

THE CALLOW TOWER BLOCKS
HAVE NO GARDENS OR
DEFENSIBLE LAND. ONLY
37% OF RESIDENTS USE THE
GREEN SPACE IN CALLOW,
WHICH IS THE LOWEST
PERCENTAGE FOR GLEADLESS
VALLEY NEIGHBOURHOODS.
THIS IS BECAUSE IT FEELS
UNPROTECTED AND NOT
PRIVATE





OTHER AREAS WHICH HAVE LARGE AMOUNTS OF 'INCIDENTAL' GREEN SPACE INCLUDE IRONSIDE AND MIDDLE HAY. THERE ARE NO DISTINCT GARDENS AROUND MANY OF THESE PROPERTIES, AND ONLY 43% (MIDDLE HAY) AND 49% (IRONSIDE) OF RESIDENTS USE THE GREEN SPACE HERE, WHICH IS VERY LOW.



THE OXO-BLOCKS WERE NOT ORIGINALLY PROVIDED WITH GARDEN SPACE. LAND GRABBING HAS THEREFORE OCCURRED, WITH RESIDENTS FENCING OFF DIFFERENT SIZED GARDENS AND NO REGULATION



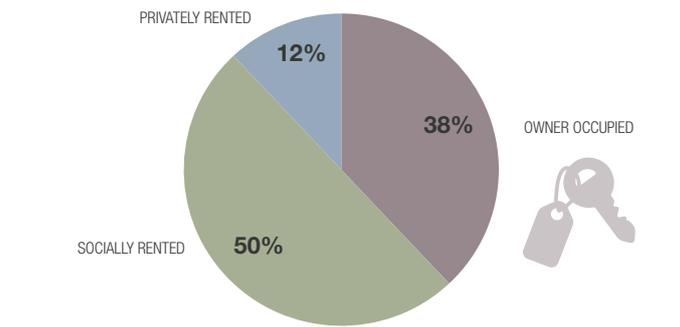
THESE ROWS OF TERRACES IN IRONSIDE AND HERDINGS FACE THE REAR OF THE PROPERTY OPPOSITE. THIS PREVENTS STREET-SCAPES FORMING, AND DETERS FROM INTERACTION WITH NEIGHBOURS



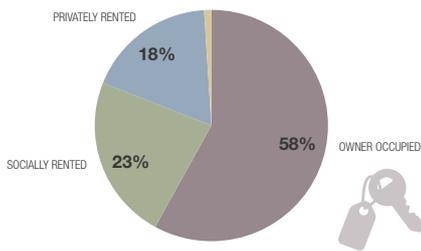
CONSTABLE HAS THE DENSEST TYPOLOGY OF HOUSING AND GARDENS, WITH THE HIGHEST PERCENTAGE OF DEFENSIBLE OWNED LAND. MOST PROPERTIES HERE HAVE A GARDEN, WHICH ARE MAINLY EQUALLY SIZED. THERE IS A MORE OBVIOUSLY SENSE OF 'FRONT AND REAR', AND FORMATION OF BLOCKS WHICH HELPS TO CREATE STREET FRONTAGE



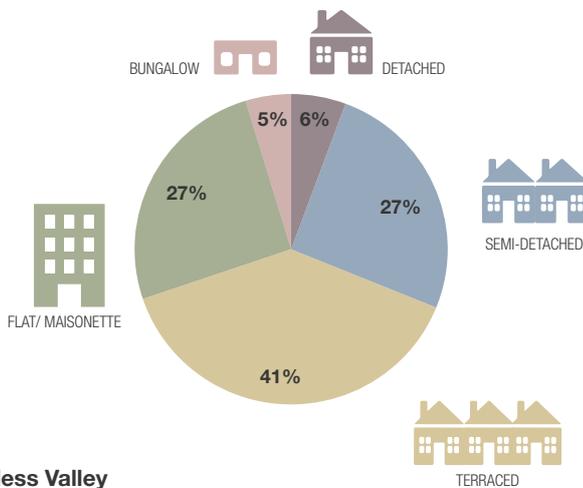
THIS MAP SHOWS THE NUMBER OF SHEFFIELD CITY COUNCIL OWNED PROPERTIES IN EACH SUB-REGION. BUILT ON THE FLATTER TERRAIN AT THE SOUTHERN MOST TIP OF THE VALLEY. IRONSIDE AND CONSTABLE HAVE THE DENSEST URBAN FABRIC, HOWEVER THE BUILDINGS ARE NOT AS HIGH HERE. IN CONTRAST, CALLOW HAS A HIGHER PERCENTAGE OF GREEN SPACE, BUT MORE PROPERTIES PER METRE SQUARE (ARRANGED WITHIN TOWER BLOCKS).



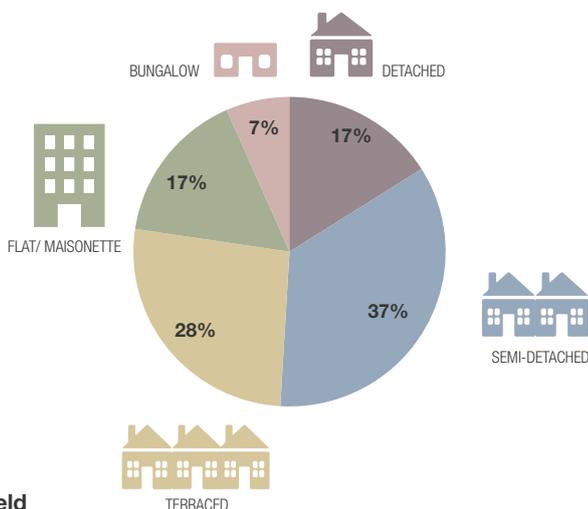
Gleadless Valley



Sheffield



Gleadless Valley



Sheffield

There are over 4600 homes in Gleadless Valley, with over 50% socially rented from the council. These tend to be maisonettes, terraces and apartments, whilst several of the larger homes are owner occupied. 1 in 4 council properties have three bedrooms, a third has one bedroom, and around a quarter have two bedrooms.

On average, 26 bids were received for each available council home in Gleadless Valley during 2017, which is lower than the citywide average of 47. This differs depending on property type. Flats received the highest average bids at 34 compared to only an average of 6 bids for maisonettes. Properties with 1 bedroom received the most bids at average of 34, while two and three bed properties received 14 and 16 bids respectively.

A higher proportion of properties were quit in Gleadless Valley during 2017 than citywide at 14% compared to 9%. The length of tenancies is also shorter with tenants staying an average of 74 months in their council property in Gleadless Valley compared to 100 months across all council properties.

Most of the properties have changed little since construction in the late 1950s, with many needing investment and looking outdated.

