



# Older People's Housing Strategy

2025 – 2030



# Contents

## Foreword

## Introduction

## Vision

## Current Context

**Ambition 1** More homes and housing choice

## Our Priorities

**Ambition 2** Housing carbon emissions will have been reduced to net zero by 2030

## Our Priorities

**Ambition 3** Safe, good quality and comfortable homes

## Our Priorities

**Ambition 4** Great, safe neighbourhoods that people are happy to call home

## Our Priorities

**Ambition 5** Homes and housing services that end homelessness and support healthy, independent lives

## Our Priorities

## Delivery, governance and achieving successful outcomes

**Appendix A** Glossary

**Appendix B** Identified areas with low provision of specialist older people’s housing

**Appendix C** Potential delivery partners

**Appendix D** Indicative 5-Year Action Plan

**Appendix E** Performance Indicators

3

4

10

11

16

17

22

24

26

27

31

34

36

40

44

48

56

58

60

72



## Foreword

One thing we can all be sure of: we are all getting older.

It is true of young people, middle-aged people and those who are ... old.

It is also true that we all want to live in the right sort of home that suits our needs. And our needs and desires change as we get older. Some people want to move somewhere quieter with a garden. By contrast, other people reach retirement age and choose to move to the city centre, with good access to culture and services without the need for a car. Not only do we age, but we all age differently. We face different choices and sometimes our choices become more difficult as disabilities become more relevant to daily living.

We deliberately do not specify an age at which we become “old.” Ageing is a process, not an event. This is not a task of providing “pensioners’ homes” or “sheltered accommodation.” It is about creating a system where everyone has a good choice and control of where, how and with whom they live.

Its success depends on all our partners working together. Housing is not delivered in isolation. Good and suitable housing needs to be a prime concern for the health and care sector, for energy companies and for voluntary organisations. By asking everyone to work together, we must aim for the right homes for life.



**Councillor Douglas Johnson**







# Introduction

Sheffield’s Housing Strategy 2024 – 2034 describes housing as a fundamental element in the success of our communities, highlighting the challenges and opportunities faced by people across the city. We want everyone, in all our communities to have access to homes that meet their needs and to be happy with where they live. It is about ensuring housing choice and access to a home in Sheffield which is safe, suitable, affordable and ready for a changing climate.

This Older People’s Housing Strategy 2025–30 looks to set out in more detail the issues for our older residents, and how we plan to address them in partnership with many organisations including registered and private housing providers and developers, care, health, community safety and voluntary organisations.



- It covers all tenures and focuses on three main areas:
- Mainstream age-friendly housing.
  - Specialist older people’s housing for independent living.
  - Age friendly housing support and neighbourhoods that enable older people to live safely, well and independently.

Care homes are not included in this Strategy as they are addressed in Sheffield’s Vision for Adult Social Care 2022–2030. However, we acknowledge that people can also have support and care needs and live in mainstream housing. These needs are met via floating support services and domiciliary care services, which are currently under review as part of Sheffield City Council’s approach to early prevention.



## Housing types for older people’s independent living





This Strategy builds on the existing strengths of Sheffield and our commitments to being an age-friendly city. It will help to contribute to the delivery of the Sheffield City Goals, which set the direction and the collective vision for Sheffield to achieve by 2035, particularly contributing to the Goals of being a City of Thriving Communities and a Sheffield for all Generations.

The Older People’s Housing Strategy will also contribute to the priorities in the Council Plan “Together we get things done”. The Council Plan puts people, prosperity, and planet as the focal point of everything we do; the important things to consider when taking the next steps for our city.



**Our older people’s Housing Strategy will:**

- Enable more good quality age-friendly housing that is safe, secure and enables independence.
- Improve access to affordable age-friendly homes that meet the diverse needs and aspirations of our older population.
- Improve access to better housing-related support that helps more older people to live safe and well in their homes for as long as possible.

**Our older people’s Housing Strategy will:**

- Empower people in later life to plan for their changing housing needs at an earlier stage and make the most of their life chances.
- Create more neighbourhoods that have the right homes and infrastructure to maximise the contributions of our older generation of workers, carers, volunteers, parents and grandparents.
- Empower more older people to remain connected to their communities and help shape decisions about how their neighbourhoods develop.

**Our older people’s Housing Strategy will:**

- Enable more older people to live in a home that is low-carbon, energy efficient, water efficient and climate-resilient.
- Create more downsizing opportunities to support people to reduce their carbon footprint and make better use of our existing housing stock.
- Reduce the carbon footprint of existing and future specialist older people’s housing.

This Strategy has been developed in consultation with residents and partner organisations.

It has the same 5 ambitions as the overarching Housing Strategy which are:

- More homes and housing choice.
- Housing carbon emissions will have been reduced to net zero by 2030.
- Safe, good quality and comfortable homes.
- Great, safe neighbourhoods that people are happy to call home.
- Homes and housing services that end homelessness and support healthy, independent lives.

The ambitions of this Strategy will be realised by working collaboratively and innovatively across Sheffield City Council, with our partners and all our communities. Together with local residents and community groups, we will co-produce solutions that improve the housing choices and support available as we age, and as our needs and aspirations change.



Sheffield City Council is responsible for leading on identifying and planning for housing need in the city. We also have responsibility for enforcing standards in housing. With other social landlords we directly provide 25% of the housing in the city and commission supported housing services. Most of the housing in Sheffield is in the private sector and that is why it is important that this Strategy applies to all types of housing and tenure.

The overall Housing Strategy is designed to be inclusive of people of all ages. Plans to increase the number of new homes in the city will include age friendly options that are accessible for people with mobility and health needs, are suitable for ‘right sizing’, are of a high standard, safe, warm and efficient to run.

Sheffield has a growing and increasingly diverse older population. We think that this is one of the city’s strengths as older households play a key role in supporting our city and neighbourhoods to prosper. Our older generations are workers, carers, volunteers, parents, grandparents, and as consumers their value to Sheffield’s commercial and cultural sectors is considerable.







We recognise that older people are not one group and people biologically age at different rates. In the United Kingdom, older age is often considered to be 65 and above, but many providers of housing for older people set an eligibility age ranging from 50 to 60. This Strategy is aimed at tackling the issues that might affect people as they get older to improve the housing choices that will be available.

We need a more detailed strategy for older people for several reasons:

- Most people will continue to live in existing homes in the city which do not all meet current standards and can be challenging to adapt. Housing has a huge impact on health and wellbeing, and poor-quality homes are particularly harmful to people who are vulnerable because of their health conditions and disabilities.



- Some areas have no specialist older people's housing which sometimes means people cannot choose to stay there as they age. Shortages of suitable housing for all tenure types means that the range of housing choices to help people live life fully and independently are not always available to them.
- Sheffield is a great place to live and older people make a huge contribution, but we need to work together with our older residents and partners to create communities that work well for them, so services and amenities can be accessed easily and safely.
- As life expectancy has increased over time, old age is increasingly divided into two periods for many people - being comparatively fit and healthy in early old age, and later old age where incapacity and ill health are more prevalent.



- The information about housing can be confusing and difficult to understand, whether it is about moving, making changes to your home or getting the support needed. Good and reliable information and advice is necessary so people can start planning and thinking about their options at an earlier point.
- Our older residents invest significantly in their homes as owner occupiers and renters, and most people would prefer to live independently in their own home for as long as possible. To make this a reality, health, care and housing services need to be better integrated. Acting together and planning for needs can help to prevent a crisis occurring.
- The effects of climate change are felt by all of us. Older people with long-term health conditions and disabilities can experience more issues because

of the impact that climate change has on their homes, the environment and their capacity to take action to reduce carbon emissions in their home.

- Across our city people are experiencing significant inequalities in accessing housing. Some people from LGBTQ+ communities face greater challenges in finding a home they feel comfortable living in. Some existing specialist housing provision may also not be culturally and/or religiously appropriate for some residents from Black, Asian and Minoritised backgrounds, and there can be a significant lack of awareness about what the options are. The increases in the cost of living have meant that increasingly people are unable to meet their basic living needs and afford their household bills, and the levels of homelessness for older households have risen.







## Vision

Our vision is for “Sheffield to be an age-friendly city that supports people to thrive in their own home, celebrates inclusivity and independence, and provides safe, affordable, well-designed homes with good connectivity to local services and communities.”

