



Urban 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

- 1,845 new homes were completed in the Urban west in the years 2017/18, 18/19 and 19/20 combined, only 76 were houses, the majority were apartments or student clusters.
- The area will continue to deliver large numbers of new homes. Current (Nov 21) full planning permissions on large (10+) sites would deliver 2,436 homes if fully built out. Under 100 of these will be houses, with the remainder being apartments or student clusters.
- This will not necessarily provide the variety of homes and tenures that the area needs, and the Urban West also has no sites included in the City Council's stock increase programme.
- The poor quality existing homes outlined in chapter 3 suggests that there is scope for improving living conditions in the Urban West. The focus should be on effectively targeting interventions at more vulnerable households living in these homes, rather than younger more transient households who may not be affected to the same extent.

SUMMARY OF RECOMMENDATIONS FOR DEVELOPMENT

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

- 1 bed flats for social/affordable rent
- 2, 3 and 4 bed houses for social/affordable rent

There is **additional demand** for:

- 1 and 2 bed flats for sale
- 1 and 2 bed age friendly general needs for sale
- 1 and 2 bed specialist OPIL for sale
- 1 and 2 bed specialist OPIL for shared ownership

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

IN DEPTH RECOMMENDATIONS FOR DEVELOPMENT

1. *Social/affordable rented homes*

The Urban West has the City's largest shortfall of social/affordable rented homes. Demand for one bed flats and two and three bed houses are particularly high. To promote mixed communities new developments should aim to concentrate on areas with a more limited existing affordable housing offer or particularly high demand. Given the levels of over-occupation amongst social rented tenants in this area and the low turnover of the larger stock some properties with four or more bedrooms would also be beneficial.

2. *Intermediate Housing*

A large proportion of moving and newly forming households looking to buy a property will struggle to afford this in the Urban West. Properties available at an intermediate tenure such as shared ownership would provide opportunities for these households to find a suitable home and help promote more mixed communities.

3. *Two and three bed homes for sale*

The development of new homes for sale would help create more mixed communities, both in the neighbourhoods dominated by the private rented sector, or in those neighbourhoods where there are low numbers of smaller properties for sale.

The more suburban neighbourhoods of the Urban West offer a great opportunity for the development of family housing for sale. These would include Crookes, Crosspool, Endcliffe and Nether Edge. These are desirable areas with low crime and high performing schools.

The BBEST Neighbourhood Plan (Broomhill, Broomfield, Endcliffe, Summerfield, and Tapton) has identified 3 bed homes, and to a lesser extent 1 and 2 beds as a particular priority in that area, in order to provide opportunities for young professionals and families.

4. *Older People*

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. These new homes will need to have good levels of storage space and be located in accessible neighbourhoods to attract the area's affluent, older households.

There is a need for more older people's independent living (OPIL) accommodation in the area, including extra care type provision. Most neighbourhoods, perhaps with the exceptions of Nether Edge and Broomhill, require additional provision, with Crookes potentially the highest priority. With

equity levels being high in this area, the majority of this accommodation should be for sale and shared ownership but some additional affordable rent 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.