Connected Living: Enhancing Independence and Wellbeing

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The National Challenges in Housing

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The National Challenges in Housing

Insufficient production of housing: The UK is not building enough new homes to meet current demand, leaving many people unable to access suitable housing.

Existing homes are inefficient, unsafe, or poorly maintained: A significant portion of the housing stock suffers from energy inefficiency, structural issues, or neglect, affecting residents' health and quality of life.

Quality and regulation: Laws like Awaab's Law are being introduced to address long-standing problems with housing standards, such as damp, mould, and unsafe conditions.

Digital readiness: Around 25% of social housing schemes are digitally enabled, limiting efficient management, tenant engagement, and modern service delivery.

Real-World Impacts on Residents.

3.6 million people in poverty after housing costs – slightly higher than the national average
→ Residents less able to absorb service disruption, upgrade costs, or connectivity failures.

994,000 fuel poor households
→ Greater risk around power resilience, device uptime, and safe operation of digital equipment.

Over 1.2 million non-decent homes
→ Older wiring, structural limitations, and installation constraints affect digital reliability.

High volumes of old housing stock
→ Harder to retrofit for digital connectivity, harder to ensure consistent signal strength.

*Statistics from the Northern Housing Consortium Northern Housing Monitor 2024-25

Housing, health and care programme

Better homes and healthier lives
Our roadmap 2024 – 2029

More warm and dry homes

Our challenge: To reduce the (approximately) 33,500+ homes which are damp and cold

Supporting older people to live independently

Our challenge: Ensure suitable homes for a growing and aging population living with multiple long term conditions

Better homes with support for people with complex needs

Our challenge: To provide more accessible, adaptable and affordable homes

We will:

More warm and dry homes	Supporting older people to live independently	Better homes with support for people with complex needs
✓ Share good practice	✓ Maximise access to home adaptations	✓ Develop an integrated strategy for complex care
✓ Create new referral routes	✓ Agree design standards for 'care ready' homes	✓ Agree design standards for new homes
✓ Make better use of data to target our work	✓ Promote dementia friendly housing approaches	✓ Promote different housing options, including ownership
✓ Attract investment to fund heating and insulation improvement	✓ Build more 'extra care' homes for older people	✓ Build more suitable homes for people with complex needs

In 5 years:

Fewer homes that are cold and damp	Fewer homes with other hazards	Better use of resources	More older people living at home	Better quality homes that support people to age well	10% fewer older people in residential care or hospital	2,625 units of extra care	More of the right type of housing	Fewer people in hospital	Better access to the right homes	1,750 extra suitable homes

Collaboration
Working together across health, local authorities, housing and VCSE sector

Technology
Making the best use of technology to support independence

Data
Using insights to target our work and develop data sharing

Framework and standards
Jointly developed across the region to achieve fewer category 1 homes

Resources
Joining up resources, working at scale across sectors and supporting our workforce

Be the best at getting better
Sharing and scaling-up best practice

The role of Housing

Housing is not just part of the system.

It is core infrastructure for prevention.