### By 2030 people will:

- Have greater choice and access to affordable age-friendly and specialist housing which is climate ready and meets their housing needs, aspirations and lifestyles, including options to support people living with dementia, complex health conditions and mobility needs.

- Enjoy high quality flexible housing support that enables them to live independently in homes that keep them safe and well.
- Thrive and prosper in neighbourhoods that are safe, well connected to services and local communities, and support intergenerational living.

This Strategy will focus on tackling housing inequalities and discrimination to achieve good health and housing outcomes for our older people. It has a critical role in improving fair access to housing and housing services across our city, ensuring there is more housing and support for all older people irrespective of their financial circumstances or background.

We will listen to, learn from, and work together with our residents to ensure that the homes, neighbourhoods and housing services the city delivers are shaped by our communities.

## Current Context

This Strategy has a key role to play in ensuring all housing providers involve and respond to the needs of older people when new homes are planned, and services are delivered. Older people make a huge investment in housing, either through ownership or renting. In Sheffield, almost three-quarters of older residents are homeowners, although this varies across the city and across some ethnic groups. For homeowners, there is a clear preference for continuing to invest in their homes in later life, but health and finances also significantly impact the choices that people make. Just under a quarter of older people in the city rent their home from Sheffield City Council or a registered provider, and the number of older people living in a private rented home is relatively small but is increasing.

Sheffield is built on seven hills making some parts of the city difficult to navigate.

It is very important to take this into account when planning or delivering housing for people who may have mobility issues, now or in the future. Most of our neighbourhoods have a good variety of suitable homes for older renters and owners but some areas lack opportunities for “rightsizing” when the time is right. Overall, Sheffield has low levels of specialist older people’s housing, some of which are not keeping up with modern aspirations and need refurbishment.

Home is not just about the house we live in; it is about our neighbourhoods and our communities. Well-designed neighbourhoods with good facilities are key to supporting healthy, engaged and resilient communities of all ages. The city centre neighbourhoods have been dominated in recent years by residential accommodation aimed at students and young professionals.







Our growing older population encompasses a great variety of age-ranges and lifestyles, ranging from full-time workers to people requiring high levels of support and care. It includes different generations living together in the same home but also a growing number of people living alone. Our older residents are also increasingly diverse, with growing numbers of people from different ethnicities.

We are now seeing new neighbourhoods being created, resulting in more homes and more people living in the city centre and this needs to be inclusive of older people. Some older people choose to live in the city centre because of its accessibility, so we need to ensure it provides the right housing and facilities in the right setting.

We also know that the demand for traditional residential care homes in Sheffield is falling, and more high-quality specialist housing is often preferred by people who are living for longer with a range of long-term health conditions and disabilities. Much of what already exists is sheltered housing for rent managed by the Council or registered providers. We know that people are moving to this type

of housing at an increasingly older age. More people are living for longer in general needs housing, and this means that current homes also need to be brought up to standard or adapted so they are suitable to support independent living.

Residents in the city's newer specialist accommodation schemes enjoy modern, vibrant living which increasingly combine housing, health and care support. We know that more needs to be done to provide the right range and type of homes in Sheffield which enables people to enjoy healthy lives. This is reflected in Sheffield's Adult Social Care Living and Ageing Well Market Position Statement and the Adult Social Care Delivery Plan.

We need to make sure there is fair access to housing and the services are appropriate and inclusive; responding to inequalities that exist are key priorities. For example, in 2021 98.7% of the Sheffield City Council's placements to extra care schemes were people of White British ethnicity. National research with older LGBTQ+ people identified concerns about housing later in life, including the risk of homophobia in mainstream services and sometimes not feeling able to express their sexual orientation in specialist older people's housing.







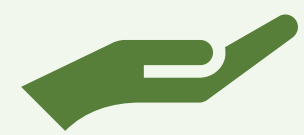
# In Sheffield

## Older People (65+)



- Our older adults are workers, volunteers, carers and grandparents.
- There are approximately 100,000 people aged 65+.
- 65+ males 46%, females 54%.
- 85+ males 40%, females 60%.
- There will be around 8,000 more 65+ adults in 2030.
- The greatest rate of increase will be among the 85+ population.
- Around 35,000 adults live alone.
- More than 8,000 are in employment.

## Care and Support



- 11,000 adults aged 65 and over provide at least 19 hours of unpaid care a week.
- By 2040 it's estimated there will be almost 6,400 more older adults needing help with their self-care.

## Housing Need 2025



- There is an estimated shortfall of 1,650 houses with care (such as extra care) in all tenures.
- There is an estimated shortfall of 4,800 houses with support (such as sheltered housing) in all tenures.

## Older Households (65+)



- 48,600 households live in the private sector.
- 72% of households are homeowners.
- 23% of households are social renters.
- The number of private renters is small but growing.
- 18% are affected by income deprivation.

## Older People's Specialist Housing



- There are around 3,000 specialist older people's homes for independent living.
- 82% of these homes are provided by social landlords and are mainly for rent.
- This housing is unevenly distributed, with some neighbourhoods having no provision at all.

## Health



- 28,887 people aged 65 and over are living with a limiting long-term illness (projected to increase to 35,326 by 2040).
- By 2040 there are projected to be 27% more older adults living with dementia.
- 45% of people over the age of 65 reported to not have good health; this ranges significantly across neighbourhoods – from 21% in Endcliffe to 71% in Burngreave.
- It is estimated that there will a 25% increase in hospital admissions over 2025–2040 due to 65+ adults having falls.

## Diversity



- The number of people aged 50 and over from minority ethnic groups increased by 9,500 between 2011 and 2021 and now comprise around 11% of over 50s.
- Rates of home ownership are as low as 40% among some older minority ethnic groups.
- In the United Kingdom, LGBTQ+ people over the age of 55 are more likely to be single, live alone, and less likely to see biological family members on a regular basis.







# Ambition 1

## More homes and housing choice

We aim to address the shortage of suitable homes and expand the choice by working with all housing partners. Providing the right types of home and opportunities for our older residents to move will also support the development of stronger and more self-sufficient communities.

We understand that a good supply of specialist housing to rent or buy is not available in all of Sheffield's neighbourhoods and that for some, it can be difficult to access affordable older people's housing opportunities. People also often tell us they are unaware of the housing options available for older adults.

In recent years, Sheffield City Council and its partners have delivered

affordable age-friendly mainstream homes which are built to high accessibility and adaptability design standards. We want to build on this success. To make affordable housing financially viable some degree of government subsidy or devolved funding will be required, in addition to any money raised against rental income or sales.

The Council has set out a commitment in the Sheffield Plan, to deliver around 38,000 new homes by 2039. Our approach to new development focuses on the reuse of previously developed sites and buildings, creating new lifetime neighbourhoods in and around the city centre and surrounding neighbourhoods, and on other strategic housing sites across the city. Providing suitable new housing and neighbourhoods that older



people can live in safely will create residential settings that work for everybody. It is also important that our plans create compact and well-connected neighbourhoods. These neighbourhoods need to provide sufficient local services and facilities alongside new homes to meet the needs of our current diverse communities and the needs of all future residents.

### Our priorities

Delivering more specialist homes for our diverse older population is essential to meeting this ambition. This includes people with dementia, learning disabilities, autism, mental health issues, complex needs and those experiencing domestic abuse. We recognise that older people might also want to share accommodation with other family

members when they are providing or receiving care, and intergenerational living can be made a more realistic option by increasing and promoting homes that are suitable for this.

We need good information to inform the planning and delivery of new homes. We will refresh our Strategic Housing Market Assessment to give us up to date information about the housing needs of older households. We are completing a Specialist Accommodation Assessment which will help us identify the longer-term specialist housing needs of older people in Sheffield.

This work will help us understand more about gaps in the housing offer for older people including details about the tenure, type, size and location of where homes are needed, and will be captured in an Older People's Housing Market Position







Statement developed with Adult Care and Wellbeing. This will form the basis for collaborative working between housing, health and care providers, enabling us to align plans to meet older people's housing needs.

