



South 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 has seen relatively little new housing development in recent years. 83 new homes were built in 2019/20, and 44 in 2018/19. Current full permissions on large (10+ capacity) sites would deliver 384 new homes if fully built out.

This includes 75 affordable homes on the old Hemsworth school site, included in Sheffield City Council's stock increase programme.

SUMMARY OF RECOMMENDATIONS FOR DEVELOPMENT

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

- 2 bed houses for sale
- 2 bed flats for sale
- 2 bed age friendly generally needs for sale
- 2 bed age friendly general needs for social/affordable rent
- 4 bed houses for social/affordable rent

There is **additional demand** for:

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

IN DEPTH RECOMMENDATIONS FOR DEVELOPMENT

1. 2 bed properties for sale

The indications of demand from moving households, the relative high price and demand from newly forming households all point to an undersupply of 2 bed properties for sale in the South.

2. Affordable/social rent

New affordable rented homes are needed to meet the area's estimated shortfall. They should be in a range of types and sizes, including 4 bed houses and 1 bed flats. Location is a key factor, and they should be provided in the neighbourhoods that currently have a small social housing stock, such as Beauchief, Woodseats and Meersbrook.

3. Houses for the intermediate market

Home ownership is unaffordable for a very large proportion of non-owners in the South. Shared Ownership or other low-cost home ownership options could provide an option for some households.

4. Older people's provision

The provision of age friendly general needs homes for downsizers is a requirement across the city. The relative scarcity of 2-bedroom homes in the South, and increased competition for them, will further reduce options for older households looking to downsize. Additional specialist older people's accommodation is needed in the South to address the large shortfall.

There is demand for both the private and social sectors though new and planned extra care schemes in Woodseats and Gleadless Valley should be considered when considering this type of accommodation. Mixed tenure schemes in Greenhill and Meersbrook and a private sector scheme in Beauchief could in particular help to meet current and future shortfalls.

FURTHER INFORMATION

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