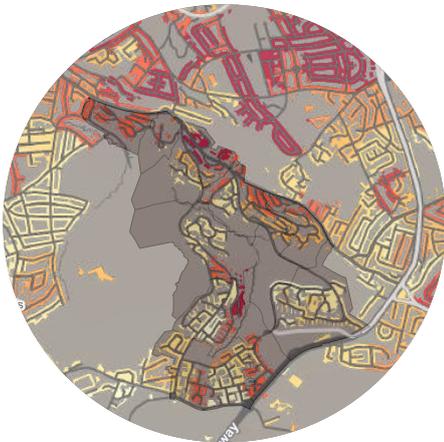
HOUSE SIZE

HOUSING TENURE



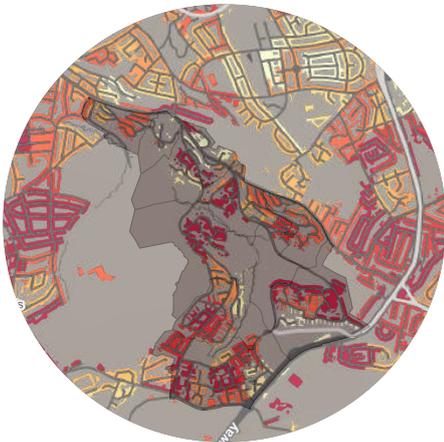
1 BED

POCKETS OF ONE-BEDS AROUND HERDINGS, GAUNT AND IRONSIDE, BANKWOOD ROAD AND CALLOW



2 BED

GOOD DISTRIBUTION OF TWO BEDROOM PROPERTIES AROUND GLEADLESS VALLEY. FEWER IN HERDINGS



3 BED

HIGH NUMBER OF THREE BEDROOM PROPERTIES THROUGHOUT THE VALLEY



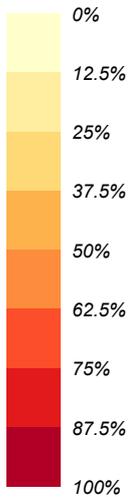
4 BED

VERY FEW 4 BEDROOM PROPERTIES. SLIGHTLY MORE IN HERDINGS



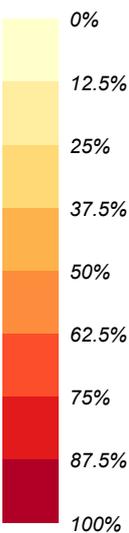
OWNED





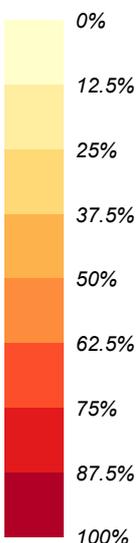
OWNED

HIGHER PERCENTAGE OF HOUSNG OWNERSHIP IN THE SOUTH OF THE VALLEY (CONSTABLE/ HERDINGS/ LOWER GAUNT, BLACKSTOCK CRESCENT)



PRIVATELY RENTED

VERY FEW PEOPLE PRIVATELY RENT IN GLEADLESS VALLEY (LESS THAN 12.5% OF HOMES ARE PRIVATELY RENTED IN MOST AREAS)



SOCIALLY RENTED

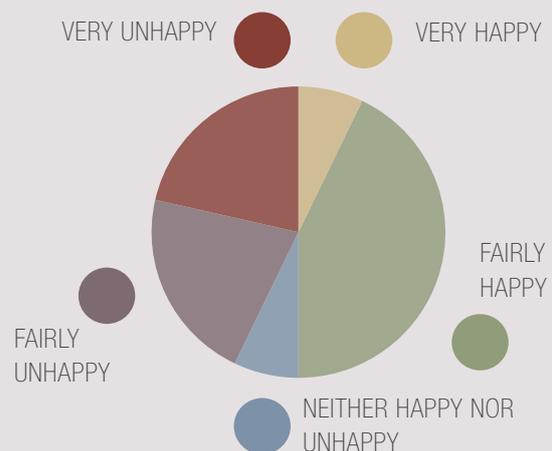
THE MAJORITY OF PEOPLE SOCIALLY RENT PROPERTY, PARTICULARLY IN THE NORTH OF THE ESTATE. AROUND FLEURY ROAD, PLOWRIGHT, SPOTSWOOD AND CALLOW BETWEEN 62.5 AND 100% OF PROPERTIES ARE SOCIALLY RENTED IN EACH SUB-AREA. THE STRIP OF ONE-BED FLATS BY THE TRAMLINE IN HERDINGS IS ALSO MAINLY SOCIALLY RENTED

The maps opposite show the spatial distribution of housing types and tenure mix throughout Gleadless Valley. The red areas indicate a greater prevalence of that type of housing in the area.

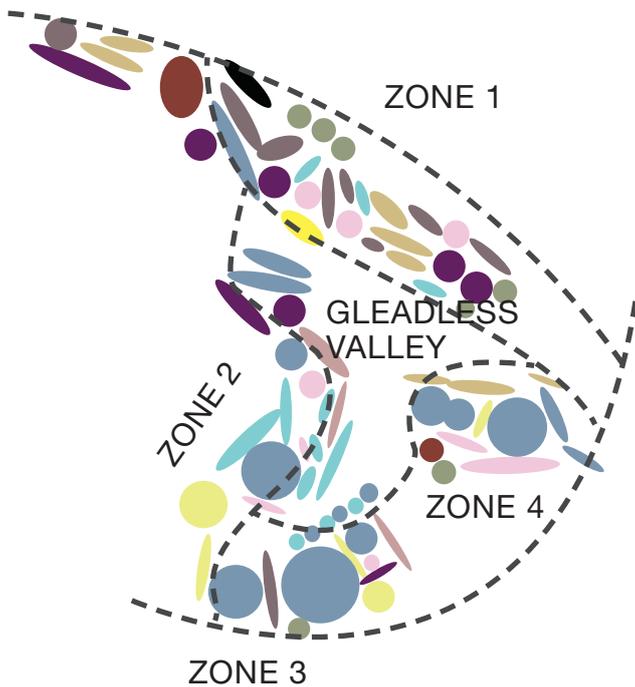
For example, the one bedroom houses cluster around the Herdings tramline, Gaunt shopping centre, the Callow High rises, and around Bankwood Primary school, where some of the Tower Houses have been divided into small flats. When compared with the earlier Health and Deprivation graphs (pg. 16-17) there is a correlation between the one bed properties and a poorer quality of life.

There appear to be more owner occupied houses within the southern upper areas of the Valley, in particular Constable and Herdings, and more socially rented housing within the Northern lower valley.

This pie chart shows residents' happiness with their home, the results are from 2017 residents' survey







- TYPE 1: HIGH RISE
- TYPE 2: 'PEBBLE-DASH'
- TYPE 3: ONE BED
- TYPE 4: CLUSTER BLOCK
- TYPE 5: SLOPED TERRACE
- TYPE 6: SHALLOW TERRACE
- TYPE 7: PATIO HOUSE
- TYPE 8: 'UPSIDE-DOWN'
- TYPE 9: MAISONETTE
- TYPE 10: ABOVE SHOP
- TYPE 11: DETACHED/ SEMI & BUNGALOW
- TYPE 12: NEW BUILD INFILL

- NON RESI
- GARAGE/ SHED/ OTHER
- CARE HOME

Gleadless Valley contains many housing types which repeat throughout. All original 1960s properties were built in brick, with a mixture of beige and red tones. Some blocks - including the pebble-dash apartments around Ironside Road, and the Tower Blocks of Callow and Herdings - have since been clad, which adds a bit of variation to the material palette. However, new build estates adhere to the brick dominance in the area.

The next few pages contain an index of the main housing types within Gleadless Valley, and summarise comments from the Residents' Survey, and our own observations regarding the successes and failures of these housing units.

The diagram and map to the left show the distribution of these house types throughout Gleadless. Type 6 (shallow terrace) dominates Zone 3 and 4, Zone 2 contains mostly Types 2, 5, and 6, whilst Zone 1 contains the greatest mix of housing types.

The diagram shows where the houses are arranged in 'clusters' (circles) or rows (long ovals), which relates to the flatter and steeper areas of land.