To increase provision for older residents we will implement new age-friendly planning policies, including policy *NC4 Housing for Independent and Supported Living*. Policy NC4 requires all new homes to be built to enhanced accessible and adaptable design standards and promotes locating specialist housing close to public transport. We will implement masterplans for key new neighbourhoods which provides the right environment to enable independence and allows older people to remain connected with the wider community.

Over the next 5 years we will work with the Government and regional partners, including Homes England and the South Yorkshire Mayoral Combined Authority, to access grant funding and other flexible support to increase mainstream and specialist housing choices across all tenures. Increasing and widening housing choice also depends on exploring and developing new innovative models of support and care such as care suites. This is where residents receive high levels of care but have their own living, cooking and socialising space to remain connected to family and friends and maintain their independence as much as possible, and for as long as possible.

Our priority will be to develop new housing and care models, shaped by the



views of people with lived experience and groups who can face discrimination. This will be in partnership with specialist housing providers, South Yorkshire Integrated Care Partnership and Sheffield's Living and Ageing Well Programme. Well designed and managed general needs and specialist housing will support the effective delivery of domiciliary care services and reduce the need for care homes and people living in hospital settings. We will promote partnership working across the social and privately owned sectors to develop new specialist housing together where this will bring a broader range of choices and makes schemes more viable.

Making better use of existing buildings could also help to increase specialist housing in areas that have limited land available.

This can include converting and refurbishing empty office and retail space and adapting empty homes, but only when this can provide a good, high-quality home close to transport, local amenities and services. We will work with all housing partners to identify any existing residential buildings that are no longer required but could be converted to independent specialist housing for older people. We will identify sites that could be used for specialist housing in all tenures in areas of high need and promote suitable Council-owned sites to specialist housing providers.







Future development opportunities with the potential to provide 'close care' will also be explored through disposal of land on or located close to existing care homes. We also plan to make improvements to existing specialist housing that was not built to modern standards to better meet the needs of older people, for example to support those with accessibility requirements, dementia or more complex needs. We will work with our partners to promote the range of housing options available to older people.

We must improve our knowledge to help create safe, welcoming, and fair housing environments and supported housing options for all. We are exploring signing up to the LGBTQ+ Housing Pledge by HouseProud and Stonewall Housing.

We will also do more to hear the voices of our Black, Asian and Minoritised Ethnic communities, LGBTQ+ communities, those who have served in the Armed Forces, people with dementia, learning disabilities and/or autism and their families and carers.

This will include working with people with lived experience to explore the provision of new specialist housing services to increase feelings of safety and belonging and to make existing provision more inclusive. The learning from this will be used to inform a new older people's housing market position statement to shape future provision.

#### We will work together with partners to:

1. Address gaps in housing provision across Sheffield and increase the number and types of specialist housing, with access to infrastructure, amenities and services such as transport, health services and care.
2. Increase new specialist housing for people with dementia, learning disabilities, autism, mental health issues and complex needs and ensure that emerging temporary accommodation and domestic abuse provision is suitable for older people.
3. Plan for reducing demand for care homes alongside increasing independent living housing and support for older households.
4. Make more specialist housing available by converting or refurbishing existing buildings and identifying suitable sites for development.
5. Explore and plan for the delivery of new specialist housing requirements and improve existing provision to meet the needs of older Black, Asian and Minoritised Ethnic communities and LGBTQ+ households.







## Ambition 2

### Housing carbon emissions will have been reduced to net zero by 2030

Sheffield has committed to achieving net zero greenhouse gas emissions by 2030 and the Council recognises that this will require the efforts of the whole city working together. Strengthening and investing in the relationships between our communities, housing, health and the energy sector will be vital to addressing climate change. The transition to net zero must be intergenerational, fair and sustainable with appropriate support for all households who need it.

The skills, knowledge and resources of Sheffield's older residents will be essential to meeting the challenges we face.

New technology can support useful lifestyle and behaviour changes through automated energy usage linked to monitoring the temperature of our home and the water we use. It also helps with preventative maintenance.

We will build on progress that has already been made and have committed to producing a Housing Roadmap to Net Zero. The Roadmap will include all types and tenure of housing and will set out the actions the city will take to reduce housing carbon emissions to net zero. This will include what we can do as individuals to help reduce emissions, but also to improve our health and wellbeing and save money.

To be inclusive of older people we recognise there are specific challenges that need to be addressed:

- People with health conditions, disabilities or who are socially vulnerable will be disproportionately affected by the impacts of climate change.
- More people are struggling to sufficiently heat, keep cool and power their homes, and in older age the impacts of this on health can become more serious.

- The majority of older people are homeowners and for many their homes are difficult to retrofit and/or they may not have the finances or reliable knowledge to invest in this work.
- There can be additional difficulties and concerns when it comes to retrofitting including lower incomes and worries about the disruption when work is being undertaken in the home.
- Views on new technology can be mixed, and research has found that people aged over 55 are more likely than younger age groups to say that there is conflicting information about climate change, and they are not sure what to trust.
- For some older people, digital exclusion and low incomes can intensify some of these challenges.







## Our priorities

To ensure the city's residential net zero plan is shaped by their knowledge and experience, we will work with older people to develop targeted and tailored engagement opportunities. We will also build on existing structures for consulting social housing tenants, and work with partners such as the National Energy Action Hub and Age UK Sheffield to listen to and involve those living in the private sector.

Some of the existing specialist housing that was built decades ago does not meet modern energy efficiency standards. Delivery of improvements will require significant investment by housing providers, and we will work to attract any new funding streams that are made available by government.

Developing co-ordinated information campaigns will help to raise awareness

about the effects of extreme temperature on health among older residents, and the importance of having homes that are well ventilated and efficient to cool, as well as helping to reduce household bills. Evidence shows that providing clear information and practical support that is sensitive to age-related issues helps to build confidence to adapt homes to better meet the challenges of a changing climate. Simple reliable advice, outreach and self-help platforms that also signpost to available funding, will be key to addressing this concern.

So, we will ensure that information is available in a range of formats including paper based easy reads, over the phone and digital. We will also expand and develop the support provided by Warm Homes Sheffield and encourage energy companies and other providers to give reliable information, costings and trusted advice about retrofitting homes and



using technology to reduce carbon emissions.

Alongside providing information to all older households, developing a cross-sector approach between statutory, voluntary sector organisations and energy providers, will be vital to reducing the number of vulnerable older households living in cold homes and facing fuel poverty. This will involve better sharing of information, expertise and resources, to identify those in need and deliver solutions that are cost effective, timely, and help to address inequality.

We will also explore and coordinate opportunities to demonstrate new technologies to older people, including how to use them, and explore the potential of grants for smart technology for vulnerable households.

We are already starting to pilot projects in Sheffield to retrofit homes to help us identify the most effective solutions for our city. These solutions need to be tailored to Sheffield's variety of homes that can make retrofitting more challenging. They also need to be sensitive to the requirements of different age groups and communities. We will therefore learn the lessons from current pilot projects to understand and develop the practical support that will enable older residents to confidently retrofit their

homes and use the new technology effectively.

### We will work together with partners to:

1. Involve older people in shaping Sheffield's residential net zero plan.
2. Ensure people can find reliable information, costs and good advice about retrofitting homes and trusted traders.
3. Develop a joint approach between statutory, voluntary and energy provider organisations to support and address the needs of vulnerable older households living in cold homes and facing fuel poverty.
4. Increase awareness of new technology that reduces carbon emissions in the home and help residents to understand how to use it.
5. Use learning from retrofitting pilot projects and work with Adult Care Services to include older households in future programmes.







## Ambition 3

### Safe, good quality and comfortable homes

Poor quality and unsafe homes can have a significant impact on the wellbeing of Sheffield’s residents. Safe, good quality and comfortable homes are vital to living well, and improvements and adaptations in and around the home can be a highly cost-effective means of improving health outcomes. It is estimated, for example, that Sheffield will see a 25% increase in hospital admissions between 2025–2040 due to people aged over 65 having falls. Older people, particularly those with certain health conditions, are also at greater risk because of problems in the home such as damp and mould.

Most older adults plan to stay living in their current home with no immediate plans to move. Enabling people to live

well at home for as long as possible, whether they rent or own their own home, is therefore an overarching priority for this Strategy. It is important that people know about the assistance that Sheffield City Council and partners in the public, private and third sector can provide to help people remain independent in their home, regardless of tenure.

