This profile contains information about the population, housing stock, market performance and demand for housing in the Stocksbridge & Deepcar (S & D) HMA. The Housing Market Area Profiles have been developed as a guide for future housing delivery on sites located across the city. The profiles offer recommendations on the housing that would be suitable to meet the current need in the area and to diversify the stock that is available in order to attract households to the area. The profile also provides useful evidence and data on the population and housing levels across Sheffield which can be utilised in other reports and publications.

This HMA data is compared with the Sheffield average to put the area in the wider context of the city. The data used in this profile is from a number of sources, including the 2011 Census, 2013 Strategic Housing Market Assessment (SHMA), Council data, Experian and Land Registry sales. The SHMA data is based on a household survey of a statistically representative sample of 3,363 households living in Sheffield and accords well with the spatial, tenure & demographic profile of the city. Prior to the analysis the data was weighted by household type to ensure that it is representative as possible thus compensating for non-response bias. More information on the data can be found in the sources section of the profiles.

The profile includes the following sections:

Section 1 - Area description: A description of the neighbourhoods within the HMA
Section 2 - Household profile: Demographics of the population and the households in the HMA
Section 3 - Economic profile: Employment and incomes
Section 4 - Housing profile: Current housing available, including the type, size, tenure and adequacy of the housing
Section 5 - Neighbourhood profile: Neighbourhood satisfaction, crime and educational attainment
Section 6 - Recently moved to HMA: People who have moved into the HMA and the reasons for this
Section 7 - Existing supply becoming available from moving households
Section 8 - Existing households that could not move in the last 5 years and the reasons why
Section 9 - Newly forming households: Demand for housing from new households who may form in the next 5 years
Section 10 - Social rented market: Details of the social housing stock and turnover
Section 11 - Home ownership market: Average house prices, property sales, completions and the income required to afford to buy a property
Section 12 - Private rented market: Average private rents and the income required to afford to rent a home
Section 13 - Housing affordability - Level of income spent on housing costs, difficulties affording housing costs and housing benefit claimants
Section 14 - Older people’s accommodation: Supply of older people’s accommodation and the demand for this in the HMA
Section 15 - Care and support needs: Disabled households and the demand for adaptations, and care and support from the SHMA
Section 16 – Conclusions: Brief conclusions drawing out the key points from the sections.
Section 17 – Housing recommendations: Recommendations on the types of housing that is needed in the area to meet demand and attract households to the area
Section 18 - Sources of data and information

Note - The supply and demand balance sections that are in the other profiles is not included in here because the response rate of potential movers from and to Stocksbridge and Deepcar is too small to yield a representative sample. The demand from newly forming and the turnover of stock from sales and lets in the private and social sectors has therefore been considered to identify possible shortfalls across the different tenures and types of properties.
The **Stocksbridge and Deepcar** Housing Market Area lies around 10 miles to the north of Sheffield City Centre, bordering Barnsley and the Peak District National Park. The area is a separate self-contained settlement with good access to the countryside, and major road networks. However, the distance into the City Centre can create barriers to accessing services and employment. Commuting links into the City Centre are also congested and public transport is slow.

Stocksbridge and Deepcar's households include a large number of rural families living in affordable homes and home owning pensioners in inexpensive properties. Other types of households living in this area include elderly social renters, ageing couples who own their inexpensive homes, yet to settle singles and couples in interim properties, retirees in standard suburban homes, pre-retirement couples with increased disposable income since their children left, and mature single owners of cheap terraced homes.

The Strategic Housing Land Availability Assessment (SHLAA) identified sites with the capacity for over 1,400 dwellings; around 1,000 of these will be provided on a few larger sites with the capacity to deliver over 100 dwellings. Release of green belt land could potentially add capacity for approximately 750 additional homes on clusters of sites forming newly created neighbourhoods.

The area contains two neighbourhoods:

**Deepcar** - is a popular commuter village lying on the side of a steep valley alongside its larger neighbour, Stocksbridge. The majority of houses are in private ownership but it includes the Stubbin council built estate. Deepcar's growth as a commuter village feeding Sheffield, Rotherham, Barnsley and, to some extent, Manchester, continues to generate development pressures.

**Stocksbridge** - is a town that has focused traditionally on the steel industry. It is located on the steep slope of a river valley, and has a mix of council and private estates with pockets of deprivation. It contains a main shopping area with library and town hall in the valley bottom, but other community facilities are located across the area. The area contains a large redevelopment site on the Corus steelworks, with plans for a new retail development and residential provision.
2. Household profile

Table 1 - Households and population

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households</td>
<td>5,895</td>
<td>229928</td>
</tr>
<tr>
<td>Population</td>
<td>13,455</td>
<td>552698</td>
</tr>
<tr>
<td>Average household size</td>
<td>2.28</td>
<td>2.40</td>
</tr>
</tbody>
</table>

The Household Profile data is from the Census 2011.

Figure 1 - Age Profile

Table 2 - Age profile

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-14</td>
<td>2270</td>
<td>17%</td>
<td>17%</td>
</tr>
<tr>
<td>15-24</td>
<td>1409</td>
<td>10%</td>
<td>18%</td>
</tr>
<tr>
<td>25-34</td>
<td>1360</td>
<td>10%</td>
<td>14%</td>
</tr>
<tr>
<td>35-49</td>
<td>3025</td>
<td>22%</td>
<td>20%</td>
</tr>
<tr>
<td>50-64</td>
<td>2736</td>
<td>20%</td>
<td>16%</td>
</tr>
<tr>
<td>65-79</td>
<td>1933</td>
<td>14%</td>
<td>11%</td>
</tr>
<tr>
<td>80+</td>
<td>722</td>
<td>5%</td>
<td>4%</td>
</tr>
<tr>
<td>Total</td>
<td>13,455</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 3 - Ethnic origin of household

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>BME</td>
<td>399</td>
<td>3%</td>
<td>19%</td>
</tr>
<tr>
<td>Non-BME</td>
<td>13,055</td>
<td>97%</td>
<td>81%</td>
</tr>
</tbody>
</table>

Almost 13,500 people live in Stocksbridge and Deepcar and the area has a older age profile than citywide. 19% of the population are aged over 65 years, and the proportion of people aged 15-34 is significantly lower than across Sheffield.

This could present challenges for the area in the future as the population continues to age and requires alternative accommodation and support.

The BME population in this area is very small and most people are White British.
Table 4 - Household type

<table>
<thead>
<tr>
<th>Category</th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>One person household</td>
<td>1759</td>
<td>33%</td>
<td>35%</td>
</tr>
<tr>
<td>Couple</td>
<td>1272</td>
<td>24%</td>
<td>19%</td>
</tr>
<tr>
<td>Couple with dependent children</td>
<td>1156</td>
<td>22%</td>
<td>20%</td>
</tr>
<tr>
<td>Couple with non dependant children</td>
<td>395</td>
<td>7%</td>
<td>6%</td>
</tr>
<tr>
<td>Lone parent with dependant children</td>
<td>363</td>
<td>7%</td>
<td>8%</td>
</tr>
<tr>
<td>Lone parent with non dependant children</td>
<td>164</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>All full-time students</td>
<td>4</td>
<td>0%</td>
<td>3%</td>
</tr>
<tr>
<td>Other</td>
<td>184</td>
<td>3%</td>
<td>7%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>5297</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The household types are similar to citywide and mainly consist of single households, which are likely to be older people, and couples with or without dependent children. There are hardly any 'all student households' and this is because of the distance of the area to the City Centre and universities.

The predominance of older mosaic household types is consistent with the older age profile in this area. It shows the range of housing types, locations and income levels among this demographic and so highlights the importance of making a range of different housing provision available for older people.

The Mosaic groupings also highlight groups such as 'Make Do and Move On' or the older children of 'Boomerang Boarders' who could be in the market for starter or entry level properties in the area, but who could find their opportunities hampered by the low turnover or lack of suitable properties.

**Stocksbridge and Deepcar’s most numerous household types (Mosaic category)**

<table>
<thead>
<tr>
<th>Category</th>
<th>Number of households</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Focus</td>
<td>802</td>
<td>Rural families in affordable village homes who are reliant on the local economy for jobs</td>
</tr>
<tr>
<td>Outlying Seniors</td>
<td>607</td>
<td>Pensioners living in inexpensive housing in out of the way locations</td>
</tr>
<tr>
<td>Pocket Pensions</td>
<td>368</td>
<td>Elderly singles of limited means renting in developments of compact social homes</td>
</tr>
<tr>
<td>Down-to-Earth Owners</td>
<td>277</td>
<td>Ageing couples who have owned their inexpensive home for many years while working in routine jobs</td>
</tr>
<tr>
<td>Make Do &amp; Move On</td>
<td>277</td>
<td>Yet to settle younger singles and couples making interim homes in low cost properties</td>
</tr>
<tr>
<td>Bungalow Haven</td>
<td>260</td>
<td>Seniors appreciating the calm of bungalow estates designed for the elderly</td>
</tr>
<tr>
<td>Fledgling Free</td>
<td>242</td>
<td>Pre-retirement couples with respectable incomes enjoying greater space and spare cash since children left home</td>
</tr>
<tr>
<td>Classic Grandparents</td>
<td>236</td>
<td>Lifelong couples in standard suburban homes enjoying retirement through grandchildren and gardening</td>
</tr>
<tr>
<td>Boomerang Boarders</td>
<td>233</td>
<td>Long-term couples with mid-range incomes whose adult children have returned to the shelter of the family home</td>
</tr>
<tr>
<td>Self Supporters</td>
<td>228</td>
<td>Hard-working mature singles who own budget terraces manageable within their modest wage</td>
</tr>
</tbody>
</table>

*Mosaic* is Experian’s consumer classification designed to help explain the demographics, lifestyles, preferences and behaviours of the UK adult population.
Section 2: Summary

- The population in Stocksbridge and Deepcar is older than the city average, which indicates there could be a need for support to help households live independently or a need for specialist accommodation. This is discussed further in sections 14 and 15.

- Reflecting citywide averages around a third of households only contain one person. This results in a smaller than average household size.

- The area has a slightly higher proportion of couples with no children than citywide.

