

## Foreword

Leader/Housing Chair

## Introduction

Sheffield is an amazing city and housing is vital to the lives of our population. Housing is a fundamental element in the success of our communities, giving children the best start in life and security, enabling everyone to be healthy and active, attracting new people to live here and be part of our growing prosperity. We want everyone, in all our communities to have access to homes and neighbourhoods that meet their needs and to be happy with where they live. We want people to have more housing choice and better access to a home in Sheffield which is safe, affordable and ready for a changing climate.

This Housing Strategy has a critical role in bringing these values to life and setting out clear ambitions for housing in Sheffield. The ambitions build on the existing strengths of Sheffield and delivery relies on the combined effort of the city. The Council will work with our partners, locally, regionally, nationally, and homeowners to do this. The Housing Strategy is critical to implementing our Council Plan 'Together we get things done.' In the plan, we have made people, prosperity, and planet the focal point of everything we do; the important things to consider when taking the next steps for our city. Our housing ambitions also contribute to the delivery of the City Goals. The Goals set the direction for Sheffield as a whole, giving a collective vision for the city to become in ten years' time. The Goals build on the existing strengths of Sheffield but rely on the combined effort of the city to play a role and contribute so Sheffield is a city of thriving communities by 2035.

This Housing Strategy has been developed with partners and in consultation with residents. It is for everybody who lives in Sheffield, from the youngest to the oldest, and for those who want to make Sheffield their home in the future. We look forward to working with partners and residents to achieve our vision and ambitions.

## Vision

Our vision is "Everyone in Sheffield has a home that supports good health and is suitable for their needs and aspirations. We want people to have more housing choice and better access to a home which is safe, affordable, and ready for a changing climate."

By 2034:

- Sheffield will have enough homes to meet the aspirations of our communities and support the city to prosper.
- Housing carbon emissions will have been reduced to net zero.
- Residents will enjoy safe, good quality homes that are easy to keep warm or cool.
- Our communities will live in neighbourhoods that are thriving and safe places to live, which they are happy to call home.
- Every resident will have a home and the support they need to live a healthy life.

We will achieve our vision by working collaboratively and innovatively. Our ambitions are interdependent and are all equally important to successfully delivering this Strategy.

This Housing Strategy will focus on tackling housing inequalities and discrimination to achieve positive health and housing outcomes for our communities. It has a critical role in improving fair access across our city, ensuring there is more housing for everyone irrespective of their financial circumstances. We want to ensure an equity of experience of housing services across all tenures and areas of the city.

### Current context

Sheffield has a rich heritage with distinct neighbourhoods, each with their own unique characteristics and local amenities including schools, parks, local retail, and entertainment centres. Many young people who come to study or work make a fantastic contribution to our economy and go on to settle here and are looking for homes to rent or buy for the longer term. Existing homeowners and tenants are looking to move within the city, including people starting families and older residents wanting a different home, as their lifestyle and needs change. We are made up of diverse communities and most residents tell us they plan to stay here. Because of the high demand for housing, there are great social and economic opportunities for both developing new homes, investing in existing stock and leading the way in affordable green energy. Sheffield City Council has set out a commitment to delivering 35,500 new homes in the Local Plan. We're seeing new neighbourhoods being created, resulting in more homes and more people living in the city centre; with the Government making large investments around areas such as Neepsend and Attercliffe.

Like other major cities, there are challenges within the housing market with contrasting levels of quality, scale, and housing costs. There is significant pressure for more homes and neighbourhoods in the city and the supply of homes is not keeping up with demand, particularly affordable homes, family housing and homes for older people. Our housing market predominately caters for private homeowners, though Sheffield has a growing private rented sector. This sector widens choice of area and can provide homes quickly compared to waiting for social housing or buying a home. However, security of tenure is a concern for people who want the certainty that they can stay in their home for as long as they want to and rent levels can be a challenge for low-income households because of the gap between the market rent and the Local Housing Allowance.

There is a very high demand for social homes, which significantly outstrips the homes available each year. To continue to be a successful and growing city, we need to increase the availability, quality, and range of homes to have a competitive, balanced housing market which meets everyone's needs and aspirations and consistently offers choice, affordability, and good quality, low carbon homes.

It is also important to consider the context of the time at which this Housing Strategy is being developed, when the cost of living has been increasing and making affordability of housing, running a home and heating costs even more of a challenge for many households. There are also new policy drivers in 2023 that need to be considered and addressed through the new Strategy, including the Social Housing Act, Supported Housing (Regulatory Order) Act, Levelling up and Regeneration Act and the Renters Reform Bill.

More information about Sheffield's residents and how housing is changing can be found in the evidence base for this Housing Strategy. The policy drivers, facts and figures that support this Strategy are appended. They will be periodically updated to help ensure the Strategy continues to deliver on the city's challenges as they evolve.

## SHEFFIELD'S HOUSING NEED INCLUDES:



Our Housing Strategy will help to deliver the three policy drivers in the Council Plan: benefits for our people and planet, and supporting the prosperity of our city.



- Improve access to homes that are affordable and meet the needs of our communities.
- Improve the quality and safety of homes and neighbourhoods.
- Reduce housing emissions to net zero to help tackle fuel poverty and improve the warmth of homes.
- Listen to and work with all our communities to ensure that our neighbourhoods and the services we deliver are shaped by our communities.
- Housing services and support will be person-centred so that people have the help, guidance and support that works for them.
- We will prioritise resources and action to reduce housing disadvantage for the most vulnerable people in our city.

- Attract and retain higher income households in the city with a balanced housing market with aspirational housing choices.
- Create new opportunities across our communities with skilled jobs in construction, retrofitting and new building techniques.
- Safe, high-quality homes will give more people the best foundations to learn and play an active role in our growing economy.
- All Sheffield's neighbourhoods will be clean, green and safe places to live and visit.
- More supportive housing will help prevent people reaching crisis point and allow everyone to grow and prosper.

- Reduce housing carbon emissions to net zero in new and existing stock, lessening the impact on the planet and ensuring Sheffield's homes are ready for the changing climate.
- Reduce risk of flooding through better green infrastructure and sustainable urban drainage systems.
- Maximise use of our brownfield sites to ensure the most efficient use of land and protect nature and biodiversity.
- Collaborative working with partners and communities will help to deliver sustainable neighbourhood change.

### Ambition 1 – More homes and housing choice

Sheffield is a popular place to live with people of all ages and backgrounds. To continue to grow and prosper as an economically successful city Sheffield's housing market needs to work for all the people who want to live here now, and in years to come. As with most of the UK, the housing market in Sheffield is challenging, and currently the rate of new houses being built is not keeping up with demand or meeting the housing aspirations of all residents. Most of the new housing being built in the city are currently apartments and we have an abundance of student accommodation.

Evidence shows that some people who could contribute to the economic prosperity of Sheffield move away, particularly higher earning families who are moving out of area for a family home, while other people are struggling to afford or find housing in the city. Homelessness has increased nationally and locally, and a shortage of suitable accommodation to meet this need in Sheffield means hundreds of households are living in temporary accommodation, including hotels.