Most of Sheffield’s older residents live in a good quality home, though like the rest of the UK many fail basic accessibility standards. The Council and other landlords in the social housing sector are subject to robust regulation about how social housing is managed. It is a requirement for social housing to meet decent homes standards to ensure it is



free from serious hazards, in reasonable repair, have reasonably modern facilities and provide reasonable thermal comfort. Private rented properties must be safe and free from health hazards but do not yet need to meet the decent homes standard. Although most private landlords act responsibly and undertake maintenance and improvements to their properties, standards currently vary. The number of older private rented tenants is increasing, so ensuring good performance by all landlords is essential to helping older tenants live safe and well in their homes.

It is the Council’s responsibility to regulate and support the private rented sector to make sure homes are safe and well managed, and this will continue to be a priority for this Strategy.

The greatest numbers of older households living in unsafe homes are homeowners. Maintaining and adapting their homes to meet changing needs can be a significant challenge. For most homeowners access to impartial, good information and advice would be all that is required for them to be able to maintain and adapt their home. The most vulnerable older homeowners however can lack the financial resources to make essential home improvements to meet their housing needs.

### Our priorities

We will improve access to good information and advice to help people to make essential home improvements and changes to their home so that it







continues to meet their needs as they grow older. We will explore the potential to deliver a housing information hub that provides a comprehensive one-stop shop for advice and guidance on aids and adaptations, repairs and maintenance and energy efficiency. This includes providing more accessible information in appropriate ways including easy reads, as well as digital formats. Alongside this we will review the Private Sector Housing Assistance Policy, to make sure it maximises the financial support available to vulnerable private renters and owner occupiers to improve the condition and accessibility of their homes.

Promoting awareness to vulnerable older social housing tenants of their landlord’s responsibilities and how well they are performing against standards will enable tenants to hold their landlord to account. It will therefore be a priority to develop tailored engagement plans to ensure older households know how to address concerns about the quality of social homes.

Similarly, it is important that private tenants understand the responsibilities of private landlords and what rights they have to address concerns. Where necessary we will make sure there is good access to independent advice, and



in cases of serious disrepair, take enforcement action so private landlords comply with obligations. We will build on existing positive work to encourage and educate landlords to allow adaptations to homes and support sustainable tenancies.

The Renters’ Rights Bill will overhaul the regulation of the private rented sector by introducing a new legal standard for properties and increasing rights for tenants. To improve targeted action to help the most vulnerable private tenants, we will explore opportunities to work with agencies including health and care providers, and voluntary services to share information to identify, support and address their needs.

The Supported Housing (Regulatory Oversight) Act 2023 aims to tackle poor quality supported housing and protect residents. Older people’s supported housing, including where care is provided, will be regulated under this new legislation. The Act and the Regulations which are planned to sit alongside it will place new obligations on Sheffield City Council including new licensing requirements and the need to publish a supported housing strategy. The Government will consult further on



how these measures will take effect, and together with housing providers, we will respond to this. We will prepare to enact new legislation and work with the Local Government Association to learn from the experience of other areas who have taken part in pilot projects.

It is also a priority to improve referral pathways across housing, health and care services and ensure eligible households receive quicker needs assessments across all tenures. We will collaborate to use our evidence about communities and housing conditions to improve take up of support to enable people to live safe and well in their home whether they rent or own their home.

We will also take a geographical based approach to help us target support for older people living in neighbourhoods where we know there are more poor-quality homes. This includes support with adaptations and improving access to financial help to improve and maintain their home.







### We will work together with partners to:

1. Make it easier for all households to get good quality information, advice and services for maintaining and adapting the home at the right time.
2. Raise awareness with older tenants about housing management regulation standards and their rights and responsibilities.
3. Ensure social landlords comply with Social Housing regulation.
4. Improve information sharing across services to target improvement action in private housing using education, encouragement and enforcement routes.
5. Use new legislation when it is passed, to target improvement action at private rented properties that are occupied by vulnerable older tenants
6. Review the Private Sector Housing Assistance Policy to improve support for vulnerable older people living in private housing.
7. Implement the Supported Housing (Regulatory Oversight) Act 2023, following Government consultation, which aims to tackle poor quality supported housing and protect residents.



## Ambition 4

### Great, safe neighbourhoods that people are happy to call home

As we become older it is even more important that the neighbourhoods we live in support active lifestyles, independence and safety. Neighbourhoods that function well reduce social isolation and help people to contribute to their local communities. Housing is more than bricks and mortar and how people can enjoy their home is hugely affected by the surrounding environment. Working with the private, public and third sector organisations, housing providers have a key role to play in contributing to this in existing neighbourhoods and in planning new areas for housing development.

Many people lead a full and active life as they grow older including in paid and voluntary work, running businesses, pursuing interests, looking after grandchildren and caring for relatives, spending time with friends and family and joining in community activities. Older people are often at the heart of a community having contributed over many years to it and are in leadership roles including in voluntary services, faith organisations, Tenants and Residents Associations and community interest groups.







The design of an area needs to be age friendly, with well-maintained communal areas, easily accessible amenities and services, and good public transport links that enable people to stay active and connected. Outside spaces need to be safe for people as their needs change including for people who have dementia, physical and sensory disabilities and use mobility equipment such as wheelchairs and mobility scooters. Likewise, homes need to be planned for the use and storage of mobility equipment to enable older people to remain active.

Older people can be particularly affected by the impact of anti-social behaviour and criminal activity and might be targeted by individuals who see them as being vulnerable. Housing services already work in partnership with the police and other community safety partners and this work will continue to be critical. As there are a growing number of private renters, working with landlords to promote awareness and the action to take to support their own tenants who may be victimised or at risk of harm, has become more important.

Neighbourhoods need to support and provide housing opportunities for people of different generations to live alongside and with each other, with a good balance that is suitable for households of different sizes. Informed by the knowledge of our older adults, housing providers should help create age friendly places, where they are directly responsible for outside space and communal areas. This includes working collaboratively with other services and partners who are responsible for maintaining and planning other amenities and infrastructure such as health services and public transport.

The risk of experiencing loneliness increases with age and can be more likely after life events such as retirement, bereavement or ill health and if mobility is restricted. Some groups and communities can also be at greater risk for example LGBTQ+ people over the age of 55 are more likely to be single and live alone, and less likely to see biological family members on a regular basis. Housing providers directly support people to stay connected to their communities by providing activities in partnership with other organisations in the community, including education and training

providers, voluntary services and private businesses.

Statutory services, voluntary and community organisations play a vital role in supporting people in Sheffield and have established a successful network of community hubs which help bring together our diverse communities. Some community spaces in older people's housing schemes, in both social housing and private sector provision, are already a focal point and are open to the public to attend.

There is increasing collaboration, particularly by health and care services working at the local level. There are good examples of how this work involves housing services and this needs to be expanded to make sure people can access joined up and well-planned provision in their area. This can include sharing premises and multi-disciplinary teams.







Our priorities

Our new Planning policies and housing strategies have a key role to play in enabling age-friendly and dementia inclusive neighbourhoods which reduce social isolation. We will collaborate with other providers of facilities and amenities to maximise opportunities for older members of our communities to shape changes in their local area.

We will also develop an age friendly housing and neighbourhood advisory panel, and private developers and our delivery partners will be strongly encouraged to consult the Panel as part of the planning application process. We will work with registered providers and other partners to build on the welcome places initiative and develop more 'wellbeing spaces' where people can drop in, relax, meet neighbours and take advantage of a range of activities.

The Safer Sheffield Partnership has a statutory duty to address and reduce community safety issues in Sheffield, and housing services are involved in this partnership and in delivering the priorities of the city's Crime and Disorder Reduction Strategy. Housing providers have a role to play in delivering schemes that promote safety, through lighting and well designed and maintained communal areas that maximise visibility. We will improve referral routes and multi-agency working and address safeguarding concerns of older residents both in general needs and specialists housing across all tenures.