3. Economic profile

Table 5 - Working status

<table>
<thead>
<tr>
<th>Category</th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full time employed</td>
<td>3865</td>
<td>39%</td>
<td>34%</td>
</tr>
<tr>
<td>Part time employed</td>
<td>1489</td>
<td>15%</td>
<td>14%</td>
</tr>
<tr>
<td>Self employed</td>
<td>771</td>
<td>8%</td>
<td>7%</td>
</tr>
<tr>
<td>Unemployed</td>
<td>393</td>
<td>4%</td>
<td>5%</td>
</tr>
<tr>
<td>Full-time student (employed)</td>
<td>217</td>
<td>2%</td>
<td>6%</td>
</tr>
<tr>
<td>Retired</td>
<td>1948</td>
<td>20%</td>
<td>13%</td>
</tr>
<tr>
<td>Student (including full-time students)</td>
<td>318</td>
<td>3%</td>
<td>11%</td>
</tr>
<tr>
<td>Looking after home or family</td>
<td>332</td>
<td>3%</td>
<td>4%</td>
</tr>
<tr>
<td>Long-term sick or disabled</td>
<td>386</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>Other</td>
<td>130</td>
<td>1%</td>
<td>2%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>9849</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Figure 3 - Working status
Table 6 - Occupation

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional occupations</td>
<td>865</td>
<td>14%</td>
<td>20%</td>
</tr>
<tr>
<td>Administrative and secretarial</td>
<td>834</td>
<td>13%</td>
<td>11%</td>
</tr>
<tr>
<td>occupations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Skilled trades occupations</td>
<td>794</td>
<td>13%</td>
<td>11%</td>
</tr>
<tr>
<td>Elementary occupations</td>
<td>775</td>
<td>12%</td>
<td>12%</td>
</tr>
<tr>
<td>Associate professional and technical</td>
<td>737</td>
<td>12%</td>
<td>11%</td>
</tr>
<tr>
<td>occupations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Caring, leisure and other service</td>
<td>704</td>
<td>11%</td>
<td>10%</td>
</tr>
<tr>
<td>occupations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Managers, directors and senior</td>
<td>561</td>
<td>9%</td>
<td>8%</td>
</tr>
<tr>
<td>officials</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sales and customer service occupations</td>
<td>514</td>
<td>8%</td>
<td>10%</td>
</tr>
<tr>
<td>Process plant and machine operatives</td>
<td>505</td>
<td>8%</td>
<td>7%</td>
</tr>
<tr>
<td>Total</td>
<td>6289</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 7 - JSA Claimants

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total number of claimants</td>
<td>195</td>
<td>8540</td>
</tr>
<tr>
<td>% of working population claiming JSA</td>
<td>2.4%</td>
<td>2.3%</td>
</tr>
</tbody>
</table>

Table 8 - Proportions of households by income band (%)

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median average income</td>
<td>£30,188</td>
<td>£27,230</td>
</tr>
<tr>
<td>&lt;£10,000</td>
<td>5%</td>
<td>11%</td>
</tr>
<tr>
<td>£10,000-£14,999</td>
<td>13%</td>
<td>15%</td>
</tr>
<tr>
<td>£15,000-£19,999</td>
<td>9%</td>
<td>11%</td>
</tr>
<tr>
<td>£20,000-£24,999</td>
<td>16%</td>
<td>14%</td>
</tr>
<tr>
<td>£25,000-£29,999</td>
<td>14%</td>
<td>11%</td>
</tr>
<tr>
<td>£30,000-£39,999</td>
<td>19%</td>
<td>16%</td>
</tr>
<tr>
<td>£40,000-£49,999</td>
<td>13%</td>
<td>10%</td>
</tr>
<tr>
<td>£50,000-£59,999</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>£60,000-£74,999</td>
<td>3%</td>
<td>4%</td>
</tr>
<tr>
<td>£75,000+</td>
<td>1%</td>
<td>3%</td>
</tr>
</tbody>
</table>

The information in Table 5 and 6 is from the 2011 Census.

A higher proportion of residents in Stocksbridge and Deepcar are in full-time employment in various occupations, including: professional, administrative and secretarial, and skilled trades.

Corus, one of the world’s leading aerospace metals manufacturers is the largest employer in the area, contributing to the higher proportion of people working in skilled trades in Stocksbridge and Deepcar than across Sheffield overall.

20% of the population are also retired which is in line with the larger than average older population in the area.

- JSA data is the December 2016 claimant rate from the Office of National Statistics, and also includes people who claim Universal Credit for reason of unemployment.

- The income data in Table 8 and Figure 4 is from Mosaic 2016.
Table 9 - Equity of existing households

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Negative Equity</td>
<td>0%</td>
<td>2%</td>
</tr>
<tr>
<td>Up to £9,999</td>
<td>0%</td>
<td>5%</td>
</tr>
<tr>
<td>£10,000-£24,999</td>
<td>7%</td>
<td>5%</td>
</tr>
<tr>
<td>£25,000-£49,999</td>
<td>16%</td>
<td>9%</td>
</tr>
<tr>
<td>£50,000-£99,000</td>
<td>25%</td>
<td>23%</td>
</tr>
<tr>
<td>£100,000-£149,999</td>
<td>31%</td>
<td>23%</td>
</tr>
<tr>
<td>£150,000-£249,999</td>
<td>21%</td>
<td>21%</td>
</tr>
<tr>
<td>£250,000-£349,000</td>
<td>0%</td>
<td>7%</td>
</tr>
<tr>
<td>£350,000+</td>
<td>0%</td>
<td>5%</td>
</tr>
</tbody>
</table>

Table 10 - Savings of existing households

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to £4,999</td>
<td>46%</td>
<td>45%</td>
</tr>
<tr>
<td>£5,000-£9,999</td>
<td>13%</td>
<td>14%</td>
</tr>
<tr>
<td>£10,000-£14,999</td>
<td>4%</td>
<td>8%</td>
</tr>
<tr>
<td>£15,000-£19,999</td>
<td>6%</td>
<td>5%</td>
</tr>
<tr>
<td>£20,000-£24,999</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>£25,000-£29,999</td>
<td>2%</td>
<td>4%</td>
</tr>
<tr>
<td>£30,000-£39,999</td>
<td>6%</td>
<td>3%</td>
</tr>
<tr>
<td>£40,000-£49,999</td>
<td>2%</td>
<td>3%</td>
</tr>
<tr>
<td>£50,000-£74,999</td>
<td>8%</td>
<td>3%</td>
</tr>
<tr>
<td>£75,000</td>
<td>10%</td>
<td>12%</td>
</tr>
</tbody>
</table>

2.4% of the working age population claim an unemployment benefit in Stocksbridge and Deepcar, a similar level to the citywide figure.

The average income in the area is higher than the citywide average. A lower proportion of households have an income of under £25,000, (43% vs 51%). This is influenced by the low numbers of student households in the area. There are a larger number of households in the £20,000 - £50,000 bracket, and fewer with an income of over £60,000, which seems reflective of the occupation profile which has slightly higher numbers in skilled trades and leisure occupations (Table 6).

The SHMA asked homeowners how much equity they thought they had in their property and this is shown in Table 9.

Table 10 is the level of savings all existing households said they have regardless of the tenure they live.

No homeowners in this area have less than £10k in equity, but the levels of equity peak at £249,000. This is because house prices in Stocksbridge and Deepcar are lower than citywide and there are fewer properties for sale at over £250k. (See Section 13 for more information on house prices)

The largest proportion of households have equity of £100,000- £149,000. These are mostly older households who purchased their property before the boom in house prices.

This high level of equity could enable older homeowners to release equity in their home to help towards any care and support costs that they may have as they age.
Section 3: Summary

- The largest proportion of people work full-time in various occupations. There is also a higher than average number of retired people in area.

- Numbers of claimants of JSA or Universal Credit for unemployment reasons have increased to very slightly above the city average.

- The median income of £30,188 is higher than the citywide figure of £27,230, and 43% of households have an income of under £25,000 compared to 51% citywide.

- There are fewer higher earning households (over £50k) in Stocksbridge and Deepcar, related to the lower percentage of people in professional occupations in the area.

- Households have reasonable levels of home equity and savings which will help with housing costs and deposits for those looking to buy a property.

4. Housing profile

Table 11 - Property types in area

<table>
<thead>
<tr>
<th>Property Type</th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached House/Bungalow</td>
<td>1666</td>
<td>28%</td>
<td>14%</td>
</tr>
<tr>
<td>Semi-Detached House/Bungalow</td>
<td>2177</td>
<td>37%</td>
<td>37%</td>
</tr>
<tr>
<td>Terraced House</td>
<td>1408</td>
<td>24%</td>
<td>27%</td>
</tr>
<tr>
<td>Flat, Maisonette or Apartment</td>
<td>641</td>
<td>11%</td>
<td>21%</td>
</tr>
<tr>
<td>Other</td>
<td>3</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Shared Dwelling</td>
<td>0</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Total</td>
<td>5895</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The information on the housing profile is from the 2011 Census

Semi-detached properties are the most common types in Stocksbridge and Deepcar and this proportion is the same as Sheffield. The area also has double the supply of detached properties than citywide.

There is a lower than average supply of flats and terrace houses in this area which means that there are fewer 'starter homes' available for new households looking to buy reasonably priced properties in Stocksbridge and Deepcar.
Table 12 - Housing tenures in area

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owned</td>
<td>4445</td>
<td>75%</td>
<td>58%</td>
</tr>
<tr>
<td>Shared Ownership</td>
<td>9</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Council rent</td>
<td>838</td>
<td>14%</td>
<td>18%</td>
</tr>
<tr>
<td>RP rent</td>
<td>79</td>
<td>1%</td>
<td>7%</td>
</tr>
<tr>
<td>Private rent</td>
<td>512</td>
<td>9%</td>
<td>16%</td>
</tr>
<tr>
<td>Other</td>
<td>59</td>
<td>1%</td>
<td>1%</td>
</tr>
<tr>
<td>Total</td>
<td>5942</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Three-quarters of households in this area own their property, which is considerably higher than the Sheffield proportion. Of these homeowners, 48% own the property outright and these are mainly older households.

The rental sectors, both social and private, are smaller in Stocksbridge and Deepcar than citywide. This reduces the housing options available to those that cannot afford to buy a property in the area.

Table 13 - Size of homes in area

<table>
<thead>
<tr>
<th>Number of bedrooms</th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 beds</td>
<td>5</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>1 bed</td>
<td>621</td>
<td>11%</td>
<td>12%</td>
</tr>
<tr>
<td>2 bed</td>
<td>1442</td>
<td>24%</td>
<td>27%</td>
</tr>
<tr>
<td>3 bed</td>
<td>3124</td>
<td>53%</td>
<td>45%</td>
</tr>
<tr>
<td>4 or more bed</td>
<td>703</td>
<td>12%</td>
<td>16%</td>
</tr>
<tr>
<td>Total</td>
<td>5895</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Over half of the properties in Stocksbridge and Deepcar have three bedrooms, which is a higher proportion than across Sheffield.

Despite the large supply of detached properties, there are fewer properties with four or more bedrooms in Stocksbridge and Deepcar. This shows that most of the detached properties have three bedrooms.

