



Disability Sheffield
The Centre for Independent Living

Disability Sheffield Information Service **Housing Factsheet**



Disability Sheffield Information Service,
The Circle, 33 Rockingham Lane, Sheffield S1 4FW
Tel (0114) 253 6745
E mail: info@disabilitysheffield.org.uk
Website: www.disabilitysheffield.org.uk

In this factsheet we aim to provide information and details of services that offer assistance in the search for housing that is suitable for your requirements.

We have produced a separate factsheet “Equipment and Adaptations” containing information on equipment, adaptations and technology to promote independent living including adaptations for your home. Please contact us if you would like a copy. Alternatively you can download the factsheet from our website.

Social Housing

Sheffield City Council was one of the first areas to change to a Choice Based Lettings (CBL) system for people wanting to live in social housing. This system allows people to bid for homes that are advertised and is designed to provide more choice particularly regarding location and property type. While CBL does give people greater choice it can put vulnerable people at a disadvantage.



Sheffield City Council own approximately 43,000 properties, although not all will be accessible, for rent across the city. To view and bid for Sheffield Council and Housing Association properties you must log in or register to use the [Sheffield Property Shop](#) website,

and [join the housing register](#). More information on this process can be found on the Sheffield Council website page [Register & Bid for a Council Property](#).

Sheffield Council Housing Service Tel: **0114 293 0000**

Priorities for Rehousing Relating to Disability

According to the [Health and Housing Team](#) (please scroll to the bottom of the page under the heading ‘Health and Housing Team’) there are three main types of priority awarded by people with health problems or support needs that mean their home is unsuitable to meet their housing needs.

- If an applicant has mobility problems and their current home is unsuitable to meet their needs they can be assessed for mobility priority.
- Applicants with mental health, learning disability, long term health problems, community care or other health problems can be assessed if they are leaving hospital or institutional care and have no permanent home to return to or they have health problems that are being caused by or made worse by their current housing situation
- Applicants who need significant support can be assessed for support priority



Sheffield City Council's [Allocations Policy](#) is a lengthy document but does include information on the priorities system they use, on page 21.

The Health and Housing Team

The [Health and Housing Team](#) (please scroll to the bottom of the page under the heading 'Health and Housing Team') within Sheffield City Council provides information, advice and support for people who have specific housing needs related to a health condition or a disability which makes living in their home difficult. The team will help people:



- who have severe mobility problems and can't reach basic amenities in your home
- who need to live nearer your carer for essential support for daily living
- who have long term physical or mental health problems and your housing situation is having a detrimental effect on your ability to live independently

and can:

- advise you on your Housing Options including staying in your home and adaptations
- help you explore your housing options if you have to leave your home
- assess your housing need and, if appropriate, assist you to move urgently through Priority re-housing

The team is located at First Point, Howden House, Union Street

Tel: (0114) 273 5522

Email: healthandhousingneeds@sheffield.gov.uk

Housing Associations

There are around 15 major housing associations operating in Sheffield owning around 15,000 properties. You can apply to any housing association yourself to find out what properties are available. You can bid for housing association properties through the choice based lettings system. See [How do I apply for a Housing Association Property?](#)

However some housing associations keep their own waiting lists and allocate properties independently (which you may not be able to bid on through CBL) so you will need to register with them to make an application. You can find a list of housing associations on a file attachment at the bottom of [this page](#).

Mutual Exchange

It is also possible to move between Council houses, or between Council to Housing Association properties and you can apply for a ['Mutual Exchange.'](#) You can advertise locally as well through the [HomeSwapper](#) service.

Accessible Property Register

The [Accessible Property Register](#) was set up in 2003 by Conrad Hodgkinson, Christine Barton, and Lindsay Yarrow, using their personal experience as wheelchair users who have of the barriers faced by disabled and older people in relation to housing.