We will work together with partners to:

- 1. Empower older people to be involved in the design of housing and shaping the place in which they live.
- 2. Ensure that housing providers maintain the communal and outdoor spaces they are responsible for and work with residents to develop improvement plans that meet the needs of older people.
- 3. Ensure wider facilities and amenities are maintained and improved to make neighbourhoods age friendly, easy for older people to navigate and help reduce social isolation.
- 4. Expand the use of specialist accommodation that can also act as community hubs for older people in the local area.
- 5. Integrate neighbourhood level services across housing, health and care so older residents have access to more joined-up and accessible services.
- 6. Make sure older residents feel safe from the threat of crime, anti-social behaviour and harm by effective referrals, and working between agencies.







# Ambition 5

## Homes and housing services that end homelessness and support healthy, independent lives

Most people expect to stay in their current home as they get older, and with the right support and advice, this will often be possible. There are many factors that will influence this including understanding of housing rights and responsibilities, managing housing costs and other bills, dealing with repairs and maintenance, and making adaptations to meet mobility or health requirements. Many people with good information about managing their home will be able to deal with issues themselves or with the

help of family and friends. Others will need more support to deal with any housing problems they are experiencing which could involve advice and trusted people speaking on their behalf.

However, an increasing number of people do move home, and this may be more than once as they become older and their needs and priorities change. Planning for this change while still in reasonable health is important to enabling and prolonging our

independence in later life. Moving home is known to be stressful, and this can be more difficult for older people who would prefer to stay where they are and feel they have had little choice or control over this decision. Good comprehensive and easily accessible advice is needed to cover all aspects of moving, recognising the strong emotional attachment that people have to their current home.

One of the barriers that can hinder living independently, either in temporary or long-term housing, is poor co-ordination between housing, health, care and voluntary services. This is both in assessing needs, sharing information and planning and delivering support together with the customers. This is frustrating for individuals and inefficient, as opportunities can be missed to intervene earlier and prevent a deterioration in circumstances. Adopting a Team Around the Person approach, which brings together the individual resident and different support providers more widely and consistently, will enable tailored responses to individuals.

Local authorities must take a coordinating role in safeguarding vulnerable children and adults to protect them from harm, abuse and neglect. Sheffield's Adult and Child Safeguarding Procedure sets out the values that guide

our safeguarding processes, which include working closely with partners to share information. The city's Adult Multi-Agency Safeguarding Hub (MASH) plays an important role in this by enabling joint working and information sharing to identify risk and make decisions about appropriate next steps in a timely way. The Housing Service is playing a key role in MASH but more work is needed to support all housing teams and services to meet their safeguarding duties. The duty to safeguard applies to housing, health and care professionals who work with adults and see them in their home.







With the right training and support they will be able to recognise where there are concerns that need to be referred to a partner organisation to deal with, including identifying and knowing how to access support for older adults at risk of or experiencing any type of abuse.

Whether in the current home or a new one, there is a wide and increasing range of assistive technology that can be used to support independent living, and new developments in Technology Enabled Care (TEC) are transforming the lives of older people. The development of ‘plug and go’ assistive technology options, such as plug in alarms to call for help, now offer a simple use, affordable support solution for independent living and tackling loneliness. The growth of Artificial Intelligence (AI) is providing exciting opportunities for enabling older



people to live more independently and is being developed as part of Sheffield City Council’s Future Sheffield program to modernise and improve service delivery. We are already testing Connected Care, a digital technology supported by AI which monitors people’s daily activity in their homes and helps identify increased risk of safety issues such as falls. We will also be introducing AI driven Digital Transcription Services which enable staff to carry out in person reviews without having to take notes.

This technology has been proven to enable better outcomes for customers. Increasing the levels of understanding amongst the public and housing providers about the variety of options available, and the costs and financial assistance that might help to make these options more affordable, can improve self-help for people living in all tenures.



Social housing is a popular choice for older people in Sheffield, for both specialist and general needs housing. As well as choosing a smaller home when household size has changed, many people move because of a medical need or welfare issue. The process for identifying an already adapted home and matching people to it is not always efficient. Improving this would help people to move to support more independent living and can reduce care costs and rent loss whilst properties are empty.

Whilst very few older people experience homelessness, the numbers have risen recently due to increases in the cost of living and more people living in the private rented sector. Older people who become homeless and who have also experienced housing insecurity in their

earlier lives, frequently have complex mental and physical health needs, experience of substance misuse and experience of the criminal justice system. There is not always the right offer of housing with appropriate health, housing and care plans in place for people in this situation in general needs or specialist housing.

Housing and health are closely linked and the ambitions to improve the quality of housing and choice will have a significant impact on improving health for vulnerable older people. People who have been affected by homelessness or live in areas of deprivation are more likely to be affected by health inequalities, with less access to appropriate health services and poorer health outcomes. It is therefore critical to include housing providers and housing support services in







health improvement programmes and health inequality initiatives that are targeted at older people.

**Our priorities**

Many people don't consider making changes at home until they are finding it hard to cope and information to help can be difficult to find and confusing. We will help people to live independently for longer through better promotion of easy-to-understand information, either to remain in their current home or to help them move. This will include housing options to move, paying for your home and household bills, rights and responsibilities, making adaptations, and

where to get advice and support if you need more help. We will make sure that older people know about benefits that they are entitled to claim and provide support to enable them to maximise their income. This will help people to better manage their household bills, stay warm, and reduce the likelihood of hardship.

We will support the delivery of TEC across all housing tenures and parts of the city to maximise the opportunities it provides. This will involve joint working between housing and care teams to roll out TEC and explore opportunities for a demonstrator showroom, to present and explain how to use new technology options.

We will look to develop holistic assessments of housing, care and health needs, and sharing of information for vulnerable older people to improve their experience and outcomes. This will be achieved through better partnership working and exploring and implementing integrated IT systems between services and partners. We will collaborate with colleagues in health, care and the voluntary sector to reduce any duplication between services, improve referral routes, and simplify pathways through the services.

We will develop a new safeguarding procedure for Sheffield City Council's Housing Service to ensure staff are effectively identifying and supporting residents who are at risk of, or experiencing, harm, abuse and neglect. This will ensure that staff are able to recognise concerns and know how to respond appropriately, including making safeguarding personal so that adults at risk are asked for their views and wishes throughout the safeguarding process.

As a key partner in the city's Adult Multi-Agency Safeguarding Hub, we will continue to work closely with partners

such as the NHS and Police to share information and effectively protect people from harm.

We will improve how we plan and develop our workforce across housing, care and health services including considering what roles we require to meet customer needs and providing staff training opportunities across the different organisations.

We will also work with health and care partners to develop a more strategic approach to increase the provision of short-term accommodation, to enable safe discharges for hospital patients who have completed their treatment, but who may not be ready to move into their long-term home immediately.

In Sheffield there are over 60 sheltered and extra care schemes that are managed by registered housing providers, and we will explore the opportunity for greater integration of housing, health and care services and the potential to create flexible housing with care models in new and existing schemes.







We will review the way we allocate social homes in Sheffield to help those who need to move urgently. This includes older people who are homeless or needing to leave hospital, and we will make sure adapted homes are allocated more efficiently to the people that need them.

