



North 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

The North East has seen a reasonably large amount of new development in recent years. 167 homes were completed in 15/16, 63 in 17/18 and 121 in 17/18. The majority of new homes are houses, rather than apartments, which helps to balance the profile of new homes in the city away from apartments.

The North East has several large sites that are expected to deliver around 770 new homes in the 2019/2020 – 2023/24. These include 380 homes to be developed by the Sheffield Housing Company and 140 new affordable homes developed as part of Sheffield City Council's stock increase programme.

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

There is **additional demand** for:

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

IN DEPTH RECOMMENDATIONS FOR DEVELOPMENT

1. *Larger properties across all tenures*

The North East has a limited housing offer dominated by 2/3 bedroom terraced and semi—detached housing. 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 for social rent*

While there is a large stock of 1 bed flats in the area, high demand suggests any additional stock would be beneficial.

3. *Flats for sale and private rent*

There are fewer flats with one or two bedrooms in the private market in this area. An increase in this provision for sale or private rent would provide suitable accommodation for newly forming households and reduce the pressure on the social housing. These properties could also provide opportunities for down sizers to move to more suitable properties.

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*

The area has a significant shortfall in homes suitable for older households. Homes suitable for downsizing and for disabled households in all tenures but particularly in affordable and intermediate tenures are needed. These could include bungalows and should be built to accessible standards. Additional sheltered housing for sale and shared ownership is also required to meet the needs of the North East's growing older population.

FURTHER INFORMATION

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