The city needs more housing and housing choices as our population grows, catering for the different stages of people's lives. This means delivering the right homes in the right places to complement the existing housing stock and create a fairer balanced housing market, which is suitable for a range of households on a range of incomes, enables workers to relocate here, and which makes sure people can remain in Sheffield as their circumstances change.

The Sheffield Plan sets out how and where future development will take place. It plans for 35,500 new homes by year 2039, around 2,000 homes per year. This ambition needs to work alongside the Sheffield Plan to ensure the housing which is created meets the range of housing need. The new housing delivery target which is set out in the Sheffield Plan will be converted into a distinctive mixed residential offer to meet the city's housing needs. With these new homes we need to ensure that the changing climate is considered, ensuring that new homes are built ready to meet the net zero by the 2030 target.

#### **Our priorities for the next 10 years**

This Strategy has set out the type of homes and tenures required in the city. The housing sector can support Sheffield's prosperity by creating the conditions to increase jobs in housing construction and retrofit, and providing the homes needed to attract and retain a skilled workforce.

Most of the supply of new homes will be led by private developers and we recognise that current development conditions are challenging, particularly with many of the brown field sites available. Over the life of this Strategy, we aim to work collaboratively to influence development viability and where possible strive to elevate build standards above nationally prescribed standards, for new homes across all tenures. We also recognise that large scale public investment will be needed to completely meet the huge demand for affordable housing.

New housing development has a key role to play, alongside the provision of adequate infrastructure, in helping to create the successful communities that people want to be part of, and we will adopt a "place shaping" approach to ensure this. This can be on a large scale for example where we have a "master-plan" for a whole area or for smaller developments, but it means we will work with local residents, the public, community organisations, private sector and housing providers to use our influence and abilities to create places where people want to live and work.

We will work together with partners to:

1. **Increase the range of good quality homes for all residents** and shape the places in which we live, encouraging private and public sector collaboration to invest in new housing developments to support city growth and a fairer balanced housing offer.
2. **Create new lifetime neighbourhoods in and around the city centre**, including an attractive offer for later living and downsizing households, more affordable housing, and more homes suitable for families in neighbourhoods with low to mid building heights.
3. **Accelerate regeneration** by redeveloping catalyst sites within priority neighbourhoods and reviewing existing homes and buildings to understand which locations may be suitable for regeneration projects in the medium to long term.
4. **Increase affordable housing provision** including new specialist, temporary and supported housing, through inward investment by social housing providers, Council resources, through planning powers, land use and partnership brokering and by incentivising developers to include more affordable homes.
5. **Build homes for the future** by ensuring new homes are built to Future Homes Standard 2025 to support net zero by 2030, utilising Modern Methods of construction and developing higher density homes that make more efficient use of land, maximising the benefits of Sheffield's hilly landscape.

#### Ambition 2 – Housing carbon emissions will have been reduced to net zero by 2030.

Climate change is recognised as the greatest challenge of our era. It will affect the places and homes in which we live. It will cost more to heat and cool our homes in the future, and we will see more frequent and serious property damage from extreme weather events. The impacts are expected to increase pressure on local health and community services, disproportionately affecting our most vulnerable communities.

Sheffield is not unusual amongst local authorities in needing to take rapid action. The city has a target to become a net zero carbon city by 2030 and housing needs to make a significant contribution to achieving this goal, as the sector is responsible for a third of Sheffield's total emissions with most of the energy consumption in the home coming from heating. The decarbonisation of all tenure homes in Sheffield will improve the impact our housing has on the planet, it will also help to reduce energy bills, address fuel poverty in the long term and improve health.

The challenges around decarbonisation include a lack of clear information and finances not being readily available. Lower income households are most likely to be living in the worst homes and within Sheffield a high proportion of households from Black, Asian, and Minoritised Ethnic backgrounds live in areas of the city which have higher levels of homes with excess cold hazards.

There are also technical issues with the housing stock in the city which we need to overcome to achieve this ambition. For example, many houses have solid walls which are difficult to insulate, and the limited capacity or cost of electricity supplies affect the pace of conversion of homes from fossil fuels. At the same time a lack of skills around retrofit, supply chain pressures and no national retrofit programme emphasises that the challenges do not have easily accessible solutions.

### Our priorities for the next 10 years

There are several priorities which sit under this ambition, and we will need to adopt them all to effectively build capacity to adapt and protect housing in the city. We recognise that this is going to be a huge challenge for the housing sector, homeowners, landlords and tenants, and that our ambition is stretching, but we need to do as much as we can, and there is action that we can take now. We need to retrofit our existing homes to be low emission and resilient to a changing climate, and ensure our new homes are built to a high, resilient standard.

The housing sector can adapt to operate effectively in a changing climate, responding to new opportunities in technology, investment, and legislation and promoting a proactive approach to innovation and piloting programmes.

#### We will work together with partners to:

1. **Develop a residential net zero plan for all housing in the city**, setting out how we will utilise our existing resources such as the heat networks, explore energy generation opportunities and encourage installation of insulation and ventilation to best prepare homes for modern systems when the market can supply them economically.
2. **Build the skills and capacity to deliver our ambition**, encouraging a diverse and inclusive workforce in the sector, which reflects our local communities and fairly shares the benefits of business growth, new skills, and jobs.
3. **Improve understanding and awareness**, promoting and supporting the opportunities to reduce carbon emissions, developing the Warm Homes Sheffield website and promotional campaigns to reach out to landlords, homeowners, tenants, and partners.
4. **Prioritise vulnerable households** delivering fair and inclusive decarbonisation that is led by local communities and reflects the diverse needs of our communities and neighbourhoods.
5. **Support climate and flood resilience** through better green infrastructure around Sheffield's homes, protecting ecological sites and encouraging measures which supports nature, reduces the air temperatures, and improves the liveability of our urban neighbourhoods including sustainable urban drainage (SUDS), and contributing to the implementation of the Flood Protection Programme.

### Ambition 3 - Safe, good quality and comfortable homes

Sheffield recognises the importance of good quality housing and the impact this has on people's health and wellbeing. Everyone should have choice and access to a safe and suitable home which is affordable to run, but we know this isn't the case for everyone. Whilst most of our residents enjoy good quality, safe and comfortable homes, people on lower incomes are more likely to live in poorer quality, colder housing and we will target actions to address this.

Significant investment across the whole housing sector and good management of homes in the rented sector is essential to achieving this ambition. Social landlords are working effectively across the city to manage their properties and tenancies, alongside a significant number of good private landlords. However issues can occur, and it is important that this Strategy responds to inconsistencies in the quality of management proactively and prevents

problems from arising. We want the city to build on and share the wealth of good management practice that exists across the whole of the rented sector, which accounts for almost half of Sheffield's homes.