TYPE 1



TYPE 1: TOWER BLOCKS

DESCRIPTION: 8 BLOCKS TOTAL / 13 STOREYS / 4 FLATS PER BLOCK/ 1-2 BEDROOM FLATS/ PREDOMINANTLY COUNCIL RENTED. LARGELY OLDER RESIDENTS

FEEDBACK - RESIDENT'S SURVEY

POSITIVE FEEDBACK:

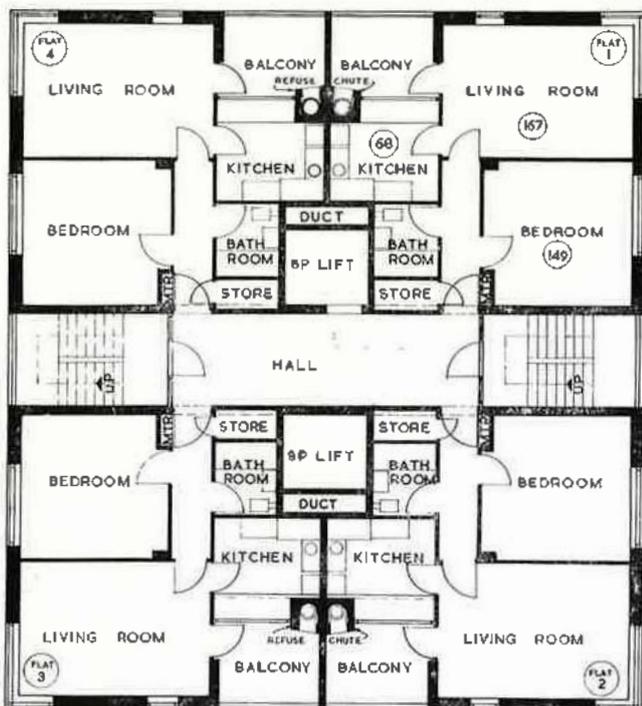
- GOOD VIEWS
- SECURE
- CLEAN COMMUNAL AREAS
- QUIET
- CLOSE TO SHOPS AND PUBLIC TRANSPORT

NEGATIVE FEEDBACK:

- FLATS TOO SMALL
- NOT ENOUGH STORAGE
- MISS HAVING A GARDEN - THE OPEN SPACE FEELS INSECURE AND NO PRIVACY
- REPAIRS NEEDED



NETHERTHORPE 13 FLOOR TOWER - SIMILAR TO GLEADLESS VALLEY BLOCK



OBSERVATIONS FROM SITE VISIT

POSITIVES:

- FLATS ARE ICONIC LANDMARKS THROUGHOUT GLEADLESS AND OVER THE CITY
- CLOSE TO BUS STOPS OR TRAMLINE

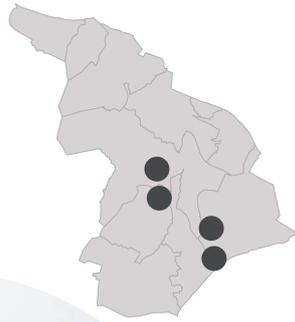
NEGATIVES:

- LITTLE PARKING PROVISION
- SHARED GREEN SPACE MAINLY SLOPED AND NOT LANDSCAPED

TYPE 2: PEBBLE-DASH FLATS

DESCRIPTION: ORIGINALLY BRICK (SOME STILL BRICK) THESE 4-5 STOREY DUPLEX FLATS DEAL WITH STEEP SLOPES ALONG BLACKSTOCK ROAD/ IRONSIDE PLACE

TYPE 2



FEEDBACK - RESIDENT'S SURVEY

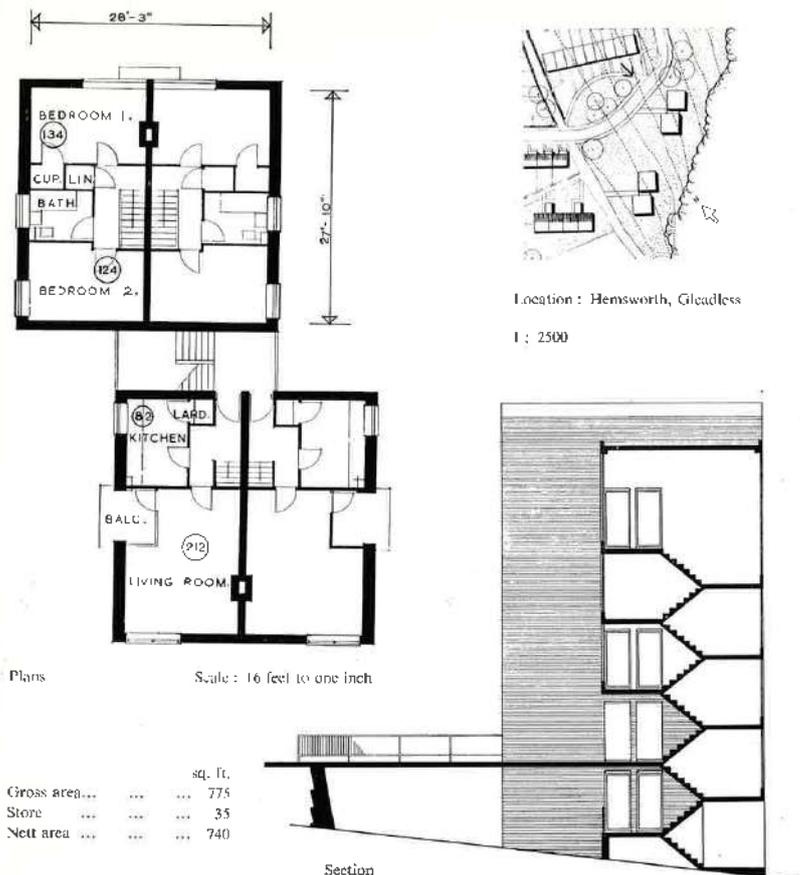
DESPITE THE FACT THAT THERE ARE 23 BLOCKS OF THIS VARIETY, THERE WERE NOT MANY OBVIOUS RESPONSES FROM THIS PARTICULAR HOUSING TYPE WITHIN THE RESIDENTS SURVEY, ALTHOUGH RESIDENTS MAY HAVE CONSIDERED THESE 'MAISONNETTES'.

POSITIVE FEEDBACK:

- GOOD NEIGHBOURS

NEGATIVE FEEDBACK:

- WOULD LIKE A GARDEN
-



OBSERVATIONS FROM SITE VISIT

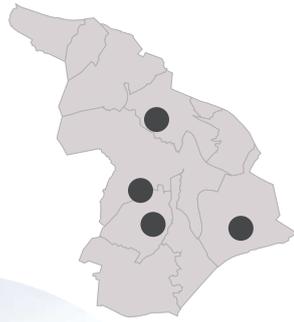
POSITIVES:

- FLATS ARE A GOOD SIZE
- SMALL BALCONY
- DISTRICT HEATING SYSTEM

NEGATIVES:

- WASTED STEEP GREEN SPACE SURROUNDS BLOCKS
- NEED A MORE SECURE ACCESS LOBBY
- NO LIFT - DIFFICULT FOR UPPER FLOORS
- EYESORE - PEBBLE DASH HAS NOT AGED WELL
- SOME LEAKING ON FLAT ROOF
- GROUND FLOOR FLAT HAS BEEN SEALED OFF FOR SECURITY
- NO ALLOCATED PARKING
- NO STORAGE SPACE

TYPE 3



TYPE 3: LOW RISE ONE BEDROOM FLATS

DESCRIPTION: 3 STOREY BRICK BUILDINGS. PITCHED ROOF. COUNCIL RENTED

WHO LIVES HERE: MORE VULNERABLE SINGLE YOUNG PEOPLE OR OLD PEOPLE.

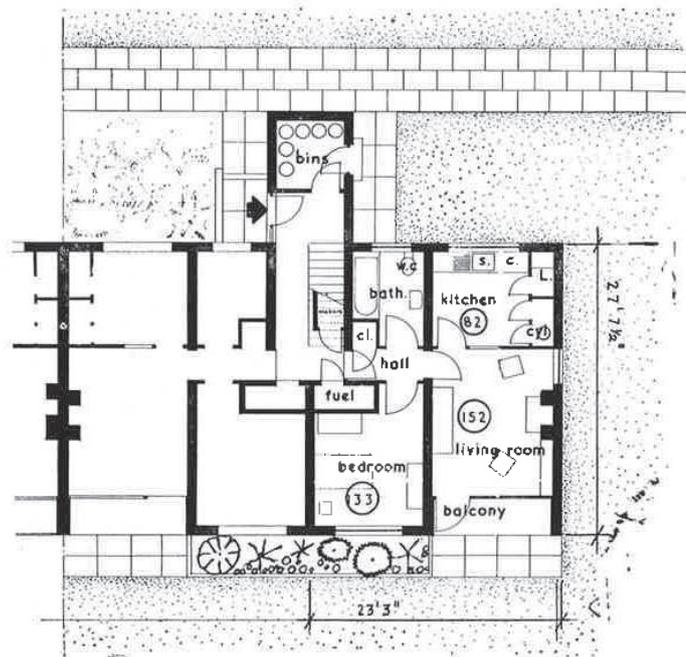
FEEDBACK - RESIDENT'S SURVEY

POSITIVE FEEDBACK:

