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 or circumstances.

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).

To view and bid for Sheffield Council and Housing Association properties you must first log in to use the Sheffield Property Shop and join the housing register

Properties that are available for rent are advertised each week. You can watch a short video and find more information on Sheffield Property Shop's using the service page .

You can ask the Council Housing Service a question here
or phone them on 0114 293 0000 (Monday to Friday, 8am to 5:30pm)

If you need help with joining the housing register, advice on your housing options or placing a bid, you can contact the Sheffield Property Shop

Sheffield City Council also has a website page on your housing options.

Housing Associations

The Sheffield Property Shop refer to housing associations listed on their website as their 'partner landlords' who use the Sheffield Property Shop to let some or all of their available homes. There are around 18,000 properties of all sizes and types owned by housing associations in Sheffield. Most available housing association homes are advertised and let through the Sheffield Property Shop. Some homes are let directly by housing associations to applicants and not through the Property Shop. They keep their own waiting lists and allocate properties independently so you will need to register with them separately if you wish to make an application.

You can apply to any housing association yourself to find out what properties are available Here's more information on this from Sheffield City Council.

Housing Problems

There are a range of circumstances where people can experience difficulties with their housing including disability and long term health conditions. If you are struggling to cope with a health problem in your home, there are a number of options. These include obtaining

equipment to help you in the home, whether you can have your home adapted, or whether it is more appropriate for you to move to more suitable accommodation

Information about getting equipment and adapting your home is available on Sheffield City Council's Help with Daily Tasks at Home webpage

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 or download the factsheet from our website.

You can find out more about what Sheffield City Council call ' housing problems' here. This includes health issues, relationship breakdown, overcrowding and domestic abuse.

If you are homeless, or could become homeless in the near future Sheffield City Council can provide advice, help and support. Details are on their Homelessness page

Priorities for Rehousing Relating to Disability

According to Sheffield City Council's Health and Housing Team there are three main types of priority awarded by people with health problems or support needs that means 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 how the Council decides between housing needs – see page 25 onwards.

The Health and Housing Team

This team 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 you if you:

- have severe mobility problems and can't reach basic amenities in your home
- need to live nearer your carer for essential support for daily living
- you 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 model for delivery of council housing services that provides a more personalised service. It aims to provide additional support to help people look after themselves and their home through their neighbourhood officers. 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. The officers deliver a range of functions alongside these annual visits including dealing with ASB, tenancy management, rehousing advice/assessment and community engagement.

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 (APR) 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. The APR:-

- 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 website including 'Help to Buy' and 'Right to Buy'.

My Safe Home specialises in arranging mortgages for people with disabilities or support needs. Contact details:

MySafeHome Limited
1 Sycamore Court
Birmingham Road
Allesley
Coventry
CV5 9BA

Tel: 02476 402211
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 and please note there are other eligibility requirements related to income and housing status. 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 usually start by buying 10% to 25% of the property. You may be able to buy more shares over time – this is known as 'staircasing'.

Most homes in the scheme are leasehold. You pay service charges for repairs and improvements. You also have to pay for all the other costs of owning a home.

Key Information Documents about HOLD are on the GOV.UK website and you can also visit the Shelter website for information about shared ownership schemes.

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. General information about applying for sheltered housing is available on Sheffield City Council's website

Supported Accommodation

The Sheffield Directory provides information about local services, groups and activities in Sheffield It contains a Housing page and a page on Independent Living for Older People

Supported Living is Sheffield City Council's preferred model of care for people with a learning disability and is arranged by social workers. They will discuss your preferences with you and liaise with the Supported Living Brokerage Team to identify potential care and support options for you to consider. The Supported Living Brokerage Team manage a framework of quality approved Supported Living providers as well as holding a database of known Supported Living accommodation across the city.

If you do not have an allocated social worker but want to find out more about Supported Living please contact Sheffield City Council's First Contact Team on **0114 273 4908**.

Find out more on their Accessing Supported Living page.

Housing Advice

The Sheffield Directory has a general page on Housing advice

If you are experiencing difficulties with your housing it is important to find out what your rights are and what options you may have. You can seek advice from Citizens Advice Sheffield and look at the information available on Shelter's website.

Shelter produce lots of factsheets including renting, repairs and safety, benefits, mortgages and debt, evictions and homelessness.

Shelter Sheffield provide:-

- advice and webchat service with expert information on a wide range of housing issues
- free legal advice to help people who've lost their homes or are facing eviction
- emergency helpline for people struggling with a housing issue or homeless.

Disability Rights UK offer a range of factsheets, some of which relate to housing.

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 awards:

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

If you have recently moved into a new home or have had major work carried out to your existing council property, you could get help with your decorating costs .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
Sheffield S1 4FW
☏ **0114 253 6750** Mon-Thurs 10am to 3pm
(Ansaphone facility available at other times)
E- mail info@disabilitysheffield.org.uk
www.disabilitysheffield.org.uk

Disability Sheffield
The Centre for Independent Living

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

Nov 2025