There are fewer smaller properties with one or two bedrooms in the area which could restrict the housing options available to single people and those looking to downsize.
Table 14 - Vacancy and turnover levels

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of properties</td>
<td>6165</td>
<td></td>
<td>247234</td>
</tr>
<tr>
<td>Number of vacant properties</td>
<td>103</td>
<td>1.7%</td>
<td>1.8%</td>
</tr>
<tr>
<td>Long term vacant properties</td>
<td>45</td>
<td>0.7%</td>
<td>1.0%</td>
</tr>
</tbody>
</table>

The information in Table 14 about vacant properties is taken from data on the Council Tax Register December 2016. 'Long term vacant properties' is defined as those that have been vacant for 6 months or more.

The vacancy rate in Stocksbridge and Deepcar is slightly below the city average and numbers reduced during 2016.

The numbers of vacant properties were fairly evenly split between the neighbourhoods of Stocksbridge and Deepcar.

Table 15 - Recent housing completions in HMA

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010/11</td>
<td>3</td>
<td>942</td>
</tr>
<tr>
<td>2011/12</td>
<td>0</td>
<td>638</td>
</tr>
<tr>
<td>2012/13</td>
<td>10</td>
<td>933</td>
</tr>
<tr>
<td>2013/14</td>
<td>13</td>
<td>974</td>
</tr>
<tr>
<td>2014/15</td>
<td>64</td>
<td>1812</td>
</tr>
<tr>
<td>2015/16</td>
<td>12</td>
<td>1621</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>102</strong></td>
<td><strong>6920</strong></td>
</tr>
</tbody>
</table>

Less than 1% of the city's new build houses delivered in the last 6 years were developed in Stocksbridge & Deepcar.

Most of the 64 completions in 2014/15 were in one development of older peoples social rented accommodation at Newton Grange. The figure of 12 in 15/16 is more typical of recent years and consists of small developments and conversions. There is one development underway which will deliver 114 new properties in Stocksbridge over the next few years and will be the first large development for sale for several years.
Table 16 - Housing adequacy

<table>
<thead>
<tr>
<th>Reasons for household living in inadequate housing</th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Too costly to heat</td>
<td>77%</td>
<td>33%</td>
<td></td>
</tr>
<tr>
<td>Needs improvements/repairs</td>
<td>54%</td>
<td>49%</td>
<td></td>
</tr>
<tr>
<td>Property facilities are inadequate</td>
<td>54%</td>
<td>15%</td>
<td></td>
</tr>
<tr>
<td>Affecting the health of me or my household</td>
<td>54%</td>
<td>13%</td>
<td></td>
</tr>
<tr>
<td>Suffering harassment from my neighbours</td>
<td>54%</td>
<td>7%</td>
<td></td>
</tr>
<tr>
<td>Not enough bedrooms</td>
<td>46%</td>
<td>25%</td>
<td></td>
</tr>
<tr>
<td>Tenancy is insecure</td>
<td>31%</td>
<td>5%</td>
<td></td>
</tr>
<tr>
<td>Too small</td>
<td>23%</td>
<td>38%</td>
<td></td>
</tr>
<tr>
<td>Garden is difficult to maintain</td>
<td>23%</td>
<td>14%</td>
<td></td>
</tr>
<tr>
<td>Neighbourhood services are inadequate</td>
<td>23%</td>
<td>5%</td>
<td></td>
</tr>
<tr>
<td>Location of home is undesirable</td>
<td>23%</td>
<td>15%</td>
<td></td>
</tr>
<tr>
<td>Too large</td>
<td>0%</td>
<td>8%</td>
<td></td>
</tr>
<tr>
<td>Difficult to access</td>
<td>0%</td>
<td>8%</td>
<td></td>
</tr>
<tr>
<td>Rent or mortgage is too expensive</td>
<td>0%</td>
<td>14%</td>
<td></td>
</tr>
<tr>
<td>There’s no heating</td>
<td>0%</td>
<td>2%</td>
<td></td>
</tr>
<tr>
<td>Suffering harassment from my landlord</td>
<td>0%</td>
<td>2%</td>
<td></td>
</tr>
</tbody>
</table>

The information in Table 16 is based on responses to the 2013 SHMA. Households were asked if their home was adequate for their needs. If they thought it was inadequate they were asked for the reasons. This was a multiple choice question and households could select as many options as they liked. The percentages therefore represents the proportion of households who chose this reason as one of their options, which is why the percentages in the table do not add up 100%.

The percentage of households that feel their home is inadequate is small at only 6%. This is less than half the citywide proportion. Over three-quarters of these households said their home is inadequate because it is too costly to heat, while just over half said their home needs improvements/repairs, has inadequate facilities and/or is affecting their health. These issues were also highlighted in the 2009 Private Sector House Condition Survey which found that 61% of private terrace houses in the Stocksbridge & Upper Don Valley Ward were built before 1919 and these older properties had the highest levels of non-decency and Category 1 hazards. Older terrace houses can be difficult to insulate due to only having single cavity walls and having cellars which can contribute to heat loss. Poor energy efficiency of properties can also cause excess cold and damp, which impacts on households’ physical and mental health. Harassment from neighbours and poor neighbourhood services were also more frequently chosen by those that feel their home is inadequate. Stocksbridge is relatively cut off from the rest of Sheffield which can make it difficult to access services.

Table 17 - Occupancy Levels

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>% overcrowded</td>
<td>7%</td>
<td>3%</td>
</tr>
<tr>
<td>% under occupying</td>
<td>75%</td>
<td>71%</td>
</tr>
<tr>
<td>% under occupying in SRS</td>
<td>27%</td>
<td>40%</td>
</tr>
</tbody>
</table>

The information in Table 17 is from the 2013 SHMA and is based on households needing one less or one more bedroom than the household size needs.

• The percentage of households overcrowded in Stocksbridge & Deepcar is higher than the percentage across Sheffield as a whole. The 'Boomerang Boarder' and 'Offspring Overspill' households are likely to be contributing to this.
• Under-occupancy is also higher in the area and this is because of the smaller household size and the larger older population in the area.
• There is a smaller percentage of under occupying social rented tenants than citywide which means the new Housing Benefit rules ‘bedroom tax’ will have a lesser affect in this area.
Section 4: Summary

- Stocksbridge & Deepcar is characterised by three bedroom detached and semi-detached properties.
- Almost a quarter of the stock is terrace houses and the majority of these were built before 1919.
- Three-quarters of households are owner occupiers which limits the rental stock available in the area for those that cannot afford home ownership.
- Fewer households feel that their home is inadequate than citywide, but there are issues around the condition of the properties. This relates to the energy efficiency and the quality of the properties.
- Overcrowding is higher in this area, which is at odds with the size of the properties and the smaller household sizes. This suggests that a small number of households are probably unable to find the appropriate house size in the tenure that they need.

5. Neighbourhood profile

Table 18 - Neighbourhood Satisfaction

<table>
<thead>
<tr>
<th>% of households satisfied with their neighbourhood</th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Condition of roads &amp; pavements</td>
<td>48%</td>
<td>45%</td>
</tr>
<tr>
<td>Low crime levels</td>
<td>42%</td>
<td>39%</td>
</tr>
<tr>
<td>Quality homes</td>
<td>41%</td>
<td>38%</td>
</tr>
<tr>
<td>Good neighbours</td>
<td>40%</td>
<td>38%</td>
</tr>
<tr>
<td>Access to nature/ countryside</td>
<td>39%</td>
<td>38%</td>
</tr>
</tbody>
</table>

The information in Table 18 is from the 2013 SHMA and measures neighbourhood satisfaction. The households were asked to chose the:

a) Most important neighbourhood qualities that make a great place to live; and

b) Neighbourhood qualities that need improving in their neighbourhood.

This was a multiple choice question and households could select as many options as they liked. The percentages therefore represent the proportion of households who chose this reason as one of their options, which is why the percentages in the table do not add up 100%.

The top 5 answers for each question are shown in this table. A higher percentage means that more people chose this as an option and therefore the issue is more important in this area.
Table 18 shows that neighbourhood satisfaction is considerably higher in Stocksbridge & Deepcar than citywide. The condition of the roads & pavements are seen as the most important neighbourhood quality and needing the most improvement. The Council is currently working with AMEY on the Streets Ahead programme which should help increase satisfaction with this. Some of the other qualities local people feel make a great place to live differ to Sheffield overall with quality homes, good neighbours and access to nature all appearing in the top 5 choices. The quality homes could relate to the larger number of detached properties in the area, while the access to countryside reflects the rural nature of the HMA.

Activities for teenagers and neighbourhood facilities for leisure, shopping and the community were all seen as needing improvement and the Ward Plan for Stocksbridge & Upper Don Valley highlights that local the services are in need of regeneration, especially since the remoneness of the area means residents are unlikely to access services in other parts of the city. At the time of the SHMA survey the leisure centre was also threatened with closure which could have made respondents anxious about losing this facility. This issue has since been resolved and the centre is now run by a not-for-profit organisation.

Crime and ASB incidents continue to be significantly lower in this area than citywide. This is reflected by the fact that ASB and Crime were not chosen by residents as the main aspects for improvement (Table 18). The crimes most commonly recorded were in the 'Violence and sexual offences' and 'criminal damage and arson' categories.

Table 19 shows that neighbourhood satisfaction is considerably higher in Stocksbridge & Deepcar than citywide. The condition of the roads & pavements are seen as the most important neighbourhood quality and needing the most improvement. The Council is currently working with AMEY on the Streets Ahead programme which should help increase satisfaction with this. Some of the other qualities local people feel make a great place to live differ to Sheffield overall with quality homes, good neighbours and access to nature all appearing in the top 5 choices. The quality homes could relate to the larger number of detached properties in the area, while the access to countryside reflects the rural nature of the HMA.

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Table 19: Crime/ASB incidents

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of crime incidents</td>
<td>596</td>
<td>43365</td>
</tr>
<tr>
<td>Crime per 1000 population</td>
<td>44</td>
<td>78</td>
</tr>
<tr>
<td>No. of ASB incidents</td>
<td>571</td>
<td>40758</td>
</tr>
<tr>
<td>ASB incidents per 1000 population</td>
<td>42</td>
<td>74</td>
</tr>
</tbody>
</table>

Crime and ASB incidents continue to be significantly lower in this area than citywide. This is reflected by the fact that ASB and Crime were not chosen by residents as the main aspects for improvement (Table 18). The crimes most commonly recorded were in the 'Violence and sexual offences' and 'criminal damage and arson' categories.

Table 20: School performance

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>No of primary schools</td>
<td>2</td>
<td>119</td>
</tr>
<tr>
<td>% achieving Key Stage Level 4</td>
<td>60%</td>
<td>52%</td>
</tr>
<tr>
<td>No of secondary schools</td>
<td>1</td>
<td>30</td>
</tr>
<tr>
<td>Pupils achieving a grade C or above in English &amp; Maths GCSE's</td>
<td>55%</td>
<td>59%</td>
</tr>
</tbody>
</table>

Table 19 is from South Yorkshire Police statistics and shows the number of crime and ASB incidents from December 2015 to November 2016. This is then calculated by 1000 of the population to indicate the rate of crime and ASB as compared with citywide.

