



South 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

Numbers of new homes in recent years have been modest. 44 were completed in the South West in 2018/19, 69 in 2019/20, and 84 in 2020/21.

The modest scale of new development is likely to continue. There are 5 large sites with full planning permission, that would provide 85 new homes when fully built out, and small sites will deliver some new homes in the area.

There are no sites in the area included in Sheffield City Council's stock increase programme, which will hinder efforts to reduce the affordable housing shortfall in the area.

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
- 2, 3 and 4 bed houses for intermediate market
- 2, 3 and 4 bed houses for social/affordable rent
- 1 and 2 bed specialist OPIL for sale

There is **additional demand** for:

- 1 and 2 bed age friendly general needs for social/affordable rent

- 1 and 2 bed specialist OPIL for sociable/ affordable rent
- 2 and 3 bed houses for sale
- 2 and 3 bed age friendly general needs for sale
- 2 and 3 bed age friendly general needs for shared ownership

IN DEPTH RECOMMENDATIONS FOR DEVELOPMENT

1. One and two bed properties for sale and private rent

The small supply and low turnover of smaller houses and flats in this area limits the market for first time buyers and downsizers.

Increasing the supply of smaller homes for downsizers will also free up larger properties to meet the demand from families. Providing additional age-friendly homes will support older residents to maintain their independence and could also help to address the significant level of under-occupation in this area. These new homes will need to have good levels of storage space and be located in accessible neighbourhoods to attract the large number of affluent, older households in this area. The need for smaller homes is recognised in the Dore Neighbourhood Plan.

There is also some demand for private renting from newly forming households, but the supply is small. The rents for 1 and 2 bed properties are only slightly above citywide levels so the provision of small and medium purpose built or converted private rented apartments could provide an affordable alternative for those that cannot afford to buy in the area.

2. Affordable housing with 2, 3 and 4 bedrooms

The South West HMA has the second highest shortfall of affordable housing in the city and opportunities to deliver additional social rented properties with a focus on houses with 2, 3 and 4-bedrooms need to be considered.

Demand for 1 beds is high in the city as whole, though slightly less so in the South West. Therefore, while additional 1 beds would be welcome anywhere in the city, they are not a particular priority in this area.

Any new social rented housing delivered by the Council would be subject to Right to Buy however and highly desirable under this scheme and would therefore need to be considered as part of any investment decision by the Council.

The very limited opportunities for non-homeowners to purchase or rent homes within their budgets in the South West means that low cost home ownership and other types intermediate housing also need to be considered as a priority for additional affordable housing.

In terms of housing for shared ownership, possible routes of supply could include: acquisition of existing stock or through S106 developments. Future development land in the South West is limited and an onsite contribution is currently required through planning policy. A consideration should therefore be given to specifying a significant proportion of shared ownership or other affordable home ownership in S106 agreements. Shared ownership properties in this area are likely to be attractive to Registered Providers (acquiring from developers) because of the high level of demand.

3. Older people's independent living housing

There is an insufficient supply of older people's accommodation to meet the size of the population in the area. Opportunities should therefore be sought for new provision of older people's independent living (OPIL) accommodation where suitable land is available. The neighbourhoods of Bents Green, Bradway, Greystones, Lodge Moor, Totley, Whirlow/Abbeydale and Fulwood (in particular, given the size of its older population), should all be prioritised because of their lack of specialist OPIL accommodation. The majority of this provision will need to be for sale, but some additional affordable provision is also required

FURTHER INFORMATION

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