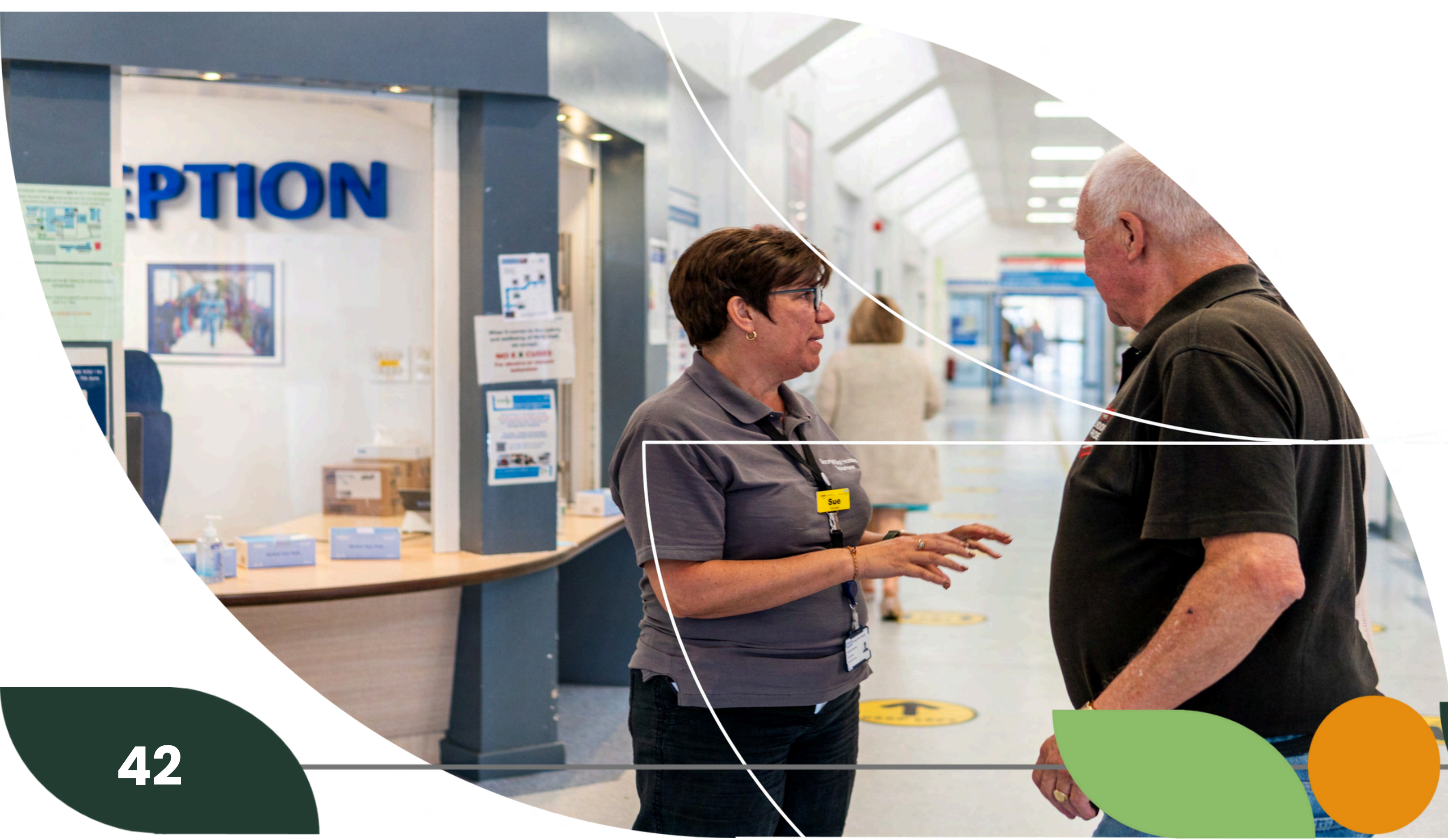
Together with our partners and people with lived experience, we will also ensure that our approach to prevent and respond to homelessness meets the needs of older adults.

Because poor housing and health outcomes are linked, we will improve the involvement of housing in both health improvement programmes and tackling health inequalities initiatives that are targeted at older people.



#### We will work together with partners to:

1. Provide good quality information, advice and support to residents to enable them to manage their current home or make fully informed choices to move at the right time for them, that is inclusive of all tenures and income brackets.
2. Help more people in all types of housing see the benefits of choosing and be able to use Technology Enabled Care (TEC).
3. Improve customer outcomes through holistic assessments across housing, health and care, improved referral routes and pathways and joint planning and delivery of services.
4. Explore more integrated housing, health and care delivery in registered housing providers' existing and new extra care and sheltered housing schemes.
5. Review the Council's Allocations Policy to ensure people facing homelessness or ready to leave hospital are appropriately prioritised and explore developing an adapted homes register to match people to homes more effectively.
6. Ensure homeless services, including prevention and temporary accommodation, meet the needs of older people with complex needs and older private renters.
7. Embed housing in health improvement programmes and health inequalities initiatives targeted at Sheffield's older population.







# Delivery, governance and achieving successful outcomes

## Delivery and action planning

This Strategy sets a clear pathway to achieve our housing vision for older people and supports the delivery of the ambitions within our Tier 1 *Housing Strategy 2024 – 2034*. Working in partnership to deliver the Strategy will provide invaluable knowledge and experience to help us influence the Government and shape future national policies and funding for older people’s housing and housing services.

Achieving our vision will require collaboration across the city to make the most of resources, skills and expertise.

This depends on the commitment and action of our housing sector partners, health, care and voluntary sectors, residents and communities across Sheffield to come together to create an age-friendly city. People will be better supported to thrive in their own home for as long as possible, in safe, affordable, well-designed homes with good connectivity to local services and communities.

The Strategy will be supported by an Action Plan, which will be developed

together with our partners, residents and our diverse communities, many of whom have already expressed an interest in working with us to deliver its ambitions and priorities. Some of these, along with other partners and partnerships we plan to work with, are named in Appendix C. The Action Plan will include specific, measurable, achievable, realistic and timely actions. Over the lifetime of the Strategy, the landscape impacting its delivery, including new legislation, will be monitored and the action plan will be updated as new challenges and opportunities are identified.

It will be aligned with the delivery of other key strategies, such as the Sheffield Dementia Strategy and Adult Social Care Strategy, to deliver on shared goals. It will recognise the many invaluable cross-sector partnerships that already exist in the city and work with these where possible to maximise resources and deliver the Strategy’s priorities.

The outcomes of this Strategy and its contribution to Sheffield City Council’s key themes, “People, Prosperity and Planet” will be measured in line with the Council’s Performance and Outcomes Framework.

To support the building of new age-friendly housing we will work collaboratively across the Council and externally to influence and improve development viability. This will include identifying potential funding and land opportunities and relationship brokering between support providers and public and private housing providers, but large-scale public investment will also be needed. We will continue to align and maximise funding opportunities for affordable, mainstream and specialist housing through our Sheffield Together Partnership “single conversation” arrangement, which brings together Homes England, South Yorkshire Mayoral Combined Authority, registered providers and the Council.

This Strategy demonstrates to national and regional government bodies our vision and the approaches we plan to take, and places us in a better position to access funding and other resources as they become available over the Strategy’s lifetime.







Together with the Government, we will also work to ensure that landlords and other organisations meet current and future regulatory requirements. We will support them to explore opportunities, innovate new approaches and attract funding to go beyond minimum standards to deliver even better and more sustainable outcomes.

Many of the Strategy’s ambitions can only be achieved through the investment of homeowners and private landlords in their properties, and we will ensure the necessary guidance, information and support is put in place to enable the future proofing of their homes. We will help vulnerable households to access funding to make improvements through our assistance schemes and by bidding for grant opportunities.

Governance

The Strategy has benefited from being developed with input from a Steering Group made up of partners from across housing, planning, health, care, and voluntary sectors, including people with lived experience. Following its approval a wider delivery framework will be developed to support the Strategy’s

implementation. Existing forums and partnerships will be utilised, that build on the wealth of partnership working across the city. This includes the existing Housing, Health and Wellbeing Executive and Delivery Groups; key fora which are already delivering on joint working between housing, health, and social care partners and are inclusive of statutory and voluntary services. They have been endorsed by the Health and Wellbeing Board as key senior strategic and operational groups to co-ordinate joint working.

The Sheffield Together Housing Growth Board will have the key role in planning for and enabling the delivery of new housing, including specialist housing in the city, and the Sheffield Strategic Housing Forum, which includes the Council and the main registered



providers, will be a key forum for the delivery of many of the Strategy’s ambitions. This includes net zero, safe good quality affordable homes and great safe neighbourhoods that people are happy to call home. Established engagement routes with private sector landlords will also be further developed.

Progress will be reported annually to the Council’s Housing Policy Committee and Adult Health and Social Care Policy Committee. The Housing Policy Committee has responsibility for guiding and approving junior housing strategies, plans and policies and overseeing the delivery of the Tier 1 Housing Strategy, to ensure clear alignment and focus of activity between this Strategy and its supporting strategies.

We will continue our conversation with communities, citizens, and partners in the voluntary and community sector to

review the Action Plan and progress against it annually. To help us measure the success of the Strategy, we will share outcome-based performance information with residents and partners to show what improvements have been made.





