



## East 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

There have been limited numbers of new homes delivered in the East HMA in recent years, though there is the potential for this delivery to increase in the medium to long term.

Large (10+) sites in the East with full planning permission would deliver 390 new homes if built out fully (March 2021).

There is also the potential for the Attercliffe Waterside project to deliver hundreds of new homes in the area. A preferred developer, CITU, has been identified though the sites are unlikely to begin to deliver new homes in the short term.

The poor quality of existing homes outlined suggests that there is also considerable scope to improve living conditions in the East by enabling investment in existing homes, especially in the private rented sector.

### SUMMARY OF RECOMMENDATIONS FOR DEVELOPMENT

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

- 1 and 2 bed flats for sale
- 1 and 2 bed flats for private rent
- 1 and 2 bed specialist OPIL for social/affordable rent
- 3 and 4 bed houses for social/affordable rent
- 4 bed houses for sale

There is **additional demand** for:

- 1 bed flats for social/affordable rent

- 1 and 2 bed age friendly general needs for social/affordable rent
- 1 and 2 bed specialist OPIL for sale
- 2 bed age friendly general needs for sale
- 4 bed houses for intermediate market
- 4 bed houses for private rent
- 4 bed age friendly general needs for shared ownership

## IN DEPTH RECOMMENDATIONS FOR DEVELOPMENT

### *1. Flats with one or two bedrooms for sale and private rent*

There is demand for smaller properties amongst newly forming households. The provision of one and two bed flats either for market sale or private rent will help to meet this demand.

New build, good quality private rented properties will also help to provide better alternatives to the poorer quality properties found in some of the East's neighbourhoods.

Properties on the fringe of the City Centre, closer to neighbourhoods such as Kelham Island and Shalesmoor, are more likely to achieve higher average rent levels, but the lowest level of provision for this property size is in Housteads and Tinsley.

### *2. Large family housing for sale and rent*

The East has an insufficient supply of properties with four or more bedrooms for sale to meet the needs of the larger families in this area. The ethnically diverse population means that developments should take account of the religious/cultural preferences of some communities (such as a dislike of open plan living) in order to optimise demand for these properties.

The larger than average size of BAME households suggests that the neighbourhoods of Burngreave, Darnall and Woodside could be the most suitable areas for new four plus bedroom properties.

Properties for sale could include a proportion for shared ownership to make them more affordable to local residents. Four bed properties for private rent would also provide for families without the resources to purchase a home.

### *3. Affordable housing*

There is an annual shortfall of 48 affordable properties in the East HMA over the next 5 years. The low incomes in the area and healthy levels of demand indicate that more provision is needed, particularly three and four bedroom houses to accommodate the large number of families in the area. There is a reasonable supply of one and two bedroom social rented properties in the East, although the high average bids for one bedroom properties suggest new one bed flats should also be a priority in the East HMA.

#### *4. Older People's Independent Living Housing*

New social sheltered schemes should be considered due to the shortfall of this provision as only the neighbourhoods of Fir Vale and Darnall currently have sheltered schemes.

None of the East's neighbourhoods have any extra care provision and a small mixed tenure scheme would help to meet some of this need. Existing sheltered schemes have sometimes been unattractive to BAME groups and co-production with local communities should help to make these schemes more attractive in neighbourhoods with larger ethnic minority populations.

The development of age-friendly, accessible, multi-generational housing in Abbeyfield, Burngreave, Darnall, Fir Vale, Tinsley and Woodside would also offer the high number of BAME households in these areas more opportunities for older generations to continue living with their families. A proportion of these properties could be available for shared ownership due to the lower incomes in this area.

More housing designed to accessible, and wheelchair accessible 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).