



North West 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 fairly low numbers of new homes built in the North West in recent years. In 2019/20 36 new homes were completed, 1% of the total in the city.

Opportunities for new housing development in the North West will continue to be limited in the medium term. The current (March 2020) pipeline of large sites (10+) with full planning permission will deliver 342 new homes if fully built out.

The majority of these the new homes will be apartments, which will help address the need for additional smaller homes in the North West.

SUMMARY OF RECOMMENDATIONS FOR DEVELOPMENT

The property types that are in the highest demand are:

- 2 bed houses for sale
- 2 bed houses for intermediate market
- 2 bed houses for social/affordable rent
- 2 bed houses for private rent

There is additional demand for:

- 1 bed flats for social/affordable rent
- 2 bed flats for sale
- 2 bed flats for private rent
- 2 bed flats for intermediate market
- 2 bed age friendly general needs for sale

- 2 bed age friendly general needs for social/affordable rent
- 2 bed specialist OPIL for sale

IN DEPTH RECOMMENDATIONS FOR DEVELOPMENT

1. Two bed properties in all tenures

The main message from the evidence of both the sales market and social rent is a shortfall of two bed homes. These should be prioritised in any new development in the area to accommodate newly forming households and older people wishing to downsize. The properties should be a combination of houses and flats with good storage and space standards.

2. Social/affordable rent

In addition to two bed properties, new social/affordable rented homes of all sizes would help to meet the needs of all types of households looking for affordable housing.

3. Intermediate market

The high entry cost of the North West's home ownership market means a large proportion of non-owners, and newly forming households will struggle to afford the tenure and may benefit from low cost home ownership options such as shared ownership.

4. Older people

The current sheltered provision is largely provided by social housing providers. To improve choice and meet need additional sheltered housing in all tenures should be considered. There is no extra care housing currently in this area and all neighbourhoods in the North West are likely to have a high need for this type of accommodation in a mix of tenures.

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.