Adaptable / Accessible Home	Housing built to enhanced design standards that makes it easier to adapt and access, such as the M4(2) standard set out in the Building Regulations.
Affordable Homes / Housing	Homes for sale or rent for people whose needs are not met by the market.
Age-friendly City	World health organization concept for developing cities that enable people to age well and participate in all aspects of life.
Age-friendly Housing	Specialist and mainstream housing that is designed with older people in mind and supports independence.
Anti-social Behaviour	Behaviour by a person which causes, or is likely to cause, harassment, alarm, or distress to people who don't live in the same household as that person.
Carbon Emissions	The release of carbon compounds, such as greenhouse gases, into the atmosphere that are harmful to the environment.
Care Suites	New concept that provides a care and support-enabled tenancy-based home primarily for older people with physical disability, dementia, and / or approaching frailty that provides an alternative to traditional residential care.
City Goals	The shared vision for what we want to achieve together for Sheffield by 2035.
Close Care	Various models of housing where there is self-contained older peoples' accommodation linked to or on the same site as a care home.
Council Plan	A clear and positive statement of what we want to achieve for Sheffield between 2024-2028 and which sets the direction of travel for the whole organisation.
Downsizing	Moving from a current home to a home that is smaller / has fewer bedrooms.



<b>Extra Care Housing</b>	Also known as assisted living, it is a type of housing with care where care is available around the clock and residents live in their own self-contained property. Communal spaces and activities are also often provided.
<b>Homes England</b>	The Government’s housing delivery organisation that funds and supports the delivery of affordable housing in England.
<b>Housing Information Hub</b>	A one-stop shop providing support on all aspects of home repairs and adaptations promoted by the Centre for Ageing Better.
<b>Housing with Care</b>	Specialist housing for older people, usually in purpose-built flats or bungalows, with a medium to high level of care available if required, to enable residents to live independently. It includes 24-hour care, access to support services and staff and often includes extensive communal areas and facilities such as cafes and wellbeing centres.
<b>Housing with Support</b>	Specialist housing for older people, usually in purpose-built flats or bungalows, that does not generally provide care services but does provide some support to enable residents to live independently, such as 24-hour alarm system or a warden or house manager present for part of the day.
<b>Infrastructure</b>	The basic facilities and systems serving a community such as buildings, roads, power supplies etc.
<b>Intergenerational Living</b>	Residential schemes and arrangements designed to facilitate interaction and mutual support between different age groups, particularly the elderly and younger generations.
<b>LGBTQ+</b>	Lesbian, gay, bi, trans, and queer/questioning. The “+” is used to include the wide range of other sexualities and gender identities which aren’t included in these letters.
<b>Lifetime Neighbourhoods</b>	Places designed to be inclusive regardless of age or disability.



Mainstream Home	Also known as ‘general needs’ housing that is available to households of all ages and sizes, including families.
Market Position Statement	Information produced by local authorities to communicate commissioning priorities and help shape future delivery by partners.
Net Zero	The reduction of greenhouse gases to as close to zero as possible with any remaining emissions removed from the atmosphere and stored. Sheffield has taken net zero to mean a 95% reduction in emissions by 2030.
Performance and Outcomes Framework	The structure and approach for how Sheffield City Council will provide effective performance management against delivery of the Council Plan outcomes.
Registered Providers	Organisations that provide social housing that are registered with the Regulator of Social Housing.
Retrofitting	Providing new technology and/or replacing physical features in homes, for example to reduce energy usage and costs.
Right Sizing	Finding a home that is the right size for a household’s needs.
Safer Sheffield Partnership	A group of public service organisations working to address and reduce community safety issues in Sheffield.
Sheffield Plan	Sheffield’s development plan for the whole of the city except for the area in the Peak District National Park.
South Yorkshire Mayoral Combined Authority	A collaboration of the local authorities of Barnsley, Doncaster, Rotherham and Sheffield to create a stronger, greener, fairer South Yorkshire that is led by the Mayor of South Yorkshire.



<b>South Yorkshire Strategic Place Partnership</b>	A partnership between the South Yorkshire Mayoral Combined Authority and Homes England to deliver more high quality and affordable homes that support regeneration and placemaking.
<b>Specialist Accommodation Assessment</b>	The Council’s analysis of current demand for specialist accommodation and an evidence-based estimate of future demand.
<b>Specialist Older People’s Housing</b>	Purpose-built housing for older people which is for independent living but often comes with varying degrees of support (and sometime care) available onsite.
<b>Supported Housing</b>	Accommodation provided alongside support, supervision or care to help adults of all ages live as independently as possible in the community.
<b>Team Around the Person</b>	Brings together the individual adult and the different people that are providing or could provide support.
<b>Technology Enabled Care (TEC)</b>	Technology that provides health and care services to people in their own homes to help live independently and safely.
<b>Warm Homes Sheffield</b>	Partnership with Sheffield City Council to help households access energy efficiency schemes, available grants and funding for home improvements, and adopt energy-efficient technologies.



# Appendix B

## Identified areas with low provision of specialist older people’s housing

Following analysis of demographic and supply data, the table below shows the areas of the city where we expect there to be a high need for specialist older people’s housing, including the type and priority tenure. These include neighbourhoods where there is currently little or no provision but there are average and above average numbers of older households. Through our consultation with Sheffield residents and local partners, we will confirm if these or other areas of the city are where new specialist housing needs to be brought forward, to address the geographical disparities in provision.

Neighbourhoods	Types and priority tenure
Darnall / Burngreave / Tinsley	Housing with support; social/affordable rent
Manor / Handsworth / Housteads	Housing with care and support; social/affordable rent
Fulwood / Greystones / Lodge Moor / Ranmoor	Housing with care and support; sale
Chapelton / Ecclesfield	Housing with care & housing with support; mixed tenure
Mosborough / Waterthorpe / Beighton	Housing with support; mixed tenure
Birley / Richmond	Housing with support; mixed tenure
Shiregreen / Colley	Housing with support; social / affordable rent
Bradway / Greenhill / Beauchief / Whirlow/Abbeydale	Housing with care and support; sale
Gleadless / Gleadless Valley	Housing with care and support; mixed tenure
Oughtibridge / Wharncliffe Side / Worrall / Middlewood	Housing with care and support; sale





# Appendix C

## Potential delivery partners and stakeholders (not exhaustive)

Cross Sector Partnerships	Government	Health Partners	Housing Providers	Sheffield City Council	Sheffield Residents	Third Sector Organisations
People Keeping Well	Department for Energy Security and Net Zero	Primary Care Sheffield	Mainstream Housebuilders	City Wide Housing	50+ residents	Age UK Sheffield
Safer Sheffield Partnership	Homes England	Sheffield Health and Wellbeing Board	Private Landlords	Housing and Neighbourhoods	Black, Asian and Minoritised Ethnic Communities	Disability Sheffield
Sheffield Dementia Action Alliance	Ministry of Housing, Communities and Local Government	Sheffield Teaching Hospitals	Registered Providers	Housing Growth Delivery Service	Community Groups	Centre for Ageing Better
Sheffield Equality Partnerships	South Yorkshire Mayoral Combined Authority	South Yorkshire Integrated Care Board	Specialist Housebuilders	Housing Repairs Service	Faith Organisations	Groundwork Yorkshire
Sheffield Dementia Involvement Group	South Yorkshire Strategic Place Partnership		Sheffield Co-housing Network	Investment and Maintenance (Housing)	LGBTQ+ communities	National Centre for Energy Action
Sheffield Together Partnership			Stonewall Housing	Land and Property Team Planning Services Public Health		Sheffield 50+ Sheffield Carers Centre Sheffield Churches Council for Community Care
Warm Homes Sheffield				Strategic Commissioning (Adults)		Sheffield Community Energy





# Appendix D

## Indicative 5-Year Action Plan



Year 1	Years 2-3	Years 4-5
<b>More homes and housing choice</b>		
1.1 Complete the specialist accommodation needs assessment to identify the scale and types of housing required by older adults with support and care needs.	1.6 Refresh the Strategic Housing Market Assessment to update our knowledge of the housing needs of older households.	1.12 Identify sites and opportunities for converting / refurbishing existing buildings and care homes where they are no longer needed, for the delivery of older people's housing in areas of high need.
1.2 Develop and pilot new housing with care models, including care suites, that provide alternatives to care homes.	1.7 Develop investment and re-modelling plans to bring older specialist housing up to modern standards and provide more inclusive housing opportunities for people with a range of long-term conditions and temporary housing situations.	1.13 Begin work on re-modelling specialist older people's housing that no longer meets current needs.
1.3 Work with Government and regional partners to access grant funding and other flexible support for the delivery of specialist older people's housing.	1.8 Integrate older people's housing into master plans for new strategic housing sites that provides options for a range of older households, including homes for intergenerational living.	
1.4 Develop the strategic approach for aligning plans between care home delivery and housing for older people's independent living.	1.9 Commission new supported housing for older adults with a range of long-term conditions and complex housing needs.	
1.5 Review the first phases of Sheffield City Council sites identified for potential disposal for 100% affordable housing to assess potential suitability for elements of older people's housing.	1.10 Explore and plan for the delivery of new specialist housing requirements and improve existing provision to meet the needs offer for older Black, Asian and Minoritised Ethnic communities and LGBTQ+ households.	1.14 Develop and pilot an intergenerational living scheme.
	1.11 Develop an Older People's Housing Market Position Statement setting out the range of mainstream and specialist housing we want to see delivered in Sheffield across all housing tenures.	