The city's social housing stock needs significant investment to keep it at the Decent Homes Standard, which is the current minimum standard that it must meet, highlighted by increasing repairs and maintenance costs as stock conditions decline. Significant investment is also needed in the private sector to address housing hazards with the potential to cause serious harm. Sheffield still has many properties with solid walls, cavity walls and lofts or roofs that are uninsulated, leading to increased damp and mould, increased heat and energy demand and increased running costs. A disproportionate number of households from Black, Asian, and Minoritised Ethnic communities live in neighbourhoods with lower quality private rented sector homes and are more likely to live in overcrowded conditions.

### **Our priorities for the next 10 years**

This ambition will see resources prioritised and improvements delivered across all types of housing, so more homes are good quality and support the health of people that live in them. Across all tenures, the wider housing sector will drive forward innovative approaches, trialling of new technologies, sharing of expertise and collaborative working with residents and partners across the city to achieve, safe, quality homes. Achieving this ambition in the social housing sector, will be significantly shaped by the introduction of the Social Housing Regulatory Standards, which aims to strengthen the voice of tenants and ensure the quality of homes.

### **We will work together with partners to:**

1. **Improve quality and safety standards in the private sector**, using evidence to prioritise action in the worst homes and for vulnerable households, promoting advice and information to tenants and landlords about their rights and responsibilities, and continuing to take Council enforcement where necessary improvements have not been made.
2. **Improve social housing safety and quality** delivering strategic investment that continue to meet regulatory and safety requirements.
3. **Tackle damp and mould in Sheffield's housing across all tenures**, strengthening relationships with housing partners, health, and care to identify cases of damp and mould, prioritise investment and share better information on the causes, remedies, and the help available.
4. **Deliver high quality, responsive repairs services** – driving improvement in our repairs service and working with tenants to promote and improve landlord performance across the rented sector.

#### Ambition 4 – Great, safe neighbourhoods that people are happy to call home.

Home is not just about the house we live in, but our neighbourhoods and community. Well designed, safe neighbourhoods are key to supporting healthy and resilient communities. They help to create connected places where people can interact, support each other, and reduce social isolation.

We want all of Sheffield's neighbourhoods, regardless of tenure, to be clean, green, healthy, and safe places to live and visit. We want people to be happy with where they live, to be able to access the services and facilities they need close to home now, and in the future, and be able to make the most of everything the city's neighbourhoods have to offer.

Like other cities, Sheffield has some stark differences in the quality and safety of its neighbourhoods, the provision of services and facilities, and how active and engaged the communities are. Our neighbourhoods also have significant differences in character and tenure, with varying levels of rented and owner-occupied properties, leading to differences in landlord, partner, and community involvement.

There are increasing numbers of long-term empty properties in some areas, linked to neighbourhood decline, increased anti-social behaviour (ASB) and decline in housing availability. The levels of reported ASB and crime levels vary across the city with marked differences in some areas, with the centre and east of the city experiencing the highest levels and the south-west the lowest. Contributing factors to higher satisfaction with local areas as a place to live are good neighbours, low crime levels, low ASB, and clean streets, and lower satisfaction due to lack of upkeep of the local area, too much traffic and difficulty parking.

#### Our priorities for the next 10 years

As a city, we will listen, involve, and collaborate, working with communities, partners, and service providers to reduce inequality within our neighbourhoods and improve the places and spaces that make them great places to live. We want to deliver lifetime neighbourhoods that meet the changing needs of our communities as they grow up and grow older.

The social housing sector will work together with local communities to meet the new Social Housing Regulatory Framework's Neighbourhood and Community Standard. The new standard will require all social housing managers to have a professional qualification and will act as a catalyst for change in the quality of services delivered, the neighbourhood standards upheld and the way in which residents are empowered to be at the heart of driving and influencing positive and long-lasting change.

#### We will work together with partners to:

1. **Harness and invest in the knowledge, skills and capabilities of our communities** and those with lived experience to build capacity and greater resilience to support themselves.
2. **Strengthen collaboration between services and communities** at a neighbourhood level to develop locally owned solutions and plans that maintain and regenerate neighbourhoods and provide the infrastructure to improve social and economic wellbeing.
3. **Make neighbourhood assets work better for the whole community**, including buildings and services, parks, public spaces and transport.

4. **Create safe communities** through working with the Safer Sheffield Partnership, landlords, Police, other specialist organisations and residents to support community cohesion, ensure safety and enforce tenancy conditions.
5. **Bring more properties back into use**, targeting long term empty properties which are causing issues and providing expert advice to encourage them to be brought back into use, and using enforcement powers where this is not possible.

#### Ambition 5. Homes and housing services that end homelessness and support healthy, independent lives.

The links between mental and physical health and housing are well known and evidenced. Health inequalities in the city are stark particularly between people who live in poorer accommodation or are homeless compared to those with a settled, good quality home. This is most pronounced for young people, people with disabilities and those from minoritised communities.

Sheffield has seen an increase in the level of homelessness and rough sleeping, outstripping the availability of prevention services and housing leaving many in temporary accommodation. Access to health services is more difficult for people without secure housing and there is not always the right offer of housing, advice, and support for people in this situation with complex needs.

Advice, support, and treatment to live independently often involves more than one service or assessment. Referrals and pathways between services are fragmented and complicated and are not consistently helping residents to realise positive health, wellbeing, and housing outcomes.

There are also inconsistencies in the geographical provision of supported housing in the city, as well as gaps for some groups including women, care leavers, people with complex needs, people with learning disabilities, mental health needs and autism. Services are over-subscribed and with a shortage of social and supported housing, the number of unregulated Supported Exempt Accommodation Providers has increased. This often comes with very little support and at a high financial cost to individuals and the Council due to benefit regulations.

#### **Our priorities for the next 10 years**

The current economic and social pressures faced by Sheffield's residents mean that regardless of tenure, it is more important than ever that we support people to keep their current home or move to a new or supported housing option before their situation worsens. We want to make it easier for people to get help in a co-ordinated way, avoiding unnecessary delays and duplication and explore integrated housing health and care solutions in all tenures.

With community involvement we want to build on the existing strategic partnerships that are in place, especially in our most ethnically diverse neighbourhoods, to ensure services are appropriate and delivered in the way that suits local needs. We also want to transform our services and systems to concentrate on preventing a crisis occurring, allowing everyone to live their lives to the full while ensuring limited resources are used most effectively.

### We will work together with partners to:

1. **End rough sleeping and prevent people from becoming homeless** with better early help, advice and information, improving access to private rented properties, increasing the supply of emergency housing, ending the use of Bed and Breakfasts and minimising time spent in temporary housing.
2. **Support all households to be healthy and independent** with access to the advice and information they need in every area of the city, improved and expanded self-service options and targeted advice and support to those in poor quality housing, struggling to pay the bills and meet basic needs.
3. **Improve the quality and range of supported housing** in the city through the promotion of information about supported housing needs and opportunities, and integration and joint commissioning of housing health and care services, including coherent strategies for residential care and independent living schemes.
4. **Tackle health inequalities** through holistic and integrated housing health and care need assessment processes, developing joint support plans and pathways, and improving outcomes for people.
5. **Encourage more homes to support independent living** meeting the changing health and care needs of our aging and diverse population, including retirement living that connects people to their wider community and facilities, helps people to right size, adapt their homes and make more of assistive technology.

