



Manor, Arbourthorne and Gleadless (MAG) 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 has been some new development in Manor/Arbourthorne/Gleadless in recent years. Much of this development has been through the Sheffield Housing Company and includes affordable homes as well as homes for market sale and rent. The majority of new homes in the area are houses, which helps to rebalance the profile of new homes in the city away from apartments.

MAG will continue to be a key area for new development in the city.

Large (10+) sites in MAG with full planning permission would deliver 1311 new homes if built out fully the majority of which would be houses rather than apartments of student clusters (March 2021).

These include 311 new houses that will be delivered by the Sheffield Housing Company at 2 sites in Manor, most will be for market sale though some may be acquired by SCC for affordable rent.

SUMMARY OF RECOMMENDATIONS FOR DEVELOPMENT

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

- 1 bed flats for private rent
- 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 social/affordable rent
- 2 bed houses for intermediate market
- 3 bed houses for intermediate market

- 4 bed houses for sale
- 4 bed houses for intermediate market
- 4 bed houses for social/affordable rent

There is **additional demand** for:

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

IN DEPTH RECOMMENDATIONS FOR DEVELOPMENT

1. Larger properties across all tenures

There is a high need for additional larger properties with four or more bedrooms in all tenures, but many will need to be for affordable due to low incomes and financial resources in the area.

2. One bed flats across all tenures

Additional one bedroom flats are required in all tenures but the greatest need is for properties that are let at LHA rent levels. Good quality bedsits and well-managed shared properties in the private rented tenure will also help to improve the limited options for newly forming households.

3. Social/affordable rented housing

Despite the large supply and predicted surplus in the SHMA. There is still high demand for social housing amongst existing and newly forming households, and the income levels suggest that this will continue. The area will also continue to play a role in meeting the affordable housing requirements for the rest of the city. It is likely properties of all sizes will be needed given the levels demand. Any additional supply should be considered on a site by site basis.

4. Intermediate housing

There are low levels of financial resources among newly forming households so the provision of intermediate housing could provide access into owner occupation. These are required for all property sizes but particularly for homes with four or more bedrooms and age-friendly homes that provide options for older owners of low value homes to move into homes that support independent living.

5. Older people

Age-friendly general needs housing, such as bungalows and homes built to accessible/wheelchair standards, are required to meet the needs of a growing older population. Additional specialist homes for older people, such as sheltered or extra care, are required but predominantly for affordable and intermediate tenures.

FURTHER INFORMATION

For further information about this or any other Housing Market Area Profile, please contact mbox_housingstrategy@sheffield.gov.uk.