Table 20 includes provisional figures from the Department of Education for 2016.

Section 5: Summary

- The majority of residents are satisfied with Stocksbridge & Deepcar as a place to live.
- Residents would like improvements to roads and pavement and local services such as activities for teenagers, leisure, shopping and community facilities.
- Crime and ASB incidents are well below the city average in Stocksbridge & Deepcar.
- Primary school performance in this area significantly exceeds the Sheffield average, but the secondary school is slightly under-performing and is judged as requiring improvement. This might result in families with older children seeking alternative secondary school places in neighbouring HMA's such as Rural Upper Don Valley, which could put pressure on these services.

Stocksbridge & Deepcar is serviced by the following schools: Deepcar St John’s CE Junior, St Ann’s Catholic Primary, Stocksbridge Junior and Stocksbridge High. The primary schools in the area out-perform citywide, with Stocksbridge Junior scoring outstanding from Ofsted. Secondary school GCSE performance is slightly lower than citywide and Ofsted judges the school as requiring improvement. This could deter some families from moving here.
Table 21 - Moved in last five years

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>S &amp; D % of households</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moved into HMA in the last 5 years</td>
<td>619</td>
<td>11%</td>
<td>70909</td>
</tr>
<tr>
<td>Moved into HMA from outside Sheffield</td>
<td>104</td>
<td>17%</td>
<td>14328</td>
</tr>
</tbody>
</table>

Table 22 - Top five reasons for moving

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>%</th>
<th>Sheffield</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Move to a larger home</td>
<td>36%</td>
<td>Move to a larger home</td>
<td>28%</td>
<td></td>
</tr>
<tr>
<td>A bigger garden</td>
<td>25%</td>
<td>Move to smaller home</td>
<td>20%</td>
<td></td>
</tr>
<tr>
<td>To live with a partner</td>
<td>22%</td>
<td>A bigger garden</td>
<td>19%</td>
<td></td>
</tr>
<tr>
<td>Wanted a new home</td>
<td>18%</td>
<td>Move to a better neighbourhood</td>
<td>18%</td>
<td></td>
</tr>
<tr>
<td>Wanted to buy own home</td>
<td>18%</td>
<td>Condition of property</td>
<td>14%</td>
<td></td>
</tr>
</tbody>
</table>

Figure 9 - Previous location of in-migrants

Section 6: Summary

- Only 11% of households have moved in the area in the last 5 years, which is the lowest rate in the city and shows that the market is very localised.
- 17% of movers were households moving from Barnsley, which is unsurprising as this area borders the HMA.
- Moving to a larger home and having a bigger garden are the main draws to this area. Stocksbridge & Deepcar have a large supply of detached houses which are more reasonably priced compared to properties in neighbouring HMA’s such as Rural Upper Don Valley.
- Wanting a new home and to buy their own home were also common reasons for households moving to the HMA. House prices in this area are lower than citywide which provides opportunities for people looking to buy.

The information in Tables 21 & 22 is from the 2013 SHMA and shows the households who moved into their present home in the last five years and the reasons for this move. This helps us understand the draws to this area.

This was a multiple choice question and households could select as many options as they liked. The percentages therefore represent the proportion of households who chose this reason as one of their options, which is why the percentages in the table do not add up to 100%.
7. Existing supply becoming available from moving households

Table 23 - Households moving in the next 5 years

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>% of households moving from this area in the next 5 years</td>
<td>11%</td>
<td>28%</td>
</tr>
<tr>
<td>Turnover of households per year</td>
<td>2%</td>
<td>6%</td>
</tr>
<tr>
<td>% of households moving out of Sheffield</td>
<td>0%</td>
<td>18%</td>
</tr>
</tbody>
</table>

Around 11% of existing households are expected to move in Stocksbridge & Deepcar over the next 5 years, which is a much smaller turnover of households than citywide. All of these households intend to stay in Sheffield, and it is likely that they will remain in the area given the self-containment of Stocksbridge & Deepcar.

Table 27 - Top five reasons for wanting to move

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>%</th>
<th>Sheffield</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Move closer to friends/family</td>
<td>38%</td>
<td>Move to a larger home</td>
<td>27%</td>
<td></td>
</tr>
<tr>
<td>Move to a larger home</td>
<td>35%</td>
<td>Move to a smaller home</td>
<td>20%</td>
<td></td>
</tr>
<tr>
<td>Move to a smaller home</td>
<td>25%</td>
<td>Move to better neighbourhood</td>
<td>16%</td>
<td></td>
</tr>
<tr>
<td>Move to a safer area</td>
<td>21%</td>
<td>Condition of current property</td>
<td>12%</td>
<td></td>
</tr>
<tr>
<td>Retiring</td>
<td>17%</td>
<td>For cheaper accommodation</td>
<td>12%</td>
<td></td>
</tr>
</tbody>
</table>

The supply information is from the 2013 SHMA. This data provides a guide on the percentage of households in the area that said they expect to move in the next five years, and and the reasons for this move.

This was a multiple choice question and households could select as many options as they liked. The percentages therefore represent the proportion of households who chose this reason as one of their options, which is why the percentages in the table do not add up 100%. The table shows the five most popular answers given in the HMA and in Sheffield.

Moving closer to friends/family is the most common reason for households wanting to move. This could reflect the larger than average older population in this area as households seek to be nearer family for care and support as they age. The higher proportion of people retiring also relates to this. Wanting to move to a safer area is surprising given the lower levels of crime and ASB in Stocksbridge & Deepcar and again could be linked to the older population in the area and the greater feeling of vulnerability as people age.

Wanting a larger or smaller home shows that many households in the area are seeking properties that better meet their requirements whether that's families or single people.
Section 7: Summary

- Around 11% of households in Stocksbridge & Deepcar need to move in the next 5 years. This is only a 2% turnover of households per year and is a much smaller turnover than citywide..
- The reasons for moving are reflective of the greater older population in the area in terms of moving closer to family/friends, feeling safe and retiring.

8. Existing households that cannot move

Table 28 - Want to move but cannot

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, for less than a year</td>
<td>194</td>
<td>17%</td>
<td>16%</td>
</tr>
<tr>
<td>Yes, for 1-2 years</td>
<td>123</td>
<td>11%</td>
<td>10%</td>
</tr>
<tr>
<td>Yes, for 2-3 years</td>
<td>71</td>
<td>6%</td>
<td>4%</td>
</tr>
<tr>
<td>Yes, for 3-5 years</td>
<td>0</td>
<td>0%</td>
<td>3%</td>
</tr>
<tr>
<td>Yes, for over 5 years</td>
<td>0</td>
<td>0%</td>
<td>6%</td>
</tr>
<tr>
<td>No</td>
<td>759</td>
<td>66%</td>
<td>61%</td>
</tr>
</tbody>
</table>

Table 29 - Top five reasons cannot move

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cannot afford the house</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Cannot afford the monthly mortgage payment</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Cannot afford the house deposit</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Need advice/support to move</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>n/a</td>
<td>n/a</td>
<td>Lack of affordable rented</td>
</tr>
<tr>
<td>n/a</td>
<td>n/a</td>
<td>Family reasons</td>
</tr>
</tbody>
</table>

The 2013 SHMA asked households if they would like to move but cannot and the reasons for this. This is shown in Tables 28 & 29.
Section 8: Summary

- Almost 400 households have been unable to move in Stocksbridge & Deepcar in the last 5 years. This suggests that the area has some pent up demand which could be realised if the barriers to moving were removed.

- Mortgage payments and deposits are the main reasons why the households cannot move, this shows that homeownership is out of reach for some people and more rental opportunities should be considered in the area.

- Needing advice and support to move is the third reason for not being able to move in this area and this does not appear in the top five reasons citywide. It would be worth consulting with Citizens Advice to identify the housing advice people in this area are seeking to understand how the Council can help people to move, such as help for older people to downsize.

- There were no top 4 and 5 answers as the percentages for all the other options in the questions were evenly split.

9. Newly forming households demand

Table 30 - Number of newly forming households expected to form

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of newly forming households</td>
<td>237</td>
<td>11345</td>
</tr>
<tr>
<td>Proportion in city</td>
<td>2%</td>
<td></td>
</tr>
</tbody>
</table>

Table 31 - Type of household forming

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single adult</td>
<td>55%</td>
<td>67%</td>
</tr>
<tr>
<td>Lone parent</td>
<td>0%</td>
<td>2%</td>
</tr>
<tr>
<td>Couple</td>
<td>14%</td>
<td>25%</td>
</tr>
<tr>
<td>Couple with children</td>
<td>11%</td>
<td>2%</td>
</tr>
<tr>
<td>Other</td>
<td>21%</td>
<td>3%</td>
</tr>
</tbody>
</table>

The 2013 SHMA asked existing households if they have any people in their household that are likely to move in the next 5 years to form their own household e.g. son/daughter moving out. These are known as newly forming households.

Although the SHMA did not ask where these households expect to move to, we do know that each HMA is a relatively self-contained market and that households are most likely to move within their local area due to the 'place attachment' that they have to the area they live in.

This is supported by Right move data which shows that a quarter of all house searches are within a 1 square mile radius.
Table 32 - Type of property required

<table>
<thead>
<tr>
<th>Property Type</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached house</td>
<td>10%</td>
<td>4%</td>
</tr>
<tr>
<td>Semi-detached house</td>
<td>13%</td>
<td>16%</td>
</tr>
<tr>
<td>Terrace house</td>
<td>64%</td>
<td>23%</td>
</tr>
<tr>
<td>Flat</td>
<td>13%</td>
<td>46%</td>
</tr>
<tr>
<td>Bungalow</td>
<td>0%</td>
<td>2%</td>
</tr>
<tr>
<td>Other</td>
<td>0%</td>
<td>10%</td>
</tr>
</tbody>
</table>

Terrace houses are the most sought after properties from newly forming households, which indicates that people are looking for affordable starter homes in the area.

There is also some demand for semi-detached properties and flats.

Table 33 - Tenure of property required

<table>
<thead>
<tr>
<th>Tenure Type</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owned</td>
<td>80%</td>
<td>25%</td>
</tr>
<tr>
<td>Shared Ownership</td>
<td>0%</td>
<td>2%</td>
</tr>
<tr>
<td>Council rent</td>
<td>9%</td>
<td>22%</td>
</tr>
<tr>
<td>RP rent</td>
<td>0%</td>
<td>2%</td>
</tr>
<tr>
<td>Private rent</td>
<td>11%</td>
<td>33%</td>
</tr>
<tr>
<td>Other</td>
<td>0%</td>
<td>16%</td>
</tr>
</tbody>
</table>

Owner-occupation is the most in demand tenure amongst newly forming households, which could help alleviate some of the lower demand for home ownership from existing households.