### Delivery

We have set out the overall vision and ambitions for Housing for the next decade and we will ensure people, prosperity and planet are at the heart of our delivery.

This Strategy sets a clear pathway to build on the city's housing successes and achieve its housing vision. Some of the priorities set out in this Strategy are intentionally stretching, and we cannot pre-judge all the activity that will be necessary to achieve them. Delivering the ambitions for housing will require collaboration to make the most of resources, skills and expertise. It will also require the commitment and action of the housing sector partners, stakeholders and communities across Sheffield to come together to make our homes and neighbourhoods places where people choose to live and can thrive.

A major strength in Sheffield is the way we work together to support our most vulnerable residents and we will use this to transform the systems and services that we all provide. The wide range of programmes and projects required to deliver on the priorities will be specified and managed in detail by various lead partner organisation. Where it is for the Council to lead on delivering priorities of this Housing Strategy, we will do this through existing and new junior housing strategies, delivery plans and key policies. The diagram showing this is appended to this Housing Strategy. We also recognise that a large element of this Housing Strategy will be delivered through the commitment and action of individual homeowners and private landlords, and we will support and encourage property owners to get involved and improve their own homes and housing by providing information including how to access government schemes, grants, and benefits.

It will be vital to continue to achieve progress through close collaboration with strategic partnerships such as the South Yorkshire Combined Mayoral Authority. Sheffield will continue to work with the Government departments to harness support and funding opportunities which help all of us to deliver these ambitions. Some of the delivery will rely on Government policy and resources, so we will lobby Government to influence these national decisions that affect every local area.

#### Governance and monitoring progress

Over the last few years, we have been dealing with a very unusual set of circumstance nationally and locally. It is important that delivery of this Strategy remains agile and that we are monitoring the impact of our actions within the wider financial and social context. The successes of this Strategy and its contribution to the Council's key themes, "People, Prosperity and Planet" will be measured in line with the Council's Performance and Outcomes Framework.

The Strategy's progress will be owned and overseen by the Council's Housing Policy Committee, and this Committee will be responsible for overseeing work with partners to update, develop and approve the junior strategies, plans and policies needed to deliver the Housing Strategy vision and ambitions.

The Sheffield Together Partnership will monitor progress against new housing delivery targets, develop and review delivery action plans and hold relevant partners to account for the delivery of the commitments.

The Strategic Housing Forum will review the relevant success measures in this document. The role of the Forum will also be to consider progress of action taken by the housing sector on existing plans and hold relevant partners to account for the delivery of the commitments, to develop new plans and seek and prioritise resources where these are needed to deliver the Strategy priorities.

There will be an ongoing conversation with communities, citizens, and partners in the voluntary and community sector to develop the detail of how this Strategy is delivered and ensure it remains correctly focussed. To help inform this dialogue about housing we will publicise performance information to tenants and residents which will show what has been done and what improvements have been made.

We will also keep our understanding of housing market changes up to date and refresh our Strategic Housing Market Assessment with a focus on the demand and supply balance across the whole housing market. And finally, we will continue to review the stock conditions of the homes in the city through regular stock condition assessments.

#### **Appendices**

The approach set out in this Housing Strategy will align with other strategies, such as the Learning Disability Strategy, Adult Social Care Strategy, Dementia Strategy, Children and Families Strategies, Domestic Abuse and Safe Accommodation Strategy and Drugs and Alcohol Strategy.

Table Showing Housing Delivery Strategies, Plans and Policies *Table still to be formatted- working draft.*

Housing Strategy Ambition	More homes and housing choice	Housing carbon emissions will have been reduced to net zero by 2030	Safe, good quality and comfortable Homes	Great, safe neighbourhoods that people are happy to call home	Homes and housing services that end homelessness and support healthy, independent lives
Primary Delivery Plans	<i>Housing Growth Delivery Plan 2024</i>  Central Area Masterplan  <i>Older Person Independent Living Strategy 2024 -2029 and Action Plan</i>	<i>Road Map to Net Zero for all Homes</i>	Fire Management Plan  Damp and Mould Action Plan  <i>Tenancy Strategy</i>	Gleadless Valley Masterplan 2022  <i>Tenancy Strategy</i>	Homeless Prevention and Rough Sleeper Strategy and Action Plan 2023 - 2028  <i>Older Person Independent Living Strategy and Action Plan 2024 – 2029</i>  <i>Temporary Accommodation Strategy and Action Plan</i>
Plans and Strategies that support all ambitions.	Housing Revenue Account Business Plan Housing and Neighbourhoods Race Equality Action Plan Tenant Engagement Strategy and Action Plan 2023 <i>Asset Management Strategy and Action Plan</i>				
Guiding Documents	<i>Sheffield Plan and Development Policies 2024 - 2039</i>  Strategic Housing Market Assessment 2018  <i>Specialist Accommodation Assessment 2024</i>  Acquisition Strategy 2021  Shared ownership policy 2021	<i>Sheffield Plan and Development Policies 2024 - 2039</i>	<i>Fire Safety Policy</i>  Damp and Mould Policy 2023 - 2025  Private Housing Standards Enforcement Policy 2018  Private Sector Housing Condition Database 2021	<i>Neighbourhood Management Policy 2024</i>  Introductory Tenancies Policy  Housing & Neighbourhood Service: Our Approach to Anti-Social Behaviour 2022	Allocations Policy 2016  Private Sector Assistance Policy 2020  Sheffield Domestic Abuse and Safe Accommodation Strategy 2021 - 2024  <i>Specialist Accommodation Assessment 2024</i>

Nb Text in italics denotes documents still in development.

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# Glossary

Affordable homes / housing	Homes for sale or rent for people whose needs are not met by the market.
Anti-Social Behaviour (ASB)	Behaviour by a person which causes, or is likely to cause, harassment, alarm, or distress to people who don't live in the same household as that person.
Brown Field Sites	Previously developed land that had a permanent structure on it.
Carbon Emissions	The release of carbon compounds, such as greenhouse gases, into the atmosphere that are harmful to the environment.
Catalyst Sites	Important sites for housing and neighbourhood development which will help kickstart wider improvements to an area.
City Goals	The shared vision for Sheffield to become in ten years' time.
Council Plan	A clear and positive statement of what we want to achieve for Sheffield between 2024 – 2028 and which sets the direction of travel for the whole organisation.
Decarbonisation	The reduction of carbon dioxide and greenhouse gases from processes and operations. For example, decarbonising the electricity grid through the generation of more renewable energy and reduction in fossil fuel-based power generation.
Decent Homes Standard	A minimum standard for all social rented housing in England and Northern Ireland.
The Sheffield Plan	A statutory document, prepared by the Local Planning Authority in consultation with the community, that guides the future of the city by setting out how and where development will take place up to 2039.
Flood Protection Programme	A collection of flood protection schemes that are part of our citywide commitment to making Sheffield a greener city that adapts to climate change and manages flood risks more sustainably.
Future Homes Standard 2025	A Building Regulations update that will come into effect in 2025, requiring all new build homes to be net zero ready from 2025.
Homes England	The Government's housing delivery organisation that funds and supports the delivery of affordable housing in England.
Housing Policy Committee	A Committee within the Council that makes housing decisions.
Levelling up and Regeneration Act 2023	Provides the regulations to speed up the planning process, provide more local decision making and reduce inequality, with the aim of delivering more sustainable communities.
Local Housing Allowance	The maximum amount that people renting from a private landlord that can claim in Housing Benefit or Universal Credit.

