



## City Centre 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

The City Centre has delivered a large proportion of Sheffield's new housing development in recent years, 52% in 2019/20, and will continue to do so. 54% of dwellings with planning permission are in the City Centre HMA (March 21). Of the dwellings delivered on these sites, 78% will be apartments, 3% houses and 20% student clusters.

### SUMMARY OF RECOMMENDATIONS FOR DEVELOPMENT

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

- 2 and 3 bed houses for sale

There is **additional demand** for:

- 1, 2 and 3 bed flats for social/affordable rent
- 1 and 2 bed age friendly general needs for sale
- 1 and 2 bed age friendly general needs for social/affordable rent
- 1 and 2 bed specialist OPIL for sale
- 2, 3 and 4 bed houses for intermediate market
- 2 and 3 bed houses for social/affordable rent
- 2 and 3 bed flats for sale
- 2 and 3 bed flats for intermediate market

### IN DEPTH RECOMMENDATIONS FOR DEVELOPMENT

The market will continue to deliver large numbers of small apartments, largely for the rental market. The issue for the City Council is more around the type and tenure of homes it should look to promote in areas where the Council can influence delivery. These are:

### *1. Two and three bed homes for sale*

Evidence from households looking to move in or to the City Centre suggests a level of demand for two and three bed homes and for home ownership, that the current property mix in the City Centre may not be able to meet this. Provision of houses with two or more bedrooms, such as townhouses with private or shared outside space, is the most significant gap in the market in the City Centre. They are most suitable for neighbourhoods on the outskirts of the City Centre, in areas such as the Devonshire Quarter and Kelham Island.

Additional facilities are needed in the City Centre, alongside the housing, to attract families to the area for instance family leisure activities, play facilities and an increase in school provision.

### *2. Affordable homes of all sizes*

There is a significant shortfall of affordable homes in the City Centre. Bidding data suggests that a large proportion of new affordable homes for rent should be one bed properties. However, the profile of households moving in or to the City Centre suggests two and three bed provision could also be needed.

The affordability issues outlined in relation to the high private rents and the purchase price of larger bed properties suggest that shared ownership may be an attractive option to those looking to purchase a three or four bed property.

### *3. Older people*

There is a demand from older households for city centre living, if the right properties and neighbourhood facilities are available. Age friendly general needs accommodation and specialist OPIL could both be provided if these conditions can be met. As there is already social sheltered provision, private specialist OPIL would widen the choice available.

## 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).