There is also demand for private renting which again shows that there could be scope to grow this market in the area.

Over 200 new households are expecting to form from existing households in Stocksbridge & Deepcar over the next 5 years. Over half of these will be single people while a fifth will be an 'other' household type. The other households could be adults sharing a rented property.

A higher proportion of households forming in this area will also have children than citywide.
Newly forming households in Stockbridge & Deepcar are seeking two and three bedroom properties which reflects the types of households that are likely to form.

Demand from newly forming households will also alleviate the lack of demand for mid-size properties from existing households.

Table 35 - Mosaic groups likely to contain newly forming households

<table>
<thead>
<tr>
<th>Category</th>
<th>Number of households</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boomerang Boarders</td>
<td>233</td>
<td>Long-term couples with mid-range incomes whose adult children have returned</td>
</tr>
<tr>
<td></td>
<td></td>
<td>to the shelter of the family home</td>
</tr>
<tr>
<td>Family Ties</td>
<td>149</td>
<td>Active families with teenage and adult children whose prolonged support is</td>
</tr>
<tr>
<td></td>
<td></td>
<td>eating up household resources</td>
</tr>
<tr>
<td>Offspring Overspill</td>
<td>140</td>
<td>Lower income owners whose adult children are still striving to gain</td>
</tr>
<tr>
<td></td>
<td></td>
<td>independence meaning space is limited</td>
</tr>
</tbody>
</table>

- The Mosaic profile of the area would suggest that the majority of new households in the Stockbridge and Deepcar HMA will form as young adults move out of the parental home. Responses to the survey suggest that these households will be looking for a range of tenures and property sizes.
Table 36 shows the amount of social housing stock the area has, compared with Sheffield overall. This includes both Council owned and those owned by Registered Providers. Table 37 and Figure 14 show the social stock by bed size.

Table 36 - Current social stock in the area

<table>
<thead>
<tr>
<th>Council/RSL</th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council stock</td>
<td>832</td>
<td>91%</td>
<td>39,996</td>
</tr>
<tr>
<td>RP stock (general needs)</td>
<td>79</td>
<td>9%</td>
<td>17,411</td>
</tr>
<tr>
<td>Total social stock</td>
<td>911</td>
<td></td>
<td>57,407</td>
</tr>
</tbody>
</table>

Stocksbridge & Deepcar has 911 social rented properties and all but 79 are owned by the Council. The majority of the council properties are located in the Stocksbridge neighbourhood (539).

Table 37 - Social stock by bedroom size

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedsit</td>
<td>19</td>
<td>2%</td>
<td>1%</td>
</tr>
<tr>
<td>One</td>
<td>432</td>
<td>47%</td>
<td>31%</td>
</tr>
<tr>
<td>Two</td>
<td>230</td>
<td>25%</td>
<td>37%</td>
</tr>
<tr>
<td>Three</td>
<td>218</td>
<td>24%</td>
<td>29%</td>
</tr>
<tr>
<td>Four or more</td>
<td>12</td>
<td>1%</td>
<td>2%</td>
</tr>
<tr>
<td>Total</td>
<td>911</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Table 38 - Social housing demand

<table>
<thead>
<tr>
<th>Indicators</th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>CBL lettings 2016</td>
<td>87</td>
<td>4526</td>
</tr>
<tr>
<td>Average number of bids per advertised social property</td>
<td>40</td>
<td>45</td>
</tr>
<tr>
<td>Average days to re-let a property</td>
<td>62</td>
<td>60</td>
</tr>
<tr>
<td>SHMA affordable housing shortfall</td>
<td>16</td>
<td>725</td>
</tr>
</tbody>
</table>

Almost half of social properties have one bedroom while, around a quarter have two bedrooms and 24% have three. There are only 15 properties with 4 or more bedrooms. This restricts the housing options for those seeking a larger property in the social rented market.

Table 38 shows a number of indicators that measure social housing demand.

- CBL lets 2016 - number of council and RP properties that were let through Choice Based Lettings
- Average number of bids - a high number can show demand for the properties
- Average days to re-let - a low number suggests that the property or area are popular
- SHMA affordable housing shortfall - This is the number of affordable homes that the area and Sheffield need per annum for the next 5 years.

87 properties were let through Choice Based Lettings in Stocksbridge & Deepcar during 2016 which is a 10% turnover of the stock, compared to a citywide average of 8%.

These properties took slightly longer time to re-let than in Sheffield overall and had slightly fewer bids. The outlying location of Stocksbridge & Deepcar affects the demand for properties in this area. Younger people generally want to be closer to the City Centre to access services and jobs, while the topography of Stocksbridge & Deepcar can deter older people from moving there. The poor public transport links to the City Centre and the costs of travelling limit the housing demand.

The SHMA showed that Stocksbridge & Deepcar has a shortfall of 16 affordable homes per annum over the next 5 years, which equates to a need of 80 new properties.

Figure 15 - Social lets by bed size

![Figure 15 - Social lets by bed size]
Table 39 - Social stock let by bedroom size

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedsit</td>
<td>1</td>
<td>1%</td>
<td>2%</td>
</tr>
<tr>
<td>One</td>
<td>54</td>
<td>62%</td>
<td>45%</td>
</tr>
<tr>
<td>Two</td>
<td>21</td>
<td>24%</td>
<td>36%</td>
</tr>
<tr>
<td>Three</td>
<td>9</td>
<td>10%</td>
<td>17%</td>
</tr>
<tr>
<td>Four or more</td>
<td>2</td>
<td>2%</td>
<td>1%</td>
</tr>
<tr>
<td>Total</td>
<td>87</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

One bedroom flats made up the majority of lets which reflects the social rented stock profile in this area.

A small number of three bedroom properties were relet in 2016, which suggests there are limited opportunities for families that require this size of property.

Table 40 - Average number of bids on social stock by bed size

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedsit</td>
<td>N/A</td>
<td>42</td>
</tr>
<tr>
<td>One</td>
<td>43</td>
<td>44</td>
</tr>
<tr>
<td>Two</td>
<td>30</td>
<td>46</td>
</tr>
<tr>
<td>Three</td>
<td>39</td>
<td>34</td>
</tr>
<tr>
<td>Four or more</td>
<td>31</td>
<td>53</td>
</tr>
</tbody>
</table>

As in the previous year, interest in social rented properties in this area was generally a little lower than in the city as a whole.

The numbers of bids for three bed properties is higher than elsewhere in the city and may reflect the scarcity of these properties as only 9 became available.

Figure 16 - Average no. of bids by bed size
11. Home ownership market

Table 41 - Average house price

<table>
<thead>
<tr>
<th>Year</th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>£88,616</td>
<td>£129,418</td>
</tr>
<tr>
<td>2010</td>
<td>£83,320</td>
<td>£126,808</td>
</tr>
<tr>
<td>2011</td>
<td>£89,341</td>
<td>£124,359</td>
</tr>
<tr>
<td>2012</td>
<td>£94,464</td>
<td>£125,342</td>
</tr>
<tr>
<td>2013</td>
<td>£106,216</td>
<td>£130,141</td>
</tr>
<tr>
<td>2014</td>
<td>£111,701</td>
<td>£141,246</td>
</tr>
<tr>
<td>2015</td>
<td>£108,988</td>
<td>£144,767</td>
</tr>
<tr>
<td>2016</td>
<td>£115,064</td>
<td>£149,968</td>
</tr>
</tbody>
</table>

The average house price in Stocksbridge & Deepcar increased in 2016 following a dip in 2015. However, over the longer term, prices in this area are increasing at a faster rate than prices in the city generally. Since 2009 house prices in Stocksbridge and Deepcar have increased by 30% compared to 16% citywide.

For a relatively small market there is a wide range of property prices, from £40,000 to £385,000.

The house price information in Tables 41 & 42 is taken from Land Registry sales. The sale data for each HMA has been weighted against the UK House Price Index average price for the city. This is done to ensure that the average house price for each area is not skewed by the number or types of sales in the particular quarter, and to ensure that it gives a true reflection of the property values.

Figure 17 - Average houses prices since 2009
Table 42 - Average house price by type of property

<table>
<thead>
<tr>
<th>Property Type</th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>£151,521</td>
<td>£260,312</td>
</tr>
<tr>
<td>Flat</td>
<td>£50,293</td>
<td>£104,157</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>£109,884</td>
<td>£161,128</td>
</tr>
<tr>
<td>Terraced</td>
<td>£80,389</td>
<td>£104,157</td>
</tr>
</tbody>
</table>

Figure 18 - Average house price by property type 2016

Figure 19 - Number of sales
All property types in Stocksbridge & Deepcar are significantly cheaper than citywide. Flats are particularly affordable with an average of around £50,000. The average is based on only 6 sales, all of which were of leasehold ex council properties, so may not be a reliable guide to the potential sales values of new build flats for sale.

The area lacks a housing offer for those wishing to purchase in the £250,000 to £500,000 housing bracket.

It does seem likely that the self-containment of the area acts as a check on overall values, as the location may not be convenient for many buyers from outside the immediate area. However, for households based in or able to move to the HMA, it offers good value, to either buy a bigger property than would be possible elsewhere, or for first time buyers priced out of the market in other areas.

Table 43 - Income needed to buy a property

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Average house price</strong></td>
<td>£115,064</td>
<td>£149,968</td>
</tr>
<tr>
<td>Typical home mover deposit</td>
<td>£32,218</td>
<td>£41,991</td>
</tr>
<tr>
<td>Typical home mover income required</td>
<td>£24,954</td>
<td>£32,523</td>
</tr>
<tr>
<td><strong>Entry level house price</strong></td>
<td>£80,163</td>
<td>£101,000</td>
</tr>
<tr>
<td>Typical first time buyer deposit</td>
<td>£12,024</td>
<td>£15,150</td>
</tr>
<tr>
<td>Typical first time buyer income required</td>
<td>£19,086</td>
<td>£24,048</td>
</tr>
<tr>
<td><strong>Average house price ratio</strong></td>
<td>3.81</td>
<td>5.51</td>
</tr>
</tbody>
</table>

Table 43 shows the incomes needed to buy a average price property and an entry level price in the area.

For the average house price the income required is based on providing a 28% deposit and getting a 72% mortgage worth 3.32 times the household income for the average house price. For the entry level house price the income required is based on providing a 15% deposit and getting a 85% mortgage worth 3.57 times the household income for the average entry level house price. These are the typical deposits and income multiples provided by the Council of Mortgage Lenders for home movers and first time buyers in December 2016.

