



## South 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 South East Area has several large (10+ capacity) housing sites, including council owned sites in Birley and Hackenthorpe included in the stock increase programme. Recent years have seen additional new council owned homes delivered at Halfway, and Weaklands.

Current full planning permissions (March 21) on large sites are expected to deliver around 400 new homes.

### 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 sale
- 1 and 2 bed specialist OPIL for social/affordable rent
- 2 bed houses for sale
- 2 bed houses for social/affordable rent

There is **additional demand** for:

- 1 and 2 bed flats for social/affordable rent
- 2 bed houses for private rent
- 2 bed age friendly general needs for sale
- 2 bed age friendly general needs for shared ownership

- 2 bed age friendly general needs for social/affordable rent
- 3 and 4 bed houses for sale
- 3 and 4 bed houses for intermediate market
- 3 and 4 bed houses for social/affordable rent

## IN DEPTH RECOMMENDATIONS FOR DEVELOPMENT

### *1. Smaller flats and houses with one or 2 bedrooms for sale and private rent*

There is a shortfall of smaller homes to meet the demand from newly forming households and older households wishing to downsize. The data suggests demand could come from households with a range of income levels and property aspirations, therefore these properties should be provided for sale and private rent.

The lowest supply of smaller properties is located in the neighbourhoods of Charnock, Hollins End and Handsworth and over 70% of properties in these areas are owner occupied.

New private rented properties may be suitable in the neighbourhoods of Birley and Hackenthorpe where the private rented stock is small.

### *2. Family houses with three and four bedrooms for sale or shared ownership*

A key feature of the South East market is that it provides an opportunity for households to purchase larger family homes that may not be affordable for them elsewhere in the city. This new family housing should be detached or semi-detached and properties that offer larger space standards and storage which will attract higher sale values.

Larger properties could be popular in Hollins End and Handsworth as income levels are higher than the South East average, but the supply of four bed properties make up less than 10% of the stock in these areas.

Larger properties are also likely to be in demand in the neighbourhoods of Mosborough, Owlthorpe, Halfway and Handsworth where there are already a number of executive home estates.

Consideration should be given to the sale and development timeframe of sites to ensure that the market has the capacity to build and sell these homes promptly in the current market conditions.

### *3. Affordable housing*

Although the area has a large supply of social housing this is not evenly spread across the neighbourhoods. Both existing and newly forming households expressed a desire to live in council housing and demand is relatively good. New affordable housing for rent should focus mostly on 2, 3 or 4 bedroom properties. The need for 1 beds is not as acute as in other parts of the city, though as average bids for them are still high and they are a citywide priority, additional 1 beds would also be beneficial.

Ideally this should be located in neighbourhoods where there is limited stock such as Mosborough, Owlthorpe, Charnock and Sothall if opportunities arise. Shared ownership could also be suitable in their neighbourhoods as they have the highest house prices in the South East.

#### *4. Older People's Independent Living (OPIL) specialist accommodation*

There is a clear demand for general needs accommodation suitable for downsizers, but there is also a shortfall of specialist OPIL units to meet demand and this will likely increase due to the high proportion of people aged 50-64 years. Given the different income levels across the neighbourhoods in the South East provision for sale, shared ownership and social rent are likely to be suitable.

Many of the South East's neighbourhoods lack any specialist OPIL housing and opportunities to provide a more even spread of older people's accommodation across the South East should therefore be sought by identifying suitable land for these types of developments. The council is planning to deliver an OPIL scheme in Birley and new provision should be prioritised for Handsworth, Mosborough, Owlthorpe and Waterthorpe, which all have large older populations but no existing or planned specialist OPIL provision.

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](mailto:mbox_housingstrategy@sheffield.gov.uk).