Net Zero by 2030	The reduction of greenhouse gases to as close to zero as possible with any remaining emissions removed from the atmosphere and stored. Sheffield has taken net zero to mean a 95% reduction in emissions by 2030.
Performance and Outcomes Framework	The structure and approach for how Sheffield City Council will provide effective performance management against delivery of the Council Plan outcomes.
Renters Reform Bill 2023	A Bill setting out the Government's plans to improve the private rented sector and level up housing quality.
Safer Sheffield Partnership	A group of public service organisations working to address and reduce community safety issues in Sheffield.
Sheffield Together Partnership	Representatives from the Council, Homes England, South Yorkshire Mayoral Combined Authority, the Sheffield Property Association, and the South Yorkshire Housing Partnership, working together to increase housing delivery that meets need across the city.
Social Housing Act 2023	Sets out the regulations for the provision of social housing, including increased regulation of social landlords and new rules for protecting tenants from serious hazards in their homes.
Social Housing Regulatory Standards	Set the outcomes that social landlords in England must deliver for tenants.
Social Housing Regulatory Neighbourhood and Community Standard	Outcomes landlords must deliver around engaging with other relevant organisations so that tenants can live in safe and well-maintained neighbourhoods and feel safe in their homes.
Social Landlords - Registered Providers	Landlords that provide not for profit housing for rent and are registered with Homes England
South Yorkshire Combined Mayoral Authority	A collaboration of the local authorities of Barnsley, Doncaster, Rotherham and Sheffield and the private sector, to create a stronger, greener, fairer South Yorkshire. It is led by the Mayor of South Yorkshire.
Specialist Housing	Accommodation for a group of people with specific needs (such as purpose-built housing for the elderly).
Strategic Housing Forum	A group led by Sheffield City Council, that brings together the Council and Registered Social Providers to work on strategic housing issues.
Strategic Housing Market Assessment (SHMA)	Identifies the scale and range of housing required over the course of the Sheffield Plan and is a statutory requirement for Local Authorities
Supported Exempt Accommodation Providers	Providers of accommodation which is exempt from certain Housing Benefit provisions.
Supported Housing	Accommodation provided alongside support, supervision, or care to help people live as independently as possible in the community.



Supported Housing (Regulatory Order) Act 2023	Sets out the regulations for improving conditions in exempt supported housing
Sustainable Urban Drainage (SUDS)	Drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses
Temporary Housing	Somewhere for homeless people with a priority need to live, whilst waiting for rehousing.
Warm Homes Sheffield	Partnership with Sheffield City Council to help households access energy efficiency schemes, access available grants and funding for home improvements, and adopt energy-efficient technologies.



# Housing Strategy

## Evidence

This report provides a summary of the evidence for the Housing Strategy. It includes data and information from a number of national and local sources and is split into eight sections:

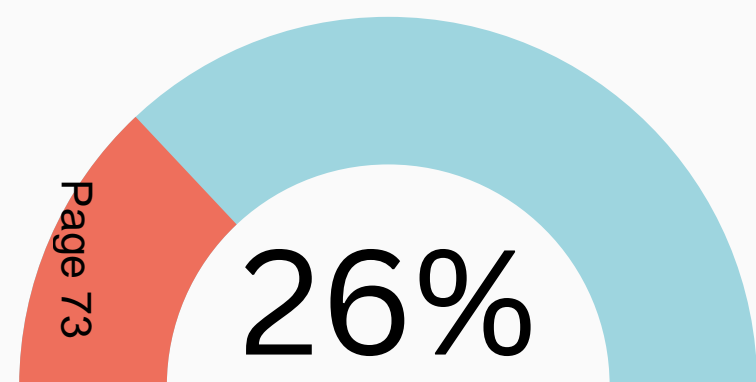
- Our People
- Our Homes
- Our Housing Market
- Our Housing Needs
- Our Housing Conditions
- Our Neighbourhoods
- Comparison
- Data Sources

# Our People

## Population

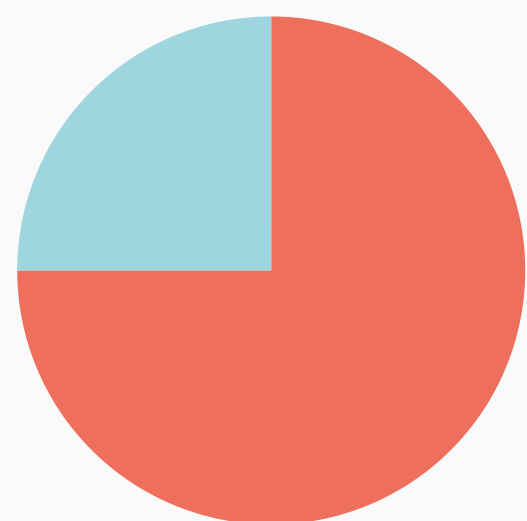


556,500 people living in the city



From Black, Asian, and Minoritised Ethnic backgrounds

Indian, Pakistani, and Black African are the largest minoritised ethnic groups in Sheffield.



3/4 of those living in the East are from Black, Asian, and Minoritised Ethnic backgrounds.

