

## Chapeltown and Ecclesfield Housing Market Area

### Profile Summary

#### INTRODUCTION TO HOUSING MARKET AREA PROFILES

Housing Market Area Profiles are part of the wider Strategic Housing Market Assessment (SHMA). The SHMA tells us:

- About the supply and demand for different housing in the city
- Estimates the number of new homes that will be needed over the next 5 years
- Provides important evidence about the housing market that we can use in the development of housing and planning policies to help guide future housing delivery

There are 13 Housing Market Area Profiles (HMAs) as part of the SHMA. These HMAs enable us to account for localised variation in:

- housing stock prices
- tenure
- neighbourhood conditions

#### RECENT AND CURRENT HOUSING DEVELOPMENT IN THE NORTH WEST HMA

Recent years have seen limited numbers of new homes, all on small (under 10 capacity) sites. Opportunities for new housing development in Chapeltown and Ecclesfield will continue to be limited in the medium term. The current (Nov 21) pipeline of large sites (10+) with full planning permission will deliver 87 new homes if built out.

#### SUMMARY OF RECOMMENDATIONS FOR DEVELOPMENT

The property types that are in the **highest demand** are:

- 1 and 2 bed flats for sale
- 1 bed flats for social/affordable rent
- 1 and 2 bed specialist OPIL for sale
- 2 bed houses for sale

There is **additional demand** for:

- 1 bed flats for private rent
- 1 and 2 bed age friendly general needs for sale
- 1 and 2 bed age friendly general needs for shared ownership
- 1 and 2 bed age friendly general need for social/affordable rent
- 2, 3 and 4+ bed houses for social/affordable rent
- 2 bed houses for private rent
- 2 bed flats for private rent

## IN DEPTH RECOMMENDATIONS FOR DEVELOPMENT

### *1. One and two bed homes for sale or rent*

The evidence suggests that the level of demand for one- and two-bedroom properties from moving households and newly forming households may not be met through the turnover of the current stock. These homes would provide a more affordable entry level option in an area where larger family homes dominate and provide opportunities for older households looking to downsize.

For older residents these homes should be accessible and have good space standards and storage and be built to Lifetime Homes Standards to avoid the need for adaptations to the home.

### *2. Social/affordable rented housing of all sizes*

The estimated undersupply and bidding patterns suggest a need for all sizes of social/affordable rented housing in the area. As with the city as whole, bidding numbers suggest new one bed social/affordable rented homes should be prioritised.

Demand for social housing in the area is sensitive to type and location, so detailed analysis at neighbourhood level would be needed before any new provision was approved.

### *3. Older people*

The area lacks any extra care or private sector sheltered provision. The large and growing older population and self-contained nature of the area suggests that additional specialist housing for a range of tenures is needed, particularly in Chapeltown which lacks this type of provision.

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.

## FURTHER INFORMATION

For further information about this or any other Housing Market Area Profile, please contact [mbox\\_housingstrategy@sheffield.gov.uk](mailto:mbox_housingstrategy@sheffield.gov.uk).