Currently average properties in Stocksbridge & Deepcar are affordable for households with the median income of £30,188 and the house price to income ratio is lower than citywide. This HMA therefore remains more affordable to households with average incomes than others in Sheffield.

The average entry level property is affordable for households with a deposit of £12,000 and an income of under £20,000.
On average households need to have over £12,000 for a deposit to afford an entry level house in this area with an 85% mortgage, but households reliant on savings will struggle to afford the deposit required. This suggests that first time buyers will need some assistance to afford the deposit either from their family or Government initiatives, such as Help to Buy, while households that are currently renting are unlikely to achieve home ownership which could increase the demand for private renting.

Table 44 is from the 2013 SHMA and shows the average deposit households are likely to have in this HMA based on the levels of savings, equity and other financial resources. The 'all households' includes all tenures while those with no equity is households living in the rented sectors and also homeowners with negative or no equity in their property.

The total sales in the last year shown in Table 45 is based on all private property sales in 2016. Figure 21 shows the trend in sales in this HMA since 2009, and Figure 22 shows the types of property sales in 2016.

Table 44 - Average deposit held

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Households</td>
<td>£87,180</td>
<td>£83,818</td>
</tr>
<tr>
<td>Newly forming</td>
<td>£5,283</td>
<td>£5,229</td>
</tr>
<tr>
<td>No equity households</td>
<td>£8,518</td>
<td>£6,248</td>
</tr>
</tbody>
</table>

Table 45 - Property sales 2016

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total sales in 2016</td>
<td>232</td>
<td>6752</td>
</tr>
<tr>
<td>Turnover of owner occupied stock</td>
<td>5.2%</td>
<td>5.0%</td>
</tr>
<tr>
<td>New build sales</td>
<td>5</td>
<td>193</td>
</tr>
<tr>
<td>Sales £250-£500k</td>
<td>7</td>
<td>1093</td>
</tr>
</tbody>
</table>

232 homes were sold in 2016, an increase from the 150 homes sold during the whole of 2015. This mirrors the citywide trend following a decline in 2015.

There are sales in the £250 - 500k range, although numbers are small. These were large, mostly detached houses, that seem to offer better value than similar properties in other HMA's.
Table 46 - 2016 Sales by property type

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>74</td>
<td>32%</td>
<td>15%</td>
</tr>
<tr>
<td>Flat</td>
<td>6</td>
<td>3%</td>
<td>15%</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>81</td>
<td>35%</td>
<td>33%</td>
</tr>
<tr>
<td>Terraced</td>
<td>71</td>
<td>31%</td>
<td>37%</td>
</tr>
</tbody>
</table>

The striking feature of sales is that they include only 6 flats. The majority of the area's flats are in the rental sector.

The percentage of detached properties sold in this area was double the citywide which shows that there is a market for this kind of property in Stocksbridge and Deepcar. 80 houses were sold in Deepcar and 78 in Stockbridge.

Section 11: Summary

• The average house price in Stocksbridge & Deepcar is £115,064 lower than the citywide figure of £149,968, but has risen at a faster rate than citywide since 2009.

• Stocksbridge and Deepcar offers a range of property types and can provide good value for buyers.

• Households with the HMA's median income of £30,188 can afford to buy an average property in the area, if they have a 28% deposit.

• Entry level properties are accessible with an income of £19,086 and deposit of £12,024. However, deposits may be problematic as the average deposit newly forming households have is £5,283 and for no equity households the average is £8,518.

• Those with lower savings will need assistance e.g. from family or Government schemes such as Help to Buy.

• After falling in 2015, sales increased in 2016 to over 200.
12. Private rented market

Table 47 - Average monthly private rent

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>£474</td>
<td>£526</td>
</tr>
<tr>
<td>2011</td>
<td>£522</td>
<td>£554</td>
</tr>
<tr>
<td>2012</td>
<td>£503</td>
<td>£569</td>
</tr>
<tr>
<td>2013</td>
<td>£486</td>
<td>£586</td>
</tr>
<tr>
<td>2014</td>
<td>£485</td>
<td>£558</td>
</tr>
<tr>
<td>2015</td>
<td>£494</td>
<td>£561</td>
</tr>
<tr>
<td>2016</td>
<td>£487</td>
<td>£603</td>
</tr>
</tbody>
</table>

Table 48 - Average monthly private rent by bed size 2015

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedsit</td>
<td>n/a</td>
<td>£500</td>
</tr>
<tr>
<td>One bed</td>
<td>£350</td>
<td>£550</td>
</tr>
<tr>
<td>Two bed</td>
<td>£450</td>
<td>£600</td>
</tr>
<tr>
<td>Three bed</td>
<td>£545</td>
<td>£650</td>
</tr>
<tr>
<td>Four or more bed</td>
<td>£838</td>
<td>£1,100</td>
</tr>
<tr>
<td>Shared</td>
<td>n/a</td>
<td>£355</td>
</tr>
</tbody>
</table>

The average (mean) private rent data is taken from rental information for properties advertised for let by estate agents through Rightmove.

Figure 23 - Average private rent by bed size

There were only 5 new build sales in 2016. However the development off Ford Lane should deliver 114 new homes for sale in the next few years.

There are other housing sites in the area and including the site off Ford Lane it is expected that around 400 new properties will be developed in the next 5 years. These homes will meet the needs of households in the area and those in other nearby HMA's.

The infrastructure around the sites including waste water treatment works, public transport and school capacity needs to be addressed due to the relative self-containment of Stocksbridge & Deepcar.
### Figure 49 - Income needed to afford average private rent property

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yearly rent</td>
<td>£5,844</td>
<td>£7,236</td>
</tr>
<tr>
<td>Income needed to afford</td>
<td>£23,376</td>
<td>£28,944</td>
</tr>
</tbody>
</table>

### Section 12: Summary

- The average private rent for properties advertised in 2016 was £487 - £116 per month cheaper in Stocksbridge & Deepcar than citywide.
- All property sizes were less expensive to rent, with a typical two bedroom property £450 - £150 below the median rent for this property size in Sheffield overall.
- Private rental prices have grown by only 2.7% since 2010, much lower than the citywide average of 14.6%. The greater affordability of housing for sale and the area’s distance from the city centre are both likely to contribute to this low growth rate.
- For local people there is a limited choice in this tenure; no bedsits or shared properties were advertised in 2016 and there were also very few properties with 4 or more bedrooms. 2 bedroom properties made up half of all the properties that were available.
- Additional one bedroom properties for singles and larger properties with four beds for families are the property sizes most likely to be required in this tenure.
- An income of £23,376 is needed to afford the average private rent. This is affordable with the areas median income and only the largest properties with 4 or more beds are likely to be unaffordable for the majority of households in this area.

### 13. Housing affordability

#### Table 50- Proportion of income spent on housing costs

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below 15%</td>
<td>51%</td>
<td>35%</td>
</tr>
<tr>
<td>15%-25%</td>
<td>20%</td>
<td>18%</td>
</tr>
<tr>
<td>25%-35%</td>
<td>11%</td>
<td>14%</td>
</tr>
<tr>
<td>35%-45%</td>
<td>12%</td>
<td>8%</td>
</tr>
<tr>
<td>45% or above</td>
<td>1%</td>
<td>7%</td>
</tr>
<tr>
<td>Don't know</td>
<td>4%</td>
<td>18%</td>
</tr>
</tbody>
</table>

The SHMA 2013 asked households how much of their income is spent on rent/mortgage and if people have difficulties with their bills, 25% or below is considered an affordable amount. This is captured in Table 50. Table 51 was a multiple choice question and therefore will not total 100% as people can struggle to pay more than one housing cost.

The information in Table 52 is from the Council Housing Benefit records from December 2016 and shows the number of claimants in private and social accommodation (not hostel). Please note we do not have records for the tenure and age breakdown for all claimants.
Table 51 - Difficulties with housing costs

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, Rent/mortgage</td>
<td>18%</td>
<td>9%</td>
</tr>
<tr>
<td>Yes, Fuel bills</td>
<td>29%</td>
<td>23%</td>
</tr>
<tr>
<td>Yes, Council tax</td>
<td>18%</td>
<td>13%</td>
</tr>
<tr>
<td>Yes, Other bills</td>
<td>21%</td>
<td>13%</td>
</tr>
<tr>
<td>No</td>
<td>62%</td>
<td>58%</td>
</tr>
</tbody>
</table>

Table 52 - Claiming Housing Benefits

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social rented</td>
<td>574</td>
<td>73%</td>
<td>81%</td>
</tr>
<tr>
<td>Private rented</td>
<td>210</td>
<td>27%</td>
<td>19%</td>
</tr>
<tr>
<td>Working age claimant</td>
<td>493</td>
<td>63%</td>
<td>69%</td>
</tr>
<tr>
<td>Pension age claimant</td>
<td>291</td>
<td>37%</td>
<td>31%</td>
</tr>
<tr>
<td>Total</td>
<td>784</td>
<td></td>
<td></td>
</tr>
<tr>
<td>% of all households claiming HB</td>
<td>13%</td>
<td>20%</td>
<td></td>
</tr>
</tbody>
</table>

Section 13: Summary

- 71% of people spend less than 25% of their income on housing costs compared to 52% citywide; this is likely to relate to the high levels of equity amongst home owners which results in smaller mortgages.
- However, higher levels of households than citywide reported problems affording their housing costs (Table 58). This suggests that a minority are struggling financially in the area.
- When asked how they intended to resolve these housing cost difficulties, the most common answers were: spend less on housing essentials, spend less on non-essentials or borrow money by loan/credit card.
- Around 780 households claim Housing Benefits in Stocksbridge & Deepcar, which is a lower percentage of all households than in Sheffield overall.
- The average rent for 1 beds and 2 beds is below the maximum Local Housing Allowance rate, while the maximum rate for 3 and 4 beds is lower than the average rent.
- The main problem may be for single claimants under 35 with no dependents. They are only entitled to claim Housing Benefit for private rented rooms in shared properties, yet none of these were advertised to let in Stocksbridge and Deepcar in 2016.
- Over 60% of the claimants are of a working age. The higher levels of under-occupancy amongst social rented tenants in this area (Table 16) suggests that these are likely to be affected by the ‘bedroom tax’. 
14. Older people's accommodation

Table 53 - Older people's housing

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of units/beds - all types</td>
<td>282</td>
<td>9545</td>
</tr>
<tr>
<td>Population aged 65 or above</td>
<td>2655</td>
<td>61488</td>
</tr>
<tr>
<td>Older people's housing per 1,000 older population</td>
<td>106</td>
<td>155</td>
</tr>
</tbody>
</table>

Table 54 - Older Households Mosaic Categories (Top 6)