# Appendix D

## Indicative 5-Year Action Plan (Continued)



Year 1	Years 2–3	Years 4–5
<b>Housing carbon emissions will have been reduced to net zero by 2030</b>		
2.1 Review and undertake gap analysis on the current approaches and support being provided to vulnerable older adults living in cold homes and facing fuel poverty.	2.4 Develop a joint approach between statutory, voluntary and energy provider organisations to support and address the needs of vulnerable older households living in cold homes and facing fuel poverty.	
2.2 Review current information and support about retrofitting homes with older adults living in all tenures to identify gaps in current provision.	2.5 Address existing gaps in provision to ensure comprehensive, accessible, age-sensitive information and guidance is available to all older adults about retrofitting their homes, associated costs and trustworthy tradespeople.	2.8 Develop an integrated and inclusive approach to ensure all vulnerable older adults are informed about future retrofitting projects and programmes.
2.3 Review learning from funded retrofitting pilot projects to identify what interventions older adults find most useful.	2.6 Develop an awareness campaign aimed at older adults about new technology to help reduce carbon emissions in the home.	2.9 Review take-up of retrofitting works and programmes among older adults to inform future delivery.
	2.7 Involve older people in shaping the development of Sheffield’s net zero residential plan.	





# Appendix D

## Indicative 5-Year Action Plan (Continued)

Year 1	Years 2–3	Years 4–5
<b>Safe, good quality and comfortable homes</b>		
3.1 Undertake review and gap analysis of current information and guidance available to older adults about maintaining and adapting their home.	3.7 Develop improved information and guidance offer that supports older adults to maintain and adapt their home, including (subject to needs analysis) the development of a 'one-stop shop' model.	3.9 Review the new information and guidance offer / 'one-stop shop' model to inform future improvements and development.
3.2 Raise awareness with older tenants about housing standards and their rights and responsibilities.		
3.3 Ensure social landlords comply with social housing regulations.		
3.4 Improve information sharing across services to target improvement action in private housing using education, encouragement and enforcement routes.	3.8 Implement the Supported Housing (Regulatory Oversight) Act 2023, which aims to tackle poor quality supported housing and protect residents.	
3.5 Use new legislation (Renters' Rights Bill) when enacted to target improvement action in private properties occupied by older tenants.		
3.6 Review and amend the Private Sector Housing Assistance Policy to improve support for vulnerable older people living in private housing.		





# Appendix D

## Indicative 5-Year Action Plan (Continued)



Year 1	Years 2–3	Years 4–5
<b>Great, safe neighbourhoods that people are happy to call home</b>		
4.1 Embed housing support in new integrated neighbourhood teams and approaches to enable health and care professionals working in local communities to connect older residents with the help they need.	4.4 Undertake options appraisal for empowering more older adults to be involved in the design of the places where they live.	4.7 Work with older adults to develop mechanisms for empowering older adults to be involved in the design of the places where they live.
4.2 Raise awareness and increase involvement from housing providers at existing area-based crime and vulnerability meetings to share information and jointly plan activity to reduce crime and ASB.	4.5 Identify and implement opportunities for expanding the use of specialist older people’s housing as community hubs for older adults living in the local area.	4.8 Review and expand the use of specialist older people’s housing as community hubs for older adults living in the local area.
4.3 Review best practice for housing providers on creating age-friendly communal and outdoor spaces.	4.6 Develop improvement plans for communal and outdoor spaces to ensure they meet the needs of older adults.	4.9 Complete implementation of neighbourhood improvement plans for communal and outdoor spaces.





# Appendix D

## Indicative 5-Year Action Plan (Continued)

Year 1	Years 2–3	Years 4–5
<b>Homes and housing services that end homelessness and support healthy, independent lives</b>		
5.1 Review the current information and advice available to older residents living in all tenures to help manage or plan for moving home at the right time.	5.7 Develop and promote an information and advice offer for all older residents to help plan moving home at the right time for them.	
5.2 Agree roles and actions for housing providers in Sheffield's new TEC delivery plan and promote TEC Knowhow online training course to housing professionals working with older adults.	5.8 Include housing professionals in the new TEC Champion Network and establish a shared demonstrator site for showcasing TEC to older residents.	
5.3 Review referral processes and assessments for receiving housing-related support to identify opportunities for reducing delays in receiving support.	5.9 Implement holistic assessments across housing, health and care services and improved referral routes and joint planning and delivery of services.	
5.4 Review Sheffield City Council's Allocations Policy to ensure older people facing homelessness or ready to leave hospital are appropriately prioritised.	5.10 Explore developing an adapted homes register to match people to homes more effectively.	
5.5 Develop and implement a new safeguarding procedure for Sheffield City Council's Housing Service to more effectively protect residents who are at risk or experiencing harm, abuse and neglect.	5.11 Explore the opportunity for more integrated housing, health and care delivery in registered housing providers' existing and new specialist older people's housing.	5.12 Review information and advice being provided about older people's housing options to groups at greater risk of homelessness, including ex-members of the Armed Forces and prison leavers.
5.6 Include housing in health improvement programmes and health inequalities initiatives targeted at Sheffield's older population.		





# Appendix E

## Performance Indicators

These high-level indicators have largely been selected from existing Sheffield City Council (SCC) performance indicators, including SCC’s performance framework, and have been selected to help us understand the impact of new activity that will be delivered through the Strategy. Additional indicators may be developed once the detail of the action plan has been agreed.

Ambition	Indicator	Source
More homes and housing choice	Number of new homes which are easily adaptable and wheelchair accessible.	SCC Planning Service
	Number of new homes in specialist older people’s housing developments.	SCC Planning Service
	Number of new specialist homes suitable for older people with dementia, learning disabilities, autism, mental health issues and complex needs.	SCC Adults Wellbeing and Care Services
Housing carbon emissions will have been reduced to net zero by 2030	Number of 65+ households provided with information about retrofitting the home and energy efficiency measures.	National Energy Action, Warm Homes Sheffield
	Number of 65+ households living in cold homes and facing fuel poverty provided with support.	National Energy Action, Warm Homes Sheffield
Safe, good quality and comfortable homes	Proportion of 65+ households who agree their home meets their housing needs.	SCC Citywide Housing Services (Strategic Housing Market Assessment)





# Appendix E

## Performance Indicators (Continued)

Ambition	Indicator	Source
Great, safe neighbourhoods that people are happy to call home	Proportion of 65+ households who are satisfied with their neighbourhood	SCC Citywide Housing Services (Strategic Housing Market Assessment)
	Development of improvement plans for communal and outdoor spaces by registered providers.	SCC Citywide Housing Services
	Number of specialist older people’s housing schemes providing a community hub.	SCC Citywide Housing Services
	Number of housing providers involved in ASB and crime reduction planning.	SCC Citywide Housing Services
Homes and housing services that end homelessness and support healthy, independent lives	Health and care professionals supported to provide housing advice.	Housing, Health and Wellbeing Delivery Group
	Waiting time for people moving into adapted Council properties.	SCC Citywide Housing
	65+ adults who become homeless.	SCC Citywide Housing
	65+ adults supported to use Technology Enabled Care (TEC).	SCC Adults Wellbeing & Care Services
	Heathy Life Expectancy.	Public Health





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