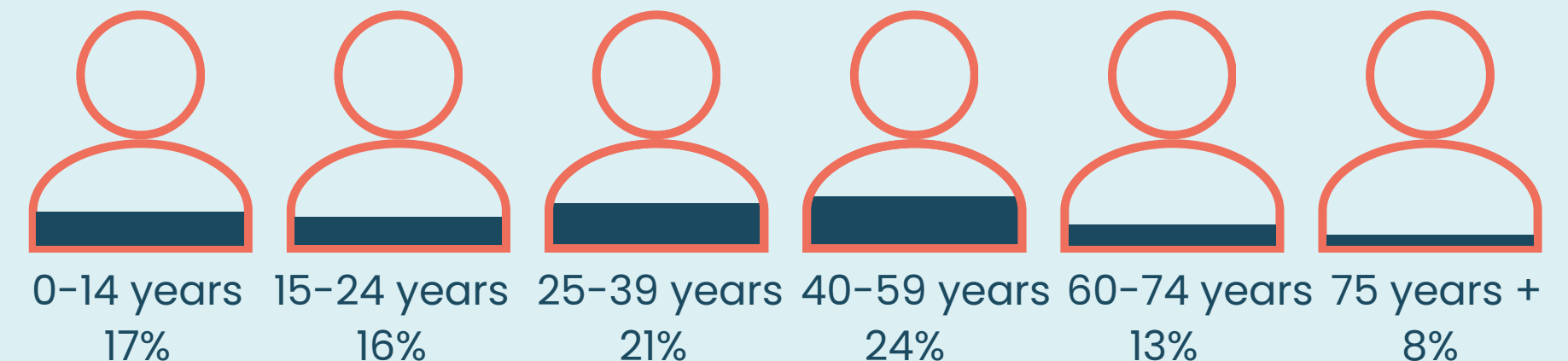


20% are disabled



12% from the LGBTQ+ community

## Age Profile



## Households

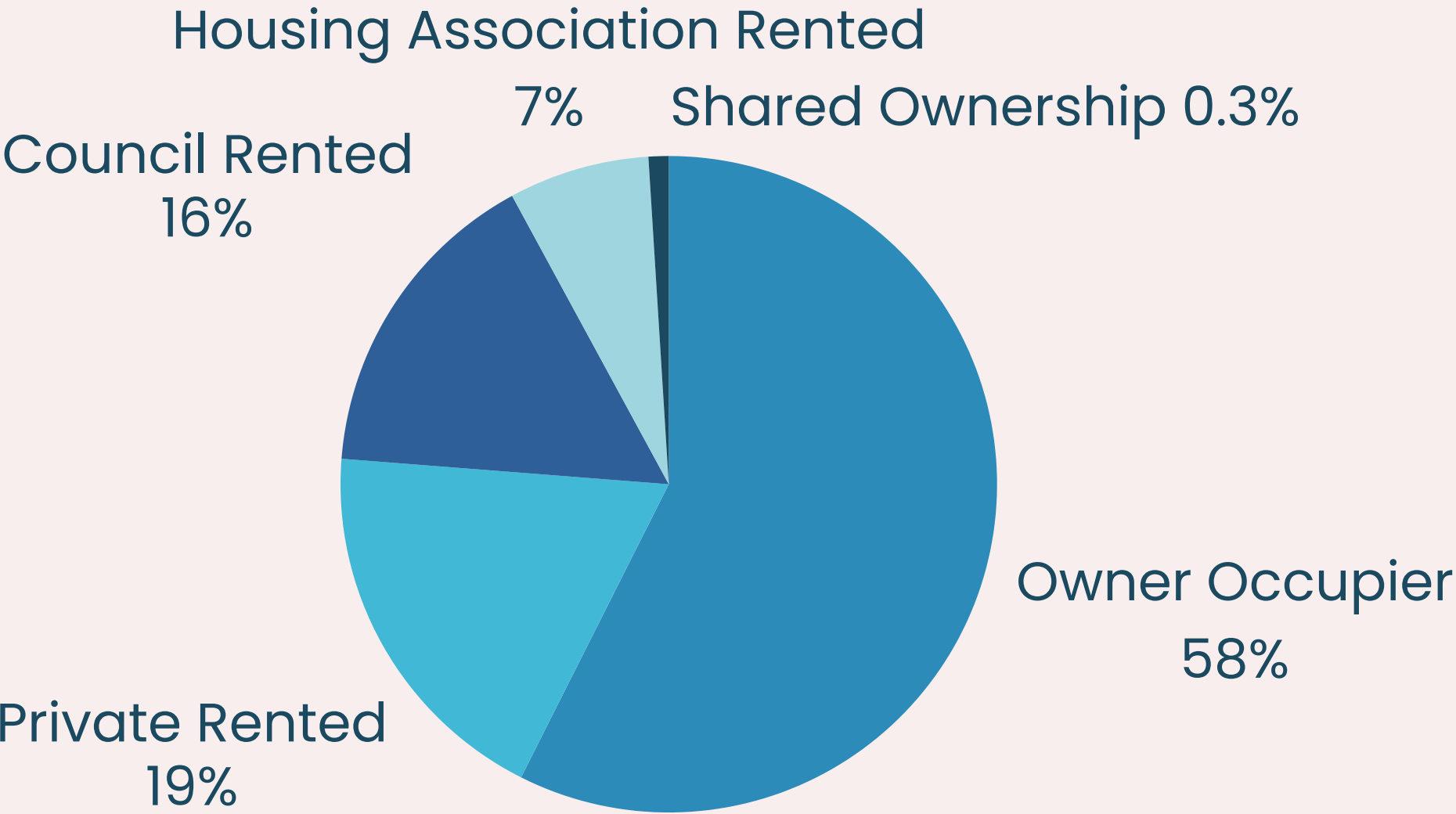
1 in 6 households are couples with dependent children

