Finance for all, 2021)
	3. Services Provided	(INSEE, 2021)
		(INSEE, 2022)
	(French Republic, 2022).	

4. Finding framework

Figure 1: Finding framework



The type of accommodation chosen by the elderly or its relatives will have an important impact on the life of the senior and its well being.

In the finding framework, influence factors of shared accommodation and EHPAD will influence elderly people in their choices to go into an institution and in addition the entire market.

5. Recommendations

As we have seen previously, the French population of elderly people will increase considerably in the next few years, so it will be necessary to open new establishments to accommodate them (Ministry of Health, 2021), (INSEE, 2021), (INSEE, 2020). We have also seen that the EHPAD (Establishment of accommodation for dependent elderly people), in spite of social aid, is too expensive for a large part of the elderly (French Republic, 2022). Moreover, their reputation is bad, due to the living conditions of the people in these establishments that many consider mediocre. People feel that there is a lack of staff, privacy and independence and that the services are not up to the price. Few people consider moving into an EHPAD or placing a loved one in one; this decision is usually made reluctantly (IFOP, 2019), (Prévost, 2011). Even if it is possible to improve the living conditions in EHPAD, it is complicated to lower the price with better services. This is why shared houses are an interesting business model and should be developed. This is an alternative housing solution, halfway between home care and EHPAD-type residences. These homes allow people living at home to fight against their loneliness without uprooting them and while maintaining their autonomy in their daily lives. In order for shared houses to improve the living conditions of the elderly, they must allow them to create social links and fight against isolation. This is achieved by sharing a house and setting up activities and events with other residents and their families. We must create a family atmosphere and be creative to make our seniors want to join this lifestyle (CSA Research, 2021), (Zimmermann-Sloutskis et al., 2012), (PSSRU, 2010). Shared homes must allow residents to maintain their autonomy by allowing them to participate in daily living tasks such as cooking, tidying, cleaning, if possible. The homes must also offer housing adapted to people with reduced mobility to facilitate movements (Olivier, 2023). It is also important that the residents feel safe in terms of their health, with the passage of caregivers regularly and life assistants on a daily basis, and in terms of offenses with effective security equipment to avoid burglaries, the elderly being among those most affected (Nexecur, n.d.), (ONDRP, 2021). Finally, at the financial level, shared houses, with lower costs, must remain affordable in order to facilitate access to everyone and avoid inequalities. It is vital for dependent elderly people to be able to be taken care of in a home (McMillan et al., 2018). Improving the living conditions of our seniors will have an impact on their mental and physical health as well as on their autonomy and life expectancy. (PSSRU, 2010). This type of accommodation is therefore a very promising business with a strong future potential. In order to democratize this new service in France, it is necessary to communicate more on the benefits of the establishment and to provide a unique quality service to make word of mouth work.

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