The Register is useful if you wish to buy/sell or rent an accessible adapted property and offers the following :-

- Promotes accessible and adapted property (including holiday accommodation)
- Accepts adverts for property for sale and rent (UK adverts are free of charge to private individuals)
- Promotes social housing and private residential property
- Offers mainstream advertising options for all property
- Can recommend approved estate agents in most parts of the country
- Provides links and useful information relating to property and access

☎ 0774 9119385

Email: conradh@accessibleproperty.org.uk

You can also place a free '[Property Wanted](#)' listing on a new '**Property to You**' website and bring your ideal property (including property for wheelchair users) to your desktop allowing sellers, estate agents and landlords to know what you are looking for **before** property is advertised (your contact details are not visible).

Low Cost Home Ownership

An introduction to affordable home ownership schemes is available on the [Gov.UK](#) website including 'Help to Buy' and 'Right to Buy'.

[My Safe Homes](#) specialises in arranging mortgages for people with disabilities or support needs.

1 Sycamore Court , Birmingham Road
Coventry . CV5 9AU

☎ 0800 121 333

E-mail: enquiries@mysafehome.info

HOLD – Home Ownership for people with a Long-term Disability

[HOLD](#) is a shared ownership scheme. This means that people with a long-term disability can buy part of a house.

- Most HOLD homes are leasehold so ask about the service charges which can be paid through housing benefit

Who qualifies for HOLD?

Only people with a long-term disability can be part of this scheme. The scheme may help a disabled person to move closer to family and support networks.

How does HOLD work?

This is a shared ownership scheme. You buy part of a house. A housing association buys the remaining part and you pay rent on this part to the housing association through housing benefit.

You have to buy a minimum part of 25% of your home using savings and/or a mortgage. You can later buy up to 100% of the property. Most homes in the scheme are leasehold. Visit the [Shelter website](#) for more information. You pay service charges for repairs and improvements. You also have to pay for all the other costs of owning a home.



Building Standards

Since 2011 all public sector funded housing in England are built to the [Lifetime Homes](#) standard with a target of 2013 for all private sector properties. The aim is to provide accessible and adaptable accommodation for anyone with a temporary or permanent disability

Lifetime Homes

Holyer House

20-21 Red Lion Court

London

EC4A 3EB

Tel: 0207822 8700

Email: enquiries@lifetimehomes.org.uk

Sheltered Housing

Sheltered housing is for people over 60, or people who have a mobility priority. It aims to provide comfortable accommodation with added security, in an environment where you have your own front door and can come and go as you please. The schemes usually have communal facilities including a laundry, kitchen, lounge, gardens, a scheme warden and each property is linked to City Wide Care Alarms. To find out where sheltered accommodation offered by Sheffield City Council is please follow [this link](#) to download the Sheltered Accommodation leaflet.

Supported Accommodation and Housing Support Schemes

The [Sheffield Directory](#) provides information about local services, groups and activities in Sheffield. Here are the search results for [Supported Accommodation](#) and [Housing Support Schemes](#). Click on each individual entry to bring up the full details.

For example [Shelter Sheffield Advice Centre](#) offer a free legal advice service and can help people experiencing problems with their benefits, debt problems or a housing issue . Shelter also provides a range of housing related support services for single people, couples and families. This includes support for people entering into new tenancies.

Housing Equalities Group

Sheffield City Council's [Housing Equalities Group](#) is a new consultation forum for people who are interested in addressing equalities issues in housing delivery, strategy and policy. The Housing Equalities Group has been established to promote and prioritise the housing needs of people from all the equality groups included in the Equality Act 2010. You can contact the Housing Strategy and Policy Team by phone on (0114) 2736396 or e mail housingstrategy@sheffield.gov.uk

What do you think of this factsheet?

If you would like to comment on this factsheet or provide additional information from your own experience please let us know and we would be happy to consider adding to or amending the factsheet. We welcome any comments to help us improve our service. Our contact details are:-

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☎ **0114 253 6748** Mon-Thurs 10am to 3pm
(Ansaphone facility available at other times)

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www.disabilitysheffield.org.uk

Disclaimer

No recommendation is given or implied by providing these details. Whilst every effort is made to ensure accuracy we cannot accept responsibility for any errors or omissions. Please note that the inclusion of groups or individuals on the factsheet does not mean that they have been vetted or are recommended by Disability Sheffield Information Service. Details may change so it is important you check the information provided to make sure they are accurate and suitable for your own requirements

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