1/3

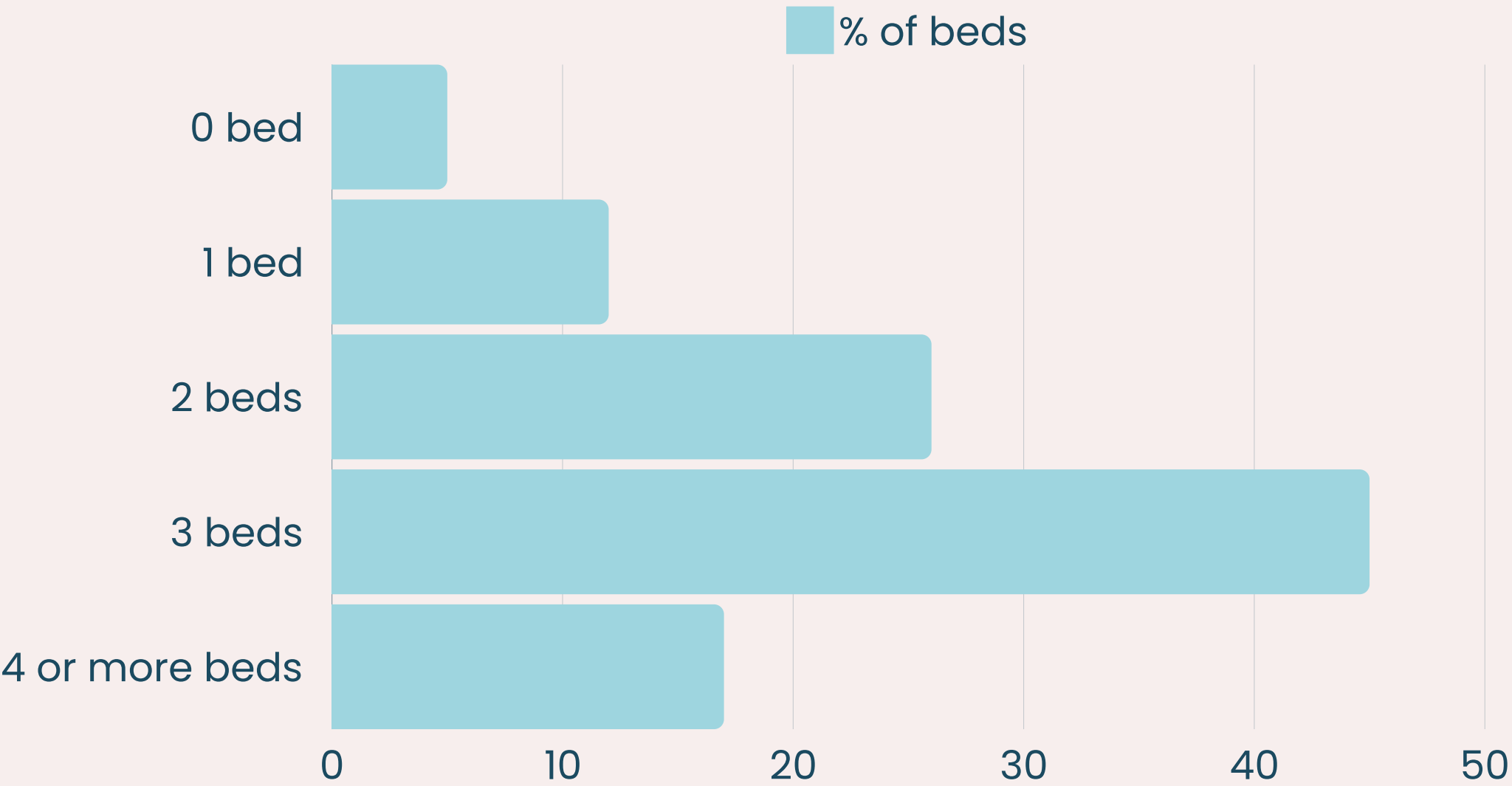
of households are single people

# Our Homes

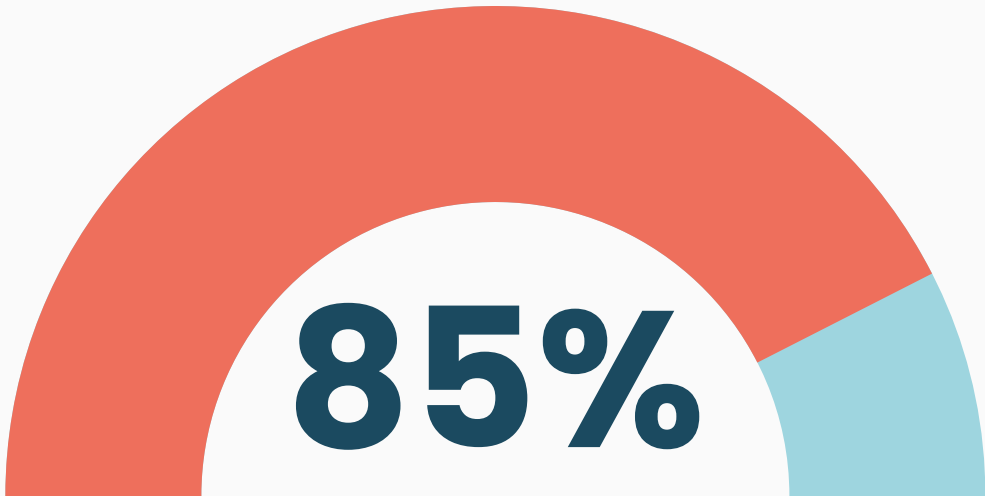
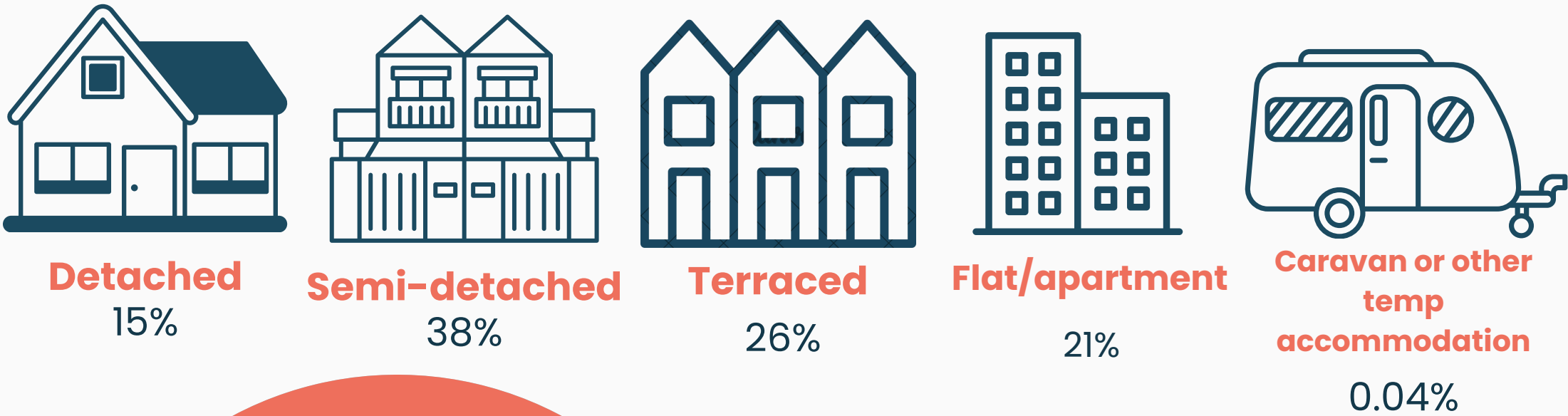
## Housing Tenure



