



Stocksbridge and Deepcar 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

- Stocksbridge and Deepcar has seen limited new development in the last three years. There were 39 new homes completed in 2018/19, 32 in 2019/20 and 17 in 2020/21. The area does have large sites (10+ capacity) expected to deliver a significant number on new homes over the next 5 years, including 518 units on 5 sites that either have full planning permission but have not started, or are under construction.
- They are all private sites and there are no sites in the area included in 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
- 2 ned houses for sale
- 2 bed age friendly general needs for sale

There is **additional demand** for:

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

IN DEPTH RECOMMENDATIONS FOR DEVELOPMENT

1. One and two bed homes for sale

The evidence suggests a need for additional 1 & 2 bed homes for sale. Demand from moving households, newly forming households and downsizing older households is unlikely to be met by the current stock. To meet the needs of downsizers the homes should have good levels of storage space and be located in accessible neighbourhoods.

2. Social/affordable rented housing

New affordable homes are required to address the undersupply. These should be a mix of property types and sizes in order to cater for all household sizes, as the self-contained nature of the market limits opportunities to meet their needs in other HMA's.

3. Intermediate Housing

A limited number of properties available at an intermediate tenure such as shared ownership would provide opportunities for those households who don't currently own a property, but will struggle to afford to purchase outright.

4. Older People

In addition to age friendly general needs properties for downsizers this HMA would benefit from additional specialist older persons independent living (OPIL) housing, particularly in Deepcar. There is no extra care provision in this HMA currently and a social or mixed tenure scheme providing this type of accommodation should be considered as part of future OPIL provision.

FURTHER INFORMATION

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