<table>
<thead>
<tr>
<th>Number of households</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outlying Seniors</td>
<td>607 Pensioners living in inexpensive housing in out of the way locations</td>
</tr>
<tr>
<td>Pocket Pensions</td>
<td>368 Elderly singles of limited means renting in developments of compact social homes</td>
</tr>
<tr>
<td>Bungalow Haven</td>
<td>260 Seniors appreciating the calm of bungalow estates designed for the elderly</td>
</tr>
<tr>
<td>Classic Grandparents</td>
<td>236 Lifelong couples in standard suburban homes enjoying retirement through grandchildren and gardening</td>
</tr>
<tr>
<td>Solo Retirees</td>
<td>133 Senior singles whose reduced incomes are satisfactory in their affordable but pleasant owned homes</td>
</tr>
<tr>
<td>Seasoned Survivors</td>
<td>97 Deep-rooted single elderly owners of low value properties whose modest home equity provides some security</td>
</tr>
</tbody>
</table>

Table 55 - Older people's housing scheme type

<table>
<thead>
<tr>
<th></th>
<th>Schemes</th>
<th>Beds/Units</th>
<th>Sheffield beds /units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Care Home</td>
<td>2</td>
<td>113</td>
<td>3801</td>
</tr>
<tr>
<td>Extra Care</td>
<td>0</td>
<td>0</td>
<td>566</td>
</tr>
<tr>
<td>Sheltered</td>
<td>2</td>
<td>71</td>
<td>2414</td>
</tr>
<tr>
<td>Social age banded housing (60+)</td>
<td>NA</td>
<td>98</td>
<td>2764</td>
</tr>
<tr>
<td>Total schemes</td>
<td>4</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

The information in Tables 53 to 54 is taken from a variety of sources, including:
- Council stock data
- RP stock data
- Private data from the Elderly Accommodation Council.
- Mosaic

The units/beds is the individual properties or beds available per person. This total is then divided by 1000 of the older population to calculate whether there is a sufficient supply of older accommodation to meet the needs of the population in the area.

The information in Table 55 shows the demand for social rented sheltered housing schemes during 2016.

Stocksbridge & Deepcar has a larger proportion of older residents than citywide, the majority of whom are owners of fairly inexpensive homes, in out of the way or suburban locations.

The area has a low provision of older people's housing which limits the housing choices of its population as they become older and support and care needs grow.

There are 4 older people's schemes in the area: 2 council rented sheltered schemes and 2 private care homes. 55 units of age banded accommodation in Stocksbridge were also completed in March 2015.

The average demand for the two council sheltered housing schemes is lower than citywide but this seems to be scheme-related and not necessarily indicative of overall demand; re-let times for Helliwell Court were more than double those of the newly refurbished Balfour.
Table 56 - Social rented sheltered housing demand

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of properties let 2016 (Jan-Sep)</td>
<td>12</td>
<td>186</td>
</tr>
<tr>
<td>Average bids</td>
<td>12</td>
<td>6</td>
</tr>
<tr>
<td>Days to re-let</td>
<td>97</td>
<td>66</td>
</tr>
</tbody>
</table>

Table 57 - Percentage of moving households that are over 65 years

<table>
<thead>
<tr>
<th>HMA area</th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>65-79</td>
<td>44%</td>
<td>15%</td>
</tr>
<tr>
<td>80+</td>
<td>8%</td>
<td>4%</td>
</tr>
<tr>
<td>Would like independent accommodation</td>
<td>100%</td>
<td>75%</td>
</tr>
<tr>
<td>Expect independent accommodation</td>
<td>100%</td>
<td>79%</td>
</tr>
</tbody>
</table>

Table 58 - Supply/demand balance for retirement housing

<table>
<thead>
<tr>
<th></th>
<th>C &amp; E</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015 Shortfall</td>
<td>-65</td>
<td>-2430</td>
</tr>
<tr>
<td>2034 Shortfall</td>
<td>-126</td>
<td>-4767</td>
</tr>
</tbody>
</table>

The information in Table 56 is taken from the SHMA and measures the percentage of older households aged 65 and over that intend to move in the area in the next five years.

44% of the existing households moving in the next 5 years are aged over 65, which is considerably higher than citywide and contributes to the high level of demand for two bedroom properties to downsize to.

Most older households planning to move require independent accommodation which suggests age-friendly, accessible housing should be a priority for new housing being planned for this area.

The information in Table 58 indicates the balance in demand and supply for older people's specialist independent living housing (such as sheltered and extra-care) and is taken from "Retirement Housing in Sheffield, Supply and Demand to 2034", University of Sheffield (2016).

Section 16: Summary

- Stocksbridge & Deepcar has a larger proportion of older residents than citywide, the majority of whom are owners of fairly inexpensive homes, in out of the way or suburban locations. It also has a particularly high proportion of older households expecting to move in the future.

- The area has a lower proportion of older people's units available per head of the older population than citywide, which limits the choice for current households looking to move. This situation is likely to worsen over the next few years given the predicted high number of older movers and the growing size of this age group.

- Most of the large number of older households planning to move require independent accommodation, which suggests age-friendly, accessible housing should be a priority for new housing being planned for this area.
15. Care and support needs

Table 59 - Disabled households

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Disabled people (Census)</td>
<td>21%</td>
<td>19%</td>
</tr>
<tr>
<td>Disabled household (SHMA)</td>
<td>25%</td>
<td>25%</td>
</tr>
</tbody>
</table>

Although the area has a large older population, the proportion of disabled people is only slightly more than citywide and the disabled households is the same. This could be one reason why older households are seeking independent housing rather than supported accommodation.

Table 60 - Type of disability or limiting long term illness

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Long Term Limiting Illness</td>
<td>41%</td>
<td>33%</td>
</tr>
<tr>
<td>A physical disability</td>
<td>16%</td>
<td>24%</td>
</tr>
<tr>
<td>Mental health problem</td>
<td>16%</td>
<td>13%</td>
</tr>
<tr>
<td>Other</td>
<td>16%</td>
<td>14%</td>
</tr>
<tr>
<td>Autism</td>
<td>10%</td>
<td>4%</td>
</tr>
<tr>
<td>A sensory disability</td>
<td>0%</td>
<td>5%</td>
</tr>
<tr>
<td>Learning or development disability</td>
<td>0%</td>
<td>6%</td>
</tr>
<tr>
<td>Dementia</td>
<td>0%</td>
<td>2%</td>
</tr>
<tr>
<td>Cognitive impairment (brain injury)</td>
<td>0%</td>
<td>0%</td>
</tr>
</tbody>
</table>

This section discusses the care and support needs for disabled people and the demand for adapted properties from existing households.

Table 59 shows the percentages of disabled people from the Census 2011 and the percentages of households containing a disabled person from the 2013 SHMA. Both the datasets are shown to measure the proportion of disabled people per household.

Table 60 and Figure 24 show the types of disability people have. This is from the SHMA as this is not provided in the Census.
A higher proportion of people in Stocksbridge & Deepcar have a long term limiting illness than citywide.

Autism is more common in Stocksbridge & Deepcar than across Sheffield and people with autism can experience challenges integrating into the community and running their home. The Council is able to provide a free online ‘Understanding Autism’ course to housing professionals to help them understand the needs of these customers.

Table 61 - Domiciliary Care Hours (per week)

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Domiciliary Hours</td>
<td>745</td>
<td>23715</td>
</tr>
<tr>
<td>Average hours per household</td>
<td>13%</td>
<td>10%</td>
</tr>
<tr>
<td>Unmet Domiciliary Hours</td>
<td>93</td>
<td>2634</td>
</tr>
<tr>
<td>Total Domiciliary Hours</td>
<td>838</td>
<td>26349</td>
</tr>
</tbody>
</table>

Households in Stocksbridge and Deepcar receive 745 hours per week of domiciliary care to allow them to continue living independently in their own home, which is above the citywide average and reflects its older age profile.

Households in Stocksbridge are in the top quartile of neighbourhoods in terms of the hours of domiciliary hours in the city, and as these households grow older they are more likely to require a move to some type of supported accommodation.

Table 61 shows the total hours per week that residents in the area receive domiciliary care and the unmet need. Domiciliary care is floating support going into the home to allow people to live independently.

The 2013 SHMA asked households with a disabled person if their home is adequate and if not whether they need to move to resolve this difficulty. This is shown in Tables 62 & 63.
Table 62 - Adequacy of home for disabled resident needs

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>77%</td>
<td>64%</td>
</tr>
<tr>
<td>Inadequate</td>
<td>23%</td>
<td>36%</td>
</tr>
</tbody>
</table>

Table 63 - Need to move to resolve difficulty for disabled resident

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>6%</td>
<td>25%</td>
</tr>
<tr>
<td>No</td>
<td>94%</td>
<td>75%</td>
</tr>
</tbody>
</table>

Table 64 - Support and adaptations needed to stay in the current property

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assistance maintaining home/garden</td>
<td>70%</td>
<td>10%</td>
</tr>
<tr>
<td>Bathroom adaptations</td>
<td>49%</td>
<td>53%</td>
</tr>
<tr>
<td>Ground floor toilet</td>
<td>20%</td>
<td>24%</td>
</tr>
<tr>
<td>Handrails/grabrails</td>
<td>15%</td>
<td>56%</td>
</tr>
<tr>
<td>Wheelchair adaptations</td>
<td>0%</td>
<td>19%</td>
</tr>
<tr>
<td>Access to property/ramp</td>
<td>0%</td>
<td>29%</td>
</tr>
<tr>
<td>Vertical lift/stair lift</td>
<td>0%</td>
<td>28%</td>
</tr>
<tr>
<td>Kitchen adaptations</td>
<td>0%</td>
<td>5%</td>
</tr>
<tr>
<td>Safe access to garden/external area</td>
<td>0%</td>
<td>17%</td>
</tr>
<tr>
<td>Extension/extra room</td>
<td>0%</td>
<td>5%</td>
</tr>
<tr>
<td>Citywide alarm system</td>
<td>0%</td>
<td>23%</td>
</tr>
<tr>
<td>Downstairs bedroom</td>
<td>0%</td>
<td>6%</td>
</tr>
</tbody>
</table>

Over three-quarters of disabled households feel their home is adequate for their needs which is higher than citywide.

Only a small number of households also need to move to resolve difficulties for a disabled resident.

Households with a disabled resident were asked what kind of support or adaptation they would need to help them stay in their property, as shown in Table 64.

Figure 25 - Property adaptations and support needed
Demand is greatest for assistance with maintaining the home and garden which could be linked to the older population struggling with running their home.

A handy person scheme is provided by the Council Housing Service to council tenants aged 60 or over or those with a disability/severe health problem. The service helps tenants with smaller jobs in their home so that they cannot manage themselves, but this is not available to home owners of who make up the majority of households in this area.

Providing advice and information to homeowners in this area about charitable handy person schemes, such as Stay Put is therefore likely to be particularly important in this area.

Half of the households that need adaptations to their home also require bathroom adaptations which could be provided through Disabled Facilities Grants.

### Table 65 - Resident in household receives care

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D %</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes receives care</td>
<td>12%</td>
<td>15%</td>
</tr>
<tr>
<td>Yes care in adequate</td>
<td>34%</td>
<td>72%</td>
</tr>
</tbody>
</table>

The 2013 SHMA asked if anyone in the household receives care and if this is inadequate. Households were also asked if someone needed care and what they needed. This shown in Tables 65 and 66.
Table 66 - Care and support needs

<table>
<thead>
<tr>
<th></th>
<th>S &amp; D</th>
<th>Sheffield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Looking after the garden</td>
<td>100%</td>
<td>49%</td>
</tr>
<tr>
<td>Looking after the home</td>
<td>37%</td>
<td>38%</td>
</tr>
<tr>
<td>Claiming benefits or managing finances</td>
<td>0%</td>
<td>28%</td>
</tr>
<tr>
<td>Having someone to act on your/their behalf</td>
<td>0%</td>
<td>16%</td>
</tr>
<tr>
<td>Participate in social activities</td>
<td>0%</td>
<td>18%</td>
</tr>
<tr>
<td>Personal care</td>
<td>0%</td>
<td>16%</td>
</tr>
<tr>
<td>Personal safety or security</td>
<td>0%</td>
<td>21%</td>
</tr>
<tr>
<td>Preparing meals</td>
<td>0%</td>
<td>18%</td>
</tr>
</tbody>
</table>

A lower proportion of households receive care in Stocksbridge & Deepcar. However satisfaction from those that do receive care is much lower than citywide and this should be investigated further to determine the reason.

Mirroring the support and adaptations required in Table 69 those that do not currently receive care and support require assistance with looking after the garden and home.

Figure 26 - Care and support needed

Section 15: Summary

- The proportion of disabled people in Stocksbridge & Deepcar is similar to citywide, but a higher percentage of people have a limiting long term illness or autism.
- Domiciliary care hours in the area are above average and only 12% of households in the SHMA said they received some form of care either formal or informal.
- Demand is greatest for assistance with the garden and looking after the home, and greater promotion of schemes such as Stay Put should be explored.
16. Stocksbridge & Deepcar Summary

Household profile
- The population in Stocksbridge & Deepcar is generally older than citywide and it has fewer younger adults aged 16-34 years.
- The households are smaller than citywide and generally consist of single people and couples with no children.
- The Mosaic profile has large numbers of 'Outlying Seniors', 'Pocket Pensions' and 'Down to Earth Owners', and so emphasises the size of the area’s population of older, less affluent population.
- 7% of households are overcrowded, compared to 3% citywide. The households in the 'Boomerang Boarder', 'Family Ties' and 'Offspring Overspill' Mosaic groups where adult children live in the family home are likely to contribute to this.

Economic profile
- The key feature of the working status profile is the smaller number of full time students at 3% compared to 11%. Subsequently this means that the proportion of people in full time employment (39% vs 34%) and retired people (20% vs 13%) is higher than citywide.
- The occupation profile is slightly higher than citywide for administrative and secretarial occupations and skilled trades. Both sectors have 13% of workers compared to 11% citywide.
- Savings levels are similar to citywide. 46% have less than £5,000 (45% citywide). However a quarter of households have savings over £30,000.
- Equity levels are high, 77% of homeowners have equity in the £50,000 - £250,000 range which reflects the high level of owner occupiers (48%) who own their home outright. However the lower house prices cap equity at around £250,000.
- The median income is higher than the city average at £30,945 compared to £27,230.

Housing profile
- Housing in Stocksbridge & Deepcar is predominately owner occupied (75%) and 48% of owners own out-right.
- Consequently the rental market, both social (15%) and private (9%), is smaller.
- Semi-detached and detached properties are the most common types, and over half of the stock has three bedrooms.
- Around a quarter of the properties are also older terrace houses built before 1919. The older terrace properties are in a poorer condition than other housing types and experience energy efficiency problems. This is reflected in the higher proportion of residents saying their property is inadequate because it is costly to heat, needs improvements/repairs and/or is affecting their health.
- 102 new properties were completed in the last 6 years, around half in one development of older people's accommodation.
- A new development is under construction at Fox Valley that will provide 1 and 2 bed apartments and two, three and four bed houses.

Neighbourhood profile
- The survey for the 2013 SHMA found satisfaction with Stocksbridge & Deepcar as a place to live to be high. Households believe that quality homes, good neighbours and access to the countryside are important qualities.
- Low crime levels are also important and Police statistics show that Stocksbridge & Deepcar had fewer crime & ASB incidences in 2016 than citywide (44 vs 78 crimes per 1000 population).
Neighbourhood profile continued

- Condition of roads and pavements, activities for teenagers and neighbourhood facilities need improvement.
- Primary school performance in Stocksbridge & Deepcar exceeds the city average, but GCSE performance at Stocksbridge High is slightly lower which might put pressure on places for schools outside the area, such as in the Rural Upper Don Valley.

Supply and demand balance (sections 7 to 11)

- The supply and demand balance has been calculated by estimating the percentage of existing stock that will become available by the demand expressed from moving and newly forming households in the SHMA 2013 survey. However the response rate of movers from and to the Stocksbridge and Deepcar is too small to yield a representative sample therefore this section has not been included in this profile.
- Although the demand from newly forming and the turnover of stock from sales and lets in the private and social sectors has been considered to identify possible shortfalls across the different tenures and types of properties.
- The SHMA survey found the most common reason for moving to the area was the opportunity to purchase a larger home.
- There is also some demand for two beds from newly forming households. The Mosaic profile of the area would suggest that most new households in the Stocksbridge and Deepcar HMA will form as young adults move out of the parental home. Two bed properties could be provided in the private rented sector as demand suggests that there is scope to expand this market.
- Family homes with four or more bedrooms could be developed to meet the demand for this accommodation from adjacent HMAs that have limited land capacity, such as the Rural Upper Don Valley and the Peak District National Park.
- There are sites in Stocksbridge & Deepcar with the capacity to meet some of this shortfall in neighbouring HMAs.

Housing market

- The private rented market is affordable in Stocksbridge & Deepcar. The average rent pcm is £487 compared to the £603 city average, and is affordable with an income of £23,376, below the median for the area. This market is currently small, so could be expanded to cater for demand from newly forming households.
- Asking prices at Fox Valley are £160,000 for a two bed semi, £188,000 for a 3 bed semi and £295,000 for a 4 bed detached.
- The private rented market is affordable in Stocksbridge & Deepcar. The average rent pcm is £487 compared to the £603 city average, and is affordable with an income of £23,376, below the median for the area. This market is currently small, so could be expanded to cater for demand from newly forming households.
- The area has over 800 social rented properties and most these are council owned. One bed flats and three bed houses are the most common property types, and one bed properties made up most lets. The average bids per property are 40 compared to 45 citywide.
17. Stocksbridge & Deepcar Housing Recommendations

Recommendations for Stocksbridge and Deepcar are partly based on existing demand from the current population, and partly based on the potential for new developments in the area to attract buyers from elsewhere in Sheffield and neighbouring authorities.

In summary as a guide there is need for the following types of housing in Stocksbridge & Deepcar to help diversify the stock and address unmet need:

Smaller flats or bungalows with 1 and 2 bedrooms for sale
- These would be for newly forming households and older households who are downsizing.
- The Mosaic profile suggests a large proportion of newly forming households would arise as adult children leave the family home. Owner occupation was the preferred tenure among newly forming households.
- The SHMA survey found demand for bungalows among moving households. Level access, spacious flats built to Lifetime Homes Standards would help to meet some of the demand for bungalows amongst older households. Many older home owners would have the equity to purchase this type of property.
- The one and two bed apartments planned for the Fox Valley development are reserved, suggesting they have found a market for these properties.

3 and 4 bedroom family houses
- The area has several large sites suitable for housing, one of which, Fox Valley, is under construction in early 2017. The asking price for a four bed at Fox Valley is £295,000.
- Although quite isolated in some ways the area does have some of the attributes that could attract buyers in from elsewhere in Sheffield or further afield. However, improvements to public transport would increase the areas attractiveness.
- This could add to the city’s stock of homes in the £250,000+ bracket.

Older people’s independent living housing
- This area has a higher proportion of older people than citywide, with 20% of the population aged over 65, but the area only has two social sheltered schemes.
- Re-let times for these schemes were longer than in the rest of the city, but this seems related to the schemes themselves, as the newly refurbished Balfour House attracted much more interest than Helliwell Court.
- Although there are also two private care homes and 55 units of age banded accommodation, the area has a shortfall of older people’s accommodation.

Care and support needs
- The proportion of disabled people in Stocksbridge & Deepcar is similar to citywide, but the area has a higher percentage of people with limiting long term illness and autism than citywide.
- The higher levels of domiciliary care in Stockbridge and Deepcar could translate into an increased need for more specialist accommodation in the area over the next few years. The proportion of disabled people in Stocksbridge & Deepcar is similar to citywide, but the area has a higher percentage of people with limiting long term illness and autism than citywide.
- Households in the SHMA expressed a need for assistance with the garden and the home. Greater promotion of handyperson or home improvement schemes such as Stay Put should therefore be considered.
Private rented housing with 1, 2 and 3 beds
• Although the private rented market in this area is small and the average rents are lower in Stocksbridge and Deepcar than citywide, there could be scope to provide a small new build private rented development. There was some demand for this tenure from newly forming households and the small average deposits held suggests others may struggle to buy.
• This could include one and two bedroom flats, and two and three bed houses.
• Affordable housing with 2 and 3 bedrooms
• The SHMA indicated an affordable housing shortfall of 16 properties per annum over the next five years in this HMA.
• The low turnover of two and three bedroom social rented properties suggests that families who require this type of accommodation may struggle to access it and new properties would help shorten the waiting time.

Older people’s independent living housing
• The large older population and potentially high number of older movers suggests that this area would benefit from a relatively small mixed tenure specialist scheme for independent living.
• This provision could also help cater for some of the need from older households living in the Peak District National Park and Rural Upper Don Valley HMAs, where opportunities for developing age-friendly housing are likely to be limited.
• More housing designed to accessible and wheelchair accessible and adaptable standards are required in all parts of the city to meet current need and the requirements of a growing older population.

18. Sources

Sheffield Strategic Housing Market Assessment 2013
Sheffield Housing Market Bulletin
Sheffield House Price Summary
Local Area Partnerships
Sheffield Community Profiles