## Bedsizes for all properties



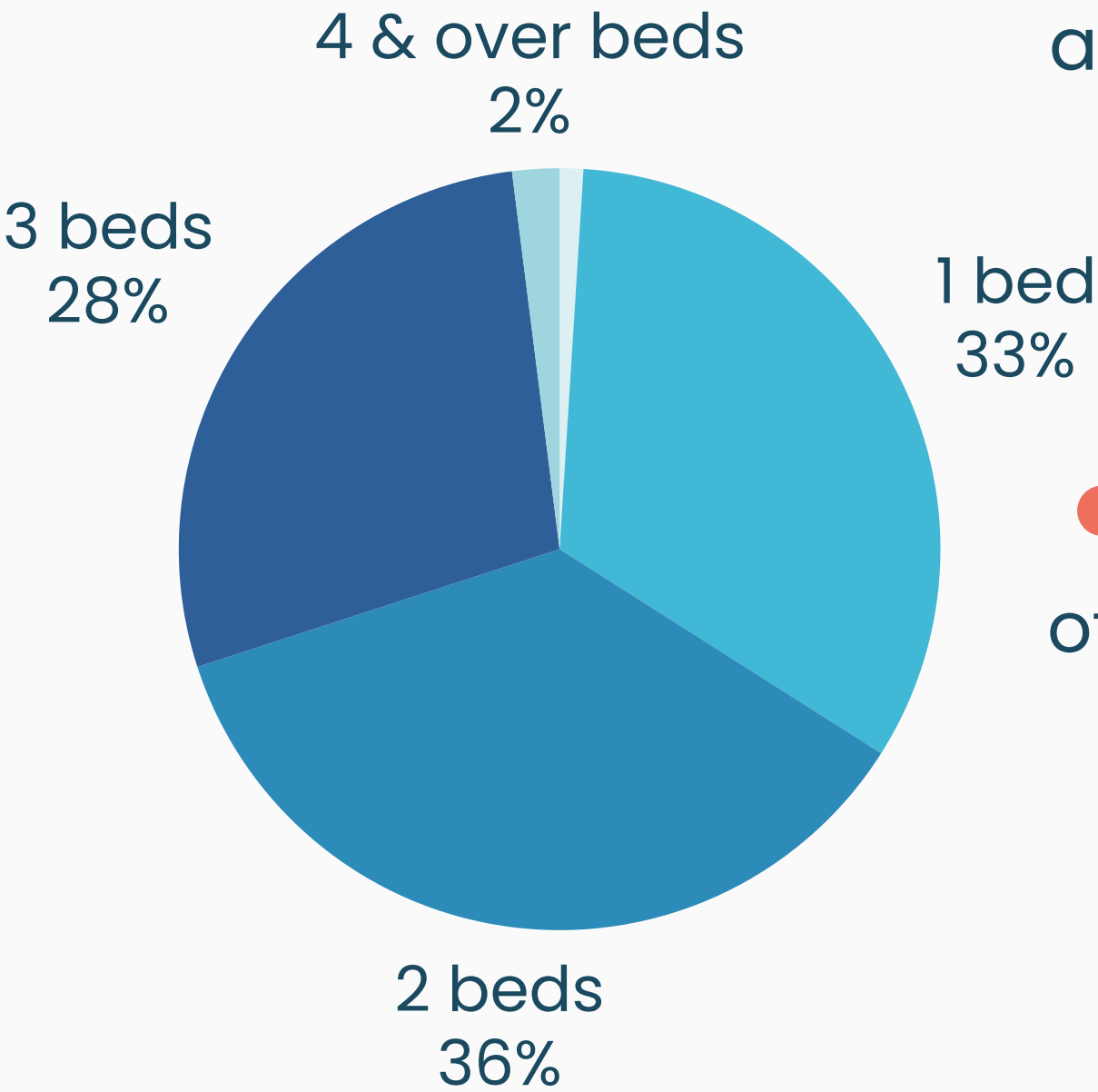
## Housing Type



of the homes in the City Centre HMA are flats

## Social Housing

Mostly in the North East, South East and Manor, Arbourthorne and Gleadless areas



49% of social rented properties in Sheffield are houses

# Our Housing Market



**£216,103**

Average house price



**£40,718**

Average household income

**5:3**

City house price to income ratio



**24%**

aged 16–64 claiming benefits



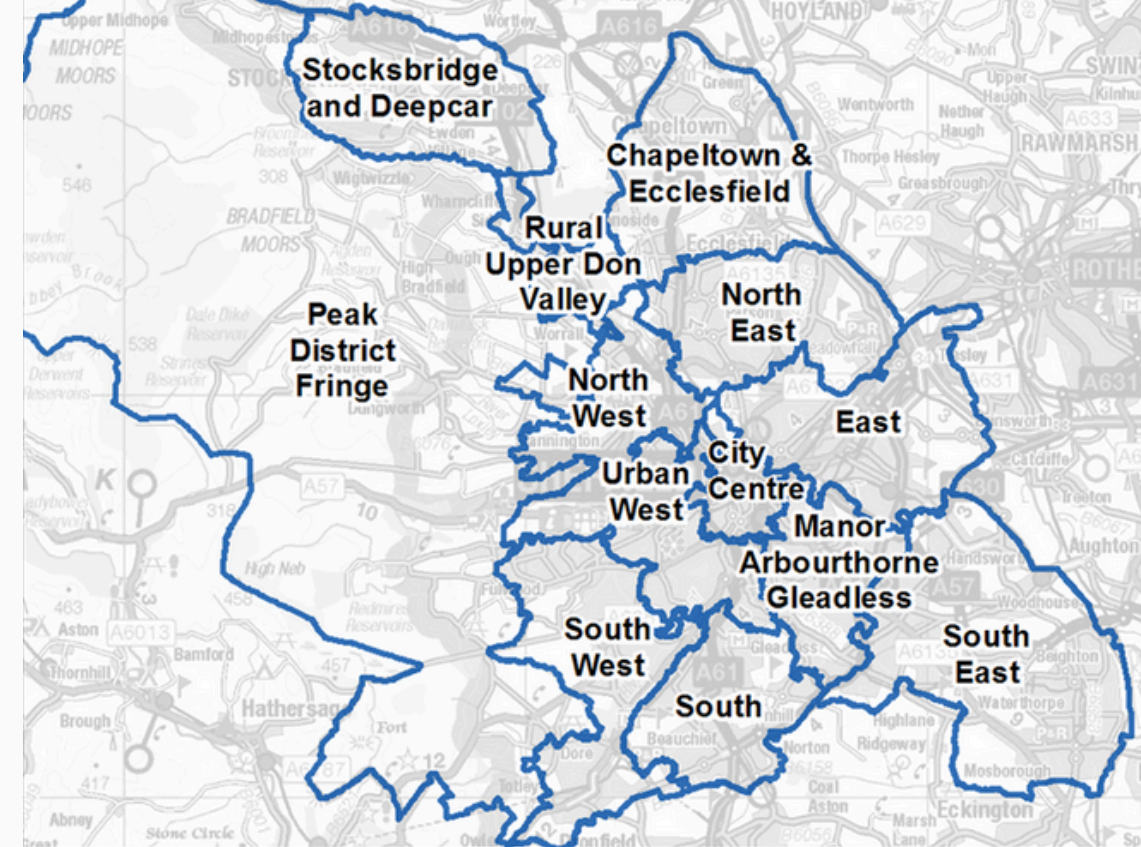
**£850**

Average private rent

**LHA**

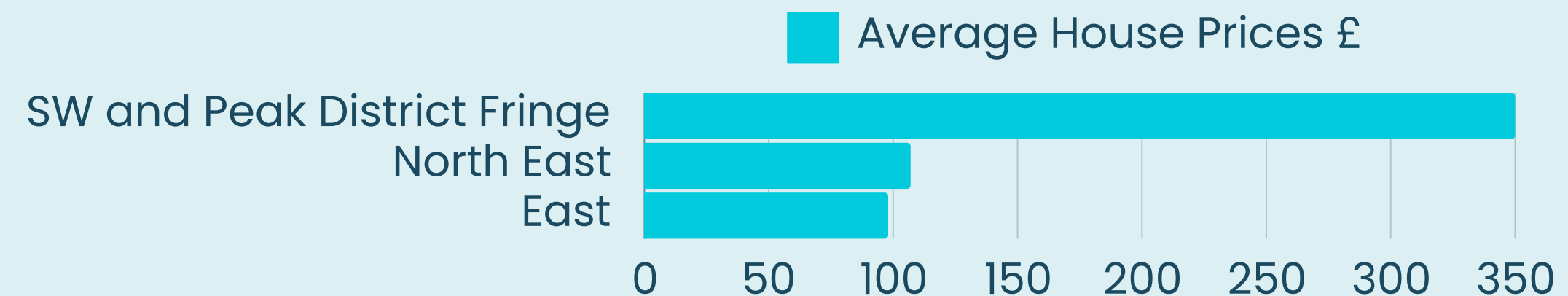
**£632**

Average Local Housing Allowance (LHA)