- 'HAVE MADE IT MY HOME'

NEGATIVE FEEDBACK:

- GAS HEATING PLUS POOR AIR TIGHTNESS - VERY EXPENSIVE TO HEAT
- COLD AND DAMP PROPERTIES
- HOLES AND CRACKS IN FLOORS AND WINDOWS
- NOT ENOUGH BINS OR RECYCLING PROVISION
- DRUG PROBLEMS - NOT SAFE. LOTS OF LOITERING
- 'DEPRESSING'
- THEFT OF WASHING FROM VERANDA
- TARGETED FOR ORGANISED CRIME DUE TO MORE VULNERABLE RESIDENTS



OBSERVATIONS FROM SITE VISIT

POSITIVES:

- BALCONIES
- SOME RECENTLY FITTED WITH SECURE DOORS

NEGATIVES:

- NO GARDEN SPACE, JUST UNUSED GREEN AREA
- DRUG DEALING AND CANNABIS CULTIVATION PROBLEM
- BLOCKS LOOK UNLOVED AND FLATS OUTDATED

TYPE 4: CLUSTER BLOCKS

DESCRIPTION: THERE ARE SEVERAL OF THESE 3 STOREY TOWN-HOUSE BLOCKS (OXO), ALTERED AROUND THE VALLEY IN RESPONSE TO THE SLOPES AND BEST VIEWS

•

TYPE 4



FEEDBACK - RESIDENT'S SURVEY

POSITIVE FEEDBACK:

- NICE LAYOUT OF HOUSE
- GOOD NEIGHBOURS AND SENSE OF COMMUNITY
- GARDENS ARE POPULAR
- HOUSE IS LIGHT AND SPACIOUS
- WELL INSULTATED TO NOISE AND COLD

NEGATIVE FEEDBACK:

- TWO LOTS OF STAIRS = HARDER FOR LESS ABLE-BODIED
- NEED MORE PARKING
- GARDEN COULD BE BETTER FENCED



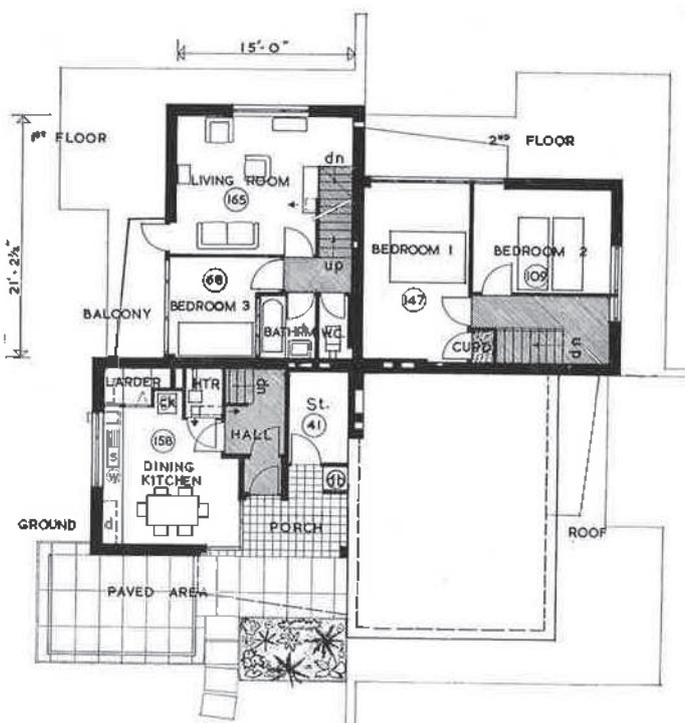
OBSERVATIONS FROM SITE VISIT WITH TARA

POSITIVES - AS STATED BY TARA:

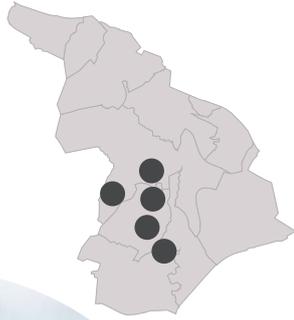
- THESE HOUSES ARE POPULAR
- PRIVATE ENTRANCE
- LARGE BALCONIES AND SOME GARDENS BETTER LANDSCAPING AND GOOD OWNERSHIP OF SPACE
- NO INDEFENSIBLE SPACE - ALL SIDES ARE FACED
- DUAL ASPECT
- QUITE GOOD CONDITION
- GOOD NEIGHBOURS

NEGATIVES - AS STATED BY TARA:

- NOT MUCH PARKING PROVISION
- SOME REPAIRS NEEDED
- REAR CORNER IS DARK

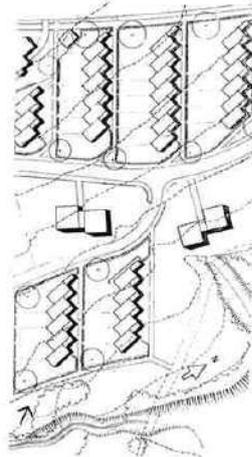


TYPE 5

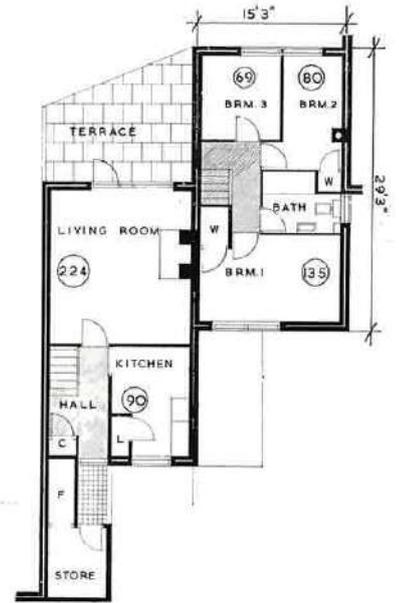


TYPE 5: SLOPED TERRACES

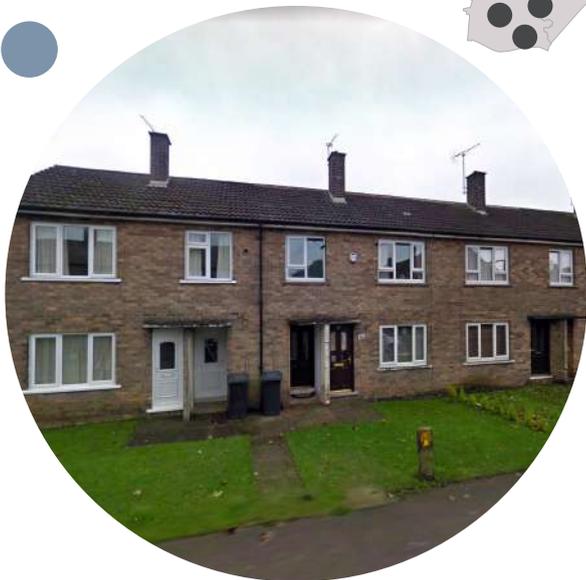
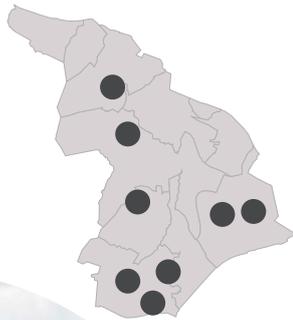
STEEP TERRAIN (TYPE 5) - TERRACED ROWS STAGGER AND ADAPT TO SLOPE DOWN STEEP HILLS.



