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Living Solutions

Housing Lin Cymru Annual Symposium
Remodelling Sheltered Housing – Addressing the
Challenges

**November
2024**

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- **72 semi-sheltered homes across 3 sites**
- **163 sheltered homes across 5 sites**
- **88 Extra Care homes across 2 sites**

Plus, a significant number of homes designated for older people including self-contained bungalows and apartment blocks.

- **Majority of sheltered and semi- sheltered homes built in the 1970's and 1980's and are outdated**

This is likely consistent with many social landlords in Wales.



Understanding the scale of the challenge?

- **The Welsh context – at both National, Regional and Local level**
- **Housing need at a local and community level across Wales**
- **The customer voice - the “aspirations” of our current and future customers**



Addressing the Challenges

- **Agreed common standards that all social landlords can use to assess existing stock – WHQS23 Plus!**
- **Reenforced by good practice tools that promote best practice**
- **Meaningful collaboration at local level**



Addressing the Challenges – Funding

- Numerous existing Welsh funding streams
 - WHQS implementation grant
 - Optimised Retrofit Program
 - Housing with Care Fund
- Risk that focus on the “whole” gets lost



Not just about the money!

- **Requires Leadership at local, regional and national level**
- **Requires commitment to drive forward improvements**
- **Requires time and resource – when there is already so much to do**



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