



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 6750
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’s Health and Housing team can offer support and assistance to vulnerable customers on request (see later entry for details).



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](#).

If you need help with joining the housing register, advice on your housing options or placing a bid, here’ show to contact the Sheffield Property Shop:

By Phone:

- North Sheffield 0114 293 0000
- South Sheffield 0114 205 3333

By Email:

- [Online Enquiry Form](#)

In Writing:

- Council Housing Service, PO Box 483, M33 0DH

In Person:

- The Sheffield Property Shop, Howden House, 1 Union Street, Sheffield, S1 2SH
- Unit 7, Hillsborough Barracks, S6 2LR
- Chapeltown Chambers Court, 1b Station Road, S35 2XE
- Manor Library, Ridgeway Road, S12 2SS
- Crystal Peaks, 1-3 Peaks Square, S20 7PH
- Firth Park Library, 443 Firth Park Road, S5 6QQ

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



Neighbourhood Teams (Housing+)

Housing+ is a new model for delivery of council housing services. It is a personalised service that aims to provide additional support to help people look after themselves and their home through their neighbourhood officers. A new aspect of the Housing+ service is an annual visit to every household to check that everything is okay with the tenant, their home and tenancy. Neighbourhood Officers get in touch with tenants individually to arrange a mutually convenient time for the annual visit. Read more about the [vision](#) on which Housing+ is modelled

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 [here](#) .

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 through the [HomeSwapper](#) service.

Accessible Property Register

The [Accessible Property Register](#) was set up in Sheffield in 2003 by Conrad Hodgkinson, Christine Barton, and Lindsay Yarrow, using their personal experience as wheelchair users who have direct experience of the barriers faced by disabled and older people in relation to housing. Sadly, Christine, who had primary progressive multiple sclerosis, died in 2013.

- Specialises in promoting wheelchair accessible and adapted property, and wheelchair access holiday accommodation
- Accepts adverts for wheelchair accessible property suitable for disabled people for sale and rent
- Promotes wheelchair access social housing and private residential property
- Provides links and useful information relating to property and disabled access

The original APR website was the first in the UK to specialise exclusively in promoting accessible and adapted property for sale and rent. It is unusual in accepting adverts for both private residential and social housing.

☎ 0207 993 2135

Email: info@accessible-property.org.uk

Low Cost Home Ownership

An introduction to affordable home ownership schemes is available on the [Gov.UK](https://www.gov.uk) website including 'Help to Buy' and 'Right to Buy'.

[My Safe Home](#) 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. General information about applying for sheltered housing is available on [Sheffield City Council's website](#)

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.

Local Assistance Scheme : Grants from Sheffield City Council

The aim of the [Local Assistance Scheme](#) is to support independent living and help Sheffield residents in crisis situations with an identified need that cannot be met from another source. Help is available to people who receive certain benefits or are assessed to have insufficient income to meet their needs.

The scheme was set up following the abolition of some parts of the Department of Work and Pensions (DWP) Social Fund (Community Care Grants and Crisis Loans). While the Local Assistance Scheme is quite similar to the Social Fund in purpose, it is not the same scheme and has its own policy, rules and awards.

The Local Assistance Scheme has two types of award:

Sheffield Independence Grants

Sheffield Independence Grants are to support independent living in the community. They can be used to help people establish themselves in the community or to remain there. For example they may be used to help people setting up home following a period in institutional care, avoid the need to go into care or cope with exceptionally difficult family circumstances. A Sheffield Independence Grant can be awarded to help with the cost of essential household items and services (including travel costs in particular circumstances). Sheffield Independence Grants do not have to be paid back.

Sheffield Crisis Grants

Sheffield Crisis Grants are intended to help people who do not have enough money to meet their short term needs arising from a crisis. They are used to prevent serious risk to the health and safety of an individual or their family. Sheffield Crisis Grants do not have to be paid back.

You can find more detailed information about Sheffield Independence Grants and Sheffield Crisis Grants in the guide: [Local Assistance Scheme Guidance for Applicants](#)

Decoration Grant

You'll be given an electronic voucher card - so you can buy decoration and cleaning products from any B&Q when you take up a new tenancy. Assistance will be assessed and confirmed when you view your property - so you'll know from the start exactly what's on offer. Find out more about [how it works](#)

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:-

Disability Sheffield Information Service

The Circle

33 Rockingham Lane

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☎ **0114 253 6750** Mon-Thurs 10am to 3pm

(Ansaphone facility available at other times)

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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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