Location : Hemsworth, Gleadless
1 : 2500



TYPE 6



TYPE 6: SHALLOW TERRAIN TERRACES

MIX OF SHORT ROWS OF TERRACES, AND BLOCKS WITH SOME PARKING AREAS IN CENTRE



Plans

Scale : 16 feet to one inch



TERRACES: AS THROUGHOUT SHEFFIELD, THERE ARE MANY TERRACED HOUSES IN GLEADLESS VALLEY. THE STYLE OF THE TERRACES VARY ACCORDING TO SLOPE WITH SOME IN ROWS AND SOME IN BLOCKS.

FEEDBACK - RESIDENT'S SURVEY (ALL TERRACES)

POSITIVE FEEDBACK:

- WELL DESIGNED HOUSE
- BIG GARDEN
- QUIET ROAD
- SEVERAL TERRACES BACK ONTO WOODLANDS
- GOOD NEIGHBOURS

NEGATIVE FEEDBACK:

- SOME WOULD LIKE TO DOWNSIZE
- NO PARKING
- SOME OVERLOOKING BY TALLER MAISONNETTES IN PLACES
- SOME PEOPLE DO NOT LOOK AFTER GARDENS WHICH CAN DAMAGE OVERALL APPEARANCE.
- THIN WALLS BETWEEN PROPERTIES - CAN HEAR THE NEIGHBOURS
-



OBSERVATIONS FROM SITE VISIT

TYPE 5: SLOPED TERRACES

POSITIVES:

- WELL MAINTAINED
- GENEROUS PRIVATE GARDENS
- DECENT SIZE
- OWN BINS - RECYCLING AND RUBBISH
- PRIVACY AND SENSE OF OWNERSHIP OVER SPACE
- TEND TO BE CLOSE TO WOODLAND OR PARKLAND
- UNIQUE DESIGN

NEGATIVES:

- STEEP PATHS AND STAIRWAYS MAKE SOME OF THESE BLOCKS HARDER FOR ACCESS

OBSERVATIONS FROM SITE VISIT

TYPE 6: SHALLOW TERRACES

POSITIVES:

- PRIVACY AND OWNERSHIP OF SPACE
- ACTIVE STREET FRONTAGES ON THESE TERRACED ROADS
- LARGER THAN MANY SHEFFIELD TERRACES
- GOOD SIZED GARDENS AT FRONT AND REAR: OPPORTUNITY FOR OFF-STREET PARKING?
- SHORT TERRACED ROWS = VISUAL INTEREST AND VARIATION IN STREET LAYOUTS

NEGATIVES:

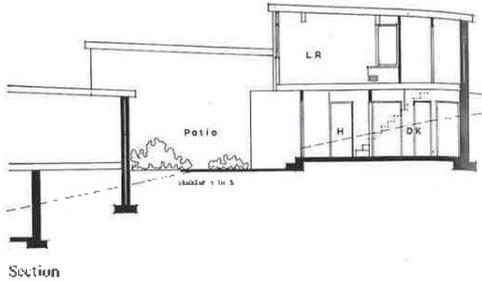
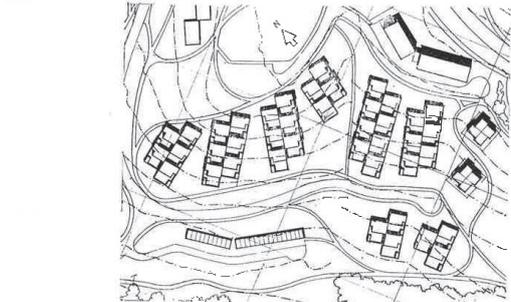
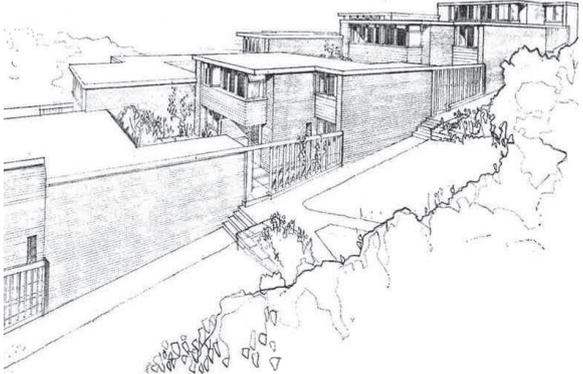
- QUITE A LOT OF WASTED 'VERGE' SPACES IN TERRACES AROUND PLOWRIGHT / BLACKSTOCK/ HERDINGS. BETTER GRID AND DENSITY IN CONSTABLE AND IRONSIDE
- BRICK DESIGN A BIT UNINSPIRING / REPETITIVE

TYPE 7



TYPE 7: PATIO HOUSES

DESCRIPTION: TWO STOREY HOUSE WITH 3 BEDROOMS DESIGNED FOR STEEP SOUTH-FACING SLOPES UNDER GLEADLESS CHURCH. LIVING ROOM ON THE FIRST FLOOR FOR BEST VIEWS

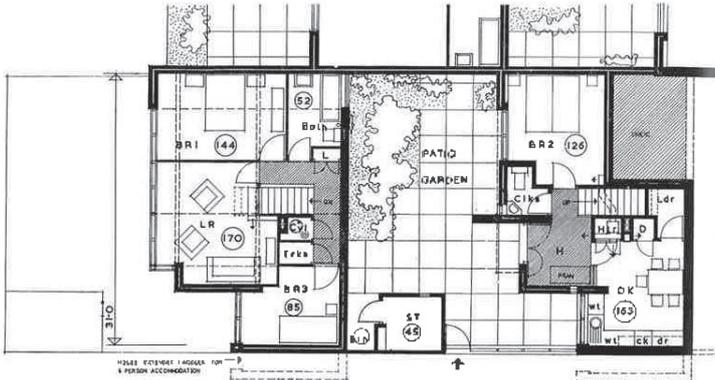


Section

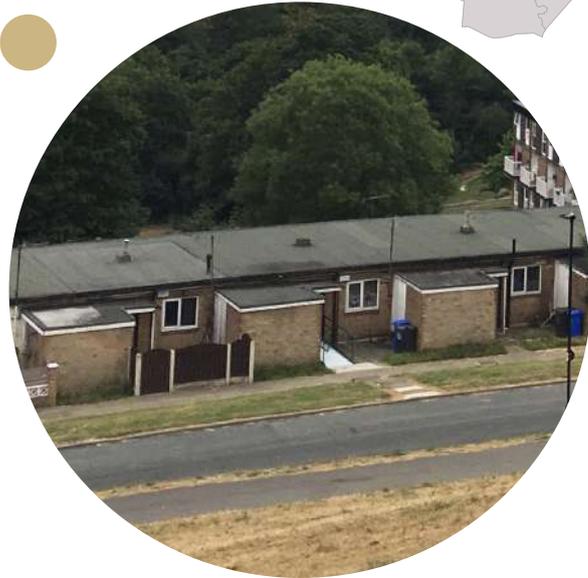
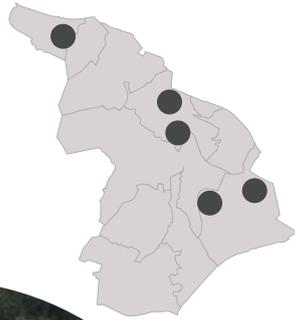
	sq. ft.
Gross Area	1032
Store	69
Nett Area	963

OBSERVATIONS FROM SITE VISIT

- POSITIVES:**
- UNIQUE DESIGN
 - TWO LARGE DOUBLE BEDROOMS, PLUS THIRD SMALLER ROOM
 - SOUTH FACING WINDOWS MAXIMISE VIEWS AND DAYLIGHTING
 - GENEROUS GLAZING PROVISION
 - PRIVACY IN LOWER FLOOR BEDROOMS
 - PRIVATE GARDEN SPACE
- NEGATIVES:**
- SPLIT LIVING SPACE BETWEEN FLOORS
 - STEEP STAIRCASES UP HILLSIDE TO HOUSE ENTRANCES

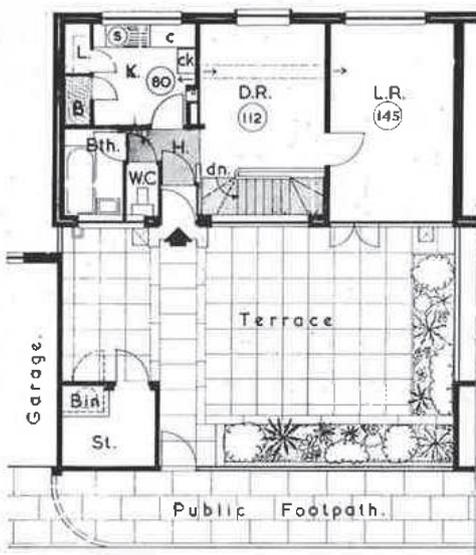
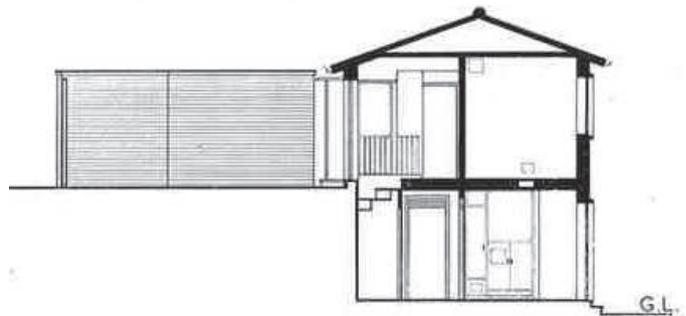
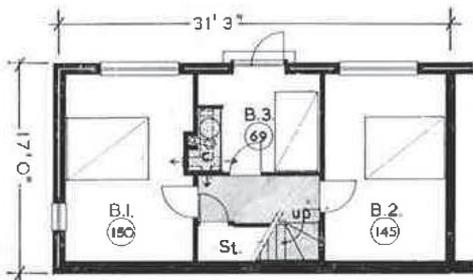
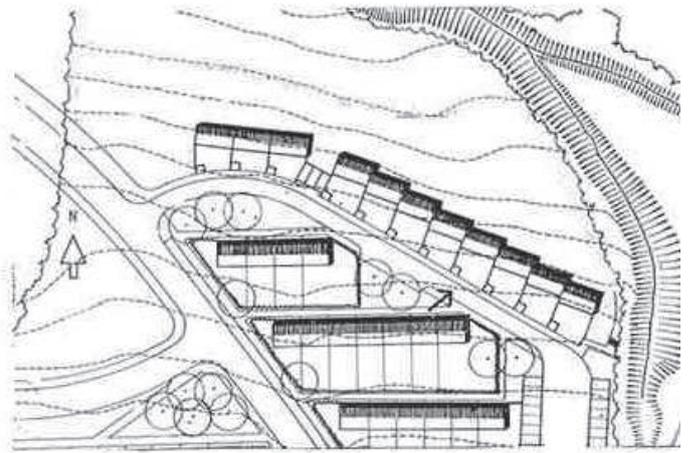


TYPE 8



TYPE 8: UPSIDE-DOWN HOUSES / 1.5 HOUSES

DESCRIPTION: LIVING SPACE ON UPPER FLOOR, BEDROOMS BELOW. CUT INTO STEEP SLOPES WITH MAIN ENTRANCE FROM UPPER LEVEL, FOLLOWING CONTOURS OF HILLS. TWO TYPES - UPSIDE DOWN HOUSES EDGE NORTH OF HERDINGS, SECOND VARIETY IN CALLOW, AND MIDDLE HAY



OBSERVATIONS FROM SITE VISIT

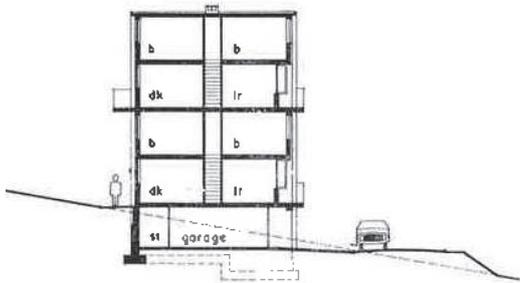
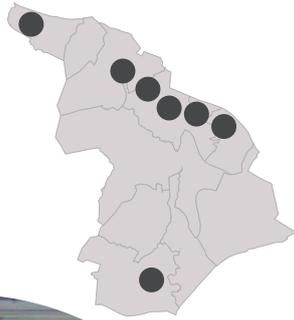
POSITIVES:

- PRIVATE SPACE: FRONT PATIO AND REAR GARDEN
- GOOD SIZE PROPERTY
- MAIN WINDOWS ALL FACE WOODLAND OR HILLTOP VIEW
- SECLUSION

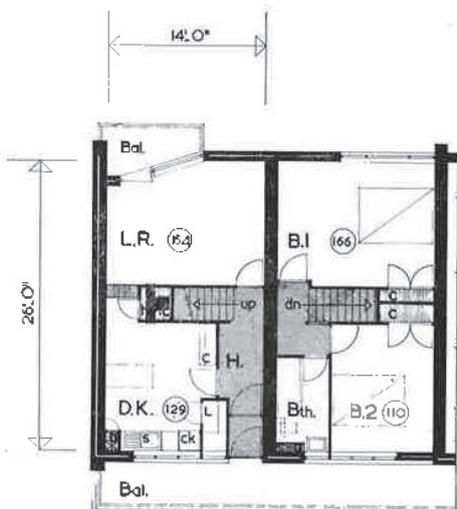
NEGATIVES:

- POOR STREET PRESENCE - FACE AWAY FROM ROAD AND PRESENT BARE WALL OR FENCE TO PASSERS-BY

TYPE 9



Section



TYPE 8: MAISONETTES

DESCRIPTION: STACKED TWO STOREY PROPERTIES. ACCESS TO UPPER PROPERTY FROM EXTERNAL CORRIDOR

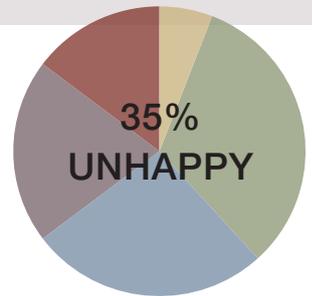
FEEDBACK - RESIDENT'S SURVEY

POSITIVES

- SOME LOWER PROPERTIES HAVE GARDENS
- GOOD AMOUNT OF GLAZING/ DAYLIGHT
- GOOD VIEWS FROM MANY AS LOCATED ON SLOPES

NEGATIVES:

- TOO MANY MAISONETTES IN GLEADLESS
- VIOLENCE AND DISORDERLY YOUNG PEOPLE. PRANKSTERS
- DO NOT FEEL SAFE
- LOUD NEIGHBOURS AND YOUNG PEOPLE HANGING OUT UNTIL EARLY MORNING HOURS
- COLD, AND IN POOR CONDITION.
- DIFFICULT PRAM ACCESS TO UPPER FLOORS
- A LOT OF LITTERING
- MOST PROPERTIES MISSING GARDEN SPACE



OBSERVATIONS FROM URBED SITE VISIT WITH LOCAL HOUSING OFFICER

POSITIVES:

- GENEROUS AMOUNT OF GLAZING IN MANY MAISONETTES

NEGATIVES:

- GARAGES UNDERUSED, AND DETRACT FROM GROUND FLOOR STREET FRONTAGE
- SHARED WASHING LINES/ YARDS IN SOME PLACES - UNUSED?
- WASTED GREEN SPACE AROUND BLOCKS - NO LANDSCAPING OR OWNERSHIP. POTENTIAL FOR GARDENS?
- NO SECURITY IN STAIRWELLS - NEEDS DOOR
- SMALL
- OUTDATED APPEARANCE

TYPE 10



TYPE 10: HOUSING OVER SHOPS

DESCRIPTION: MAISONETTE APARTMENTS ARE BUILT OVER GAUNT, NEWFIELD GREEN AND HERDINGS SHOPPING CENTRES

POSITIVES:

- CLOSE TO SHOPS AND TRANSPORT

NEGATIVES:

- NOISIEST AREAS; THE SHOPPING CENTRES TEND TO BE WHERE YOUNGER PEOPLE HANG OUT

TYPE 11



TYPE 11: BUNGALOWS/ SEMIS AND DETACHED PROPERTIES

DESCRIPTION: POCKET CLOSER OF LARGER HOMES THROUGHOUT THE VALLEY. SEVERAL OWNER OCCUPIED

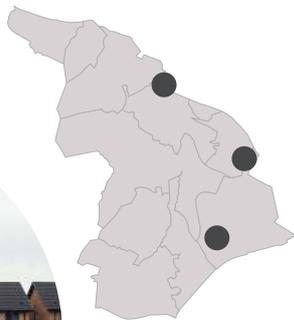
POSITIVES:

- BUNGALOWS HAVE GOOD ACCESS FOR ELDERLY
- LARGER FAMILY HOUSES WITH BIG GARDENS
- SEPARATION AND PRIVACY
- OWN DRIVEWAYS

NEGATIVES:

- SOME SELF-SEPARATION FROM GLEADLESS VALLEY

TYPE 12



TYPE 12: NEW-BUILD INFILL HOUSES

DESCRIPTION: SMALLER CLUSTERS OF NEW BUILD TERRACED, SEMIS AND DETACHED BRICK PROPERTIES

POSITIVES:

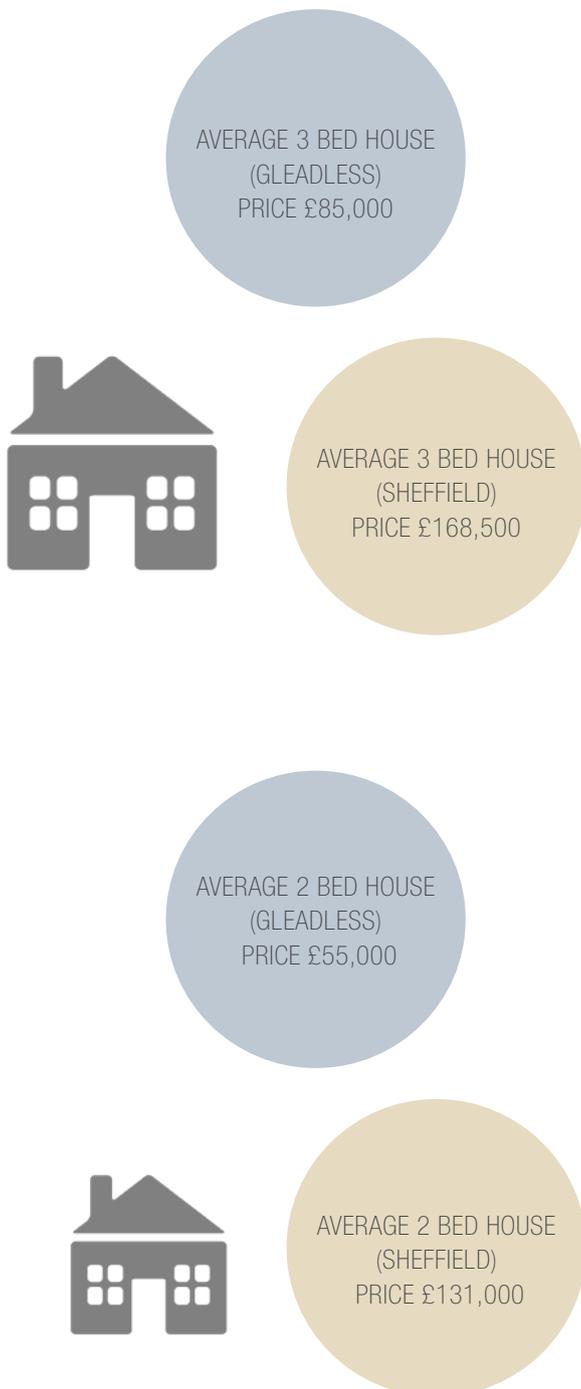
- ATTRACTIVE: IMPROVE APPEARANCE OF AREA
- FILL WASTED SPACE
- GARDENS AND DRIVEWAYS

NEGATIVES:

- SEPARATED FROM 'GLEADLESS VALLEY' RESIDENTS

SHEFFIELD PRIVATE MARKET SALE PRICES AS OF 2018
 DATA, SOURCE: WWW.HOME.CO.UK

Neighbourhood	Address	House type	Price	Source
Abney	Abney Road	3 bedroom terraced	£87,000	Sold October 2017
Abney	Gridlow Close	2 bedroom terraced	£83,000	Sold December 2017
Abney	Grindlow Drive	2 bedroom terrace	£71,000	Sold November 2014
Abney	Abney Road	3 bedroom terrace	£58,000	Sold June 2017
Blackstock	Blackstock Close	2 bedroom bungalow	£240,000	Rightmove, August 2018
Blackstock	Blackstock Close	3 bedroom semi-detached	£170,000	Rightmove, August 2018
Blackstock	Overnend Road	3 bedroom town house	£99,000	Rightmove, August 2018
Blackstock	Gaunt Road	3 bedroom semi-detached	£90,000	Rightmove, August 2018
Blackstock	Overend Road	3 bedroom town house (Oxo)	£89,500	Rightmove, August 2018
Blackstock	Gaunt Road	3 bedroom terrace	£80,000	Rightmove, August 2018
Callow	Callow Mount	2 bedroom flat	£43,000	Sold September 2007
Constable	Orpen Way	3 bedroom terrace	£100,000	Rightmove, August 2018
Constable	Constable Road	3 bedroom terrace	£90,000	Rightmove, August 2018
Constable	Constable Place	3 bedroom terrace	£85,000	Rightmove, August 2018
Constable	Backmoor Place	1 bedroom apartment	£75,000	Rightmove, August 2018
Herdings	Leighton Road	3 bedroom terrace	£68,000	Sold October 2016
Herdings	Morland Road	1 bedroom flat	£50,000	Rightmove, August 2018
Herdings	Leighton Road	1 bedroom flat	£45,000	Rightmove, August 2018
Herdings	Leighton Road	1 bedroom flat	£33,000	Sold October 2016
Ironside	Blackstock Road	3 bedroom terrace	£89,950	Rightmove, August 2018
Ironside	Ironside Place	3 bedroom terrace	£87,000	Rightmove, August 2018
Ironside	Gaunt Close	3 Bedroom terrace	£55,000	Rightmove, August 2018
Ironside	Gaunt Close	3 bedroom terrace	£55,000	Rightmove, August 2018
Ironside	Gaunt Close	3 bedroom townhouse	£55,000	Rightmove, August 2018
Ironside	Ironside Walk	1 bedroom flat	£50,000	Rightmove, August 2018
Middlehay Close and View	Blackstock Road	3 bedroom townhouse	£80,000	Rightmove, August 2018
Middlehay Close and View	Middle Hay Place	3 bedroom terrace	£80,000	Sold December 2016
Middlehay Close and View	Middlehay Close	3 bedroom terrace	£55,000	Sold November 2015
Plowright	Plowright Mount	2 bedroom flat	£45,000	Sold March 2018
Plowright	Plowright Mount	2 bedroom flat	£43,000	Sold September 2016
Raeburn	Sandby Drive	2 bedroom semi-detached	£130,000	Rightmove, August 2018
Raeburn	Raeburn Close	3 bedroom terrace	£82,000	Sold November 2014
Raeburn	Raeburn Close	3 bedroom terrace	£70,000	Sold May 2015
Raeburn	Raeburn Road	2 bedroom maisonette	£60,000	Rightmove, August 2018
Raeburn	Raeburn Road	2 bedroom maisonette	£60,000	Rightmove, August 2018
Raeburn	Raeburn Close	2 bedroom terrace	£46,000	Sold March 2016
Sands Close	Sands Close	2 bedroom terrace	£80,000	Sold January 2018
Spring Close and Mount View	Fleury Close	3 bedroom terrace house	£80,000	Rightmove, August 2018
Spring Close and Mount View	Spring Close Mount	3 bedroom townhouse (Oxo)	£79,950	Rightmove, August 2018
Perimeter	Summerhouse Drive, Norton	4 bedroom detached house	£374,950	Rightmove, August 2018
Perimeter	Littlewood Road	4 bedroom bungalow	£299,000	Rightmove, August 2018
Perimeter	Herdings View	2 bedroom bungalow	£190,000	Rightmove, August 2018
Perimeter	Toll Bar Road	2 bedroom bungalow	£180,000	Rightmove, August 2018
Perimeter	Greenacre Way	4 bedroom terraced house	£165,000	Rightmove, August 2018
Perimeter	Briarfield Road	3 bedroom semi-detached	£150,000	Rightmove, August 2018
Perimeter	Norton Avenue	3 bedroom semi-detached	£140,000	Rightmove, August 2018
Perimeter	Myrtle Springs	3 bedroom semi-detached	£135,000	Rightmove, August 2018



ADE Regeneration conducted a housing sales assessment within Gleadless Valley.

The picture painted by the data is one of depressed values, which is a result of low demand for the housing. This is likely to be a combination of both the low desirability of the area and the poor quality of the housing. Across almost the whole of Gleadless Valley the sales values are at a level where the replacement value of the house would be higher than the sales value that could be achieved. This results in there being no functional market for new build market housing.

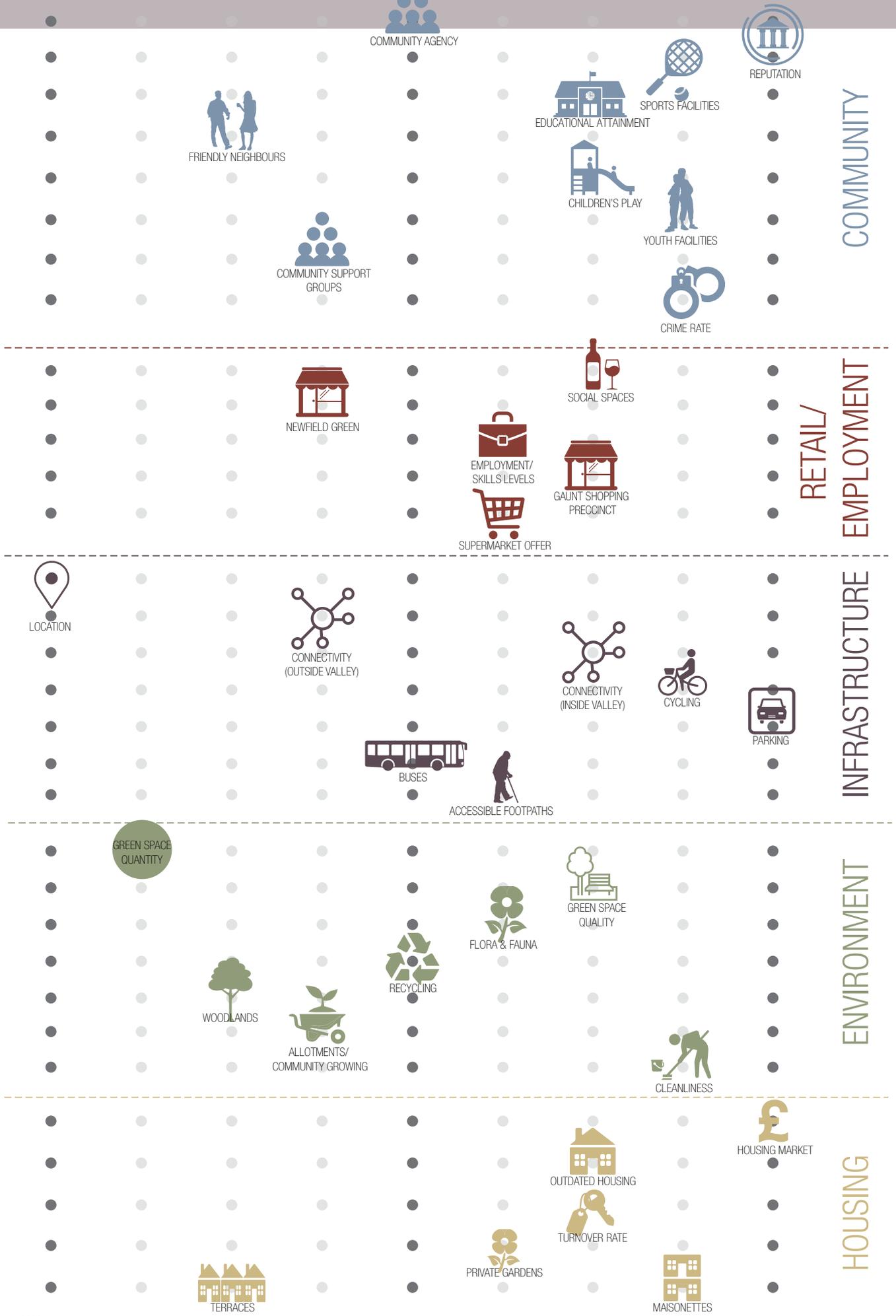
3 bedroom houses tend to sell for between £70,000 - £100,000, 2 bed houses from £50,000 - £70,000 and apartments ranging from £50,000 - £60,000. There is a small pocket at Blackstock Close and Sandby Close which significantly exceeds these values but these are isolated exceptions.

There are some properties (e.g. £55,000 3-bed townhouse on Gaunt Close, £46,000 2-bed terrace on Raeburn Close, £43,000 2 bed-flat Plowright) which sell for a significant discount and we assume (although we have not inspected them) these are properties in a reasonably poor state of repair. Looking at historical sale values achieved the number of these 'discounted' properties does seem to be more prevalent in Gleadless Valley than we would usually expect.

(Data gathered and analysed in 2018)

STRENGTHS

WEAKNESSES



STAGE 1 REVIEW: STRENGTH WEAKNESSES OPPORTUNITIES AND THREATS (SWOT)

To conclude Stage 1, we have collated results based on the statistical and qualitative information in this report, and formed a SWOT diagram which highlights Gleadless Valley's particular strengths and weaknesses.

The diagram divides into five categories: Community / Retail and employment / Infrastructure / Environment and Housing.

Findings from community consultation in 2018 showed many residents describe 'friendly neighbours' as one of the best things within Gleadless Valley. Several people have lived here for many years, and would not want to leave. More recent Valley settlers do not appear to have such a strong community connection, and some reports of noisy neighbours and 'loitering gangs' deter people from remaining in the estate.

The most recent consultation on the masterplan took place in 2022 and reinforced initial findings. Improvement to existing homes, and new homes were supported by the community. The community emphasised the desire for homes to be eco-friendly, using sustainable materials. The community give great importance to the green spaces, with a strong desire to protect wildlife and woodlands. Natural spaces are one of the greatest assets of Gleadless Valley.

Conclusions

- Major issues include parking (little off-street provision) - crime rates, littering and fly-tipping, lack of youth facilities and sports facilities, and poor housing stock.
- The retail analysis showed that Gleadless Valley performs about as well as could be expected from a neighbourhood of this size, with few vacancies. Online shopping helps to cater for cheaper everyday grocery provision.
- Housing and Community facilities are areas which are weakest in Gleadless Valley, whilst Environment and Infrastructure show a lot of potential, with large quantities of open green space and woodlands, and well-connected bus routes into Sheffield Centre.
- The maisonettes and one-bed apartment blocks are the largest cause for concern in terms of housing stock, and require further review to assess how to resolve problems such as crime, noise and deteriorating living conditions.
- Gleadless Valley should aim to become a more welcoming place for a walk, and a more attractive neighbourhood to settle within – playing on strengths such as green space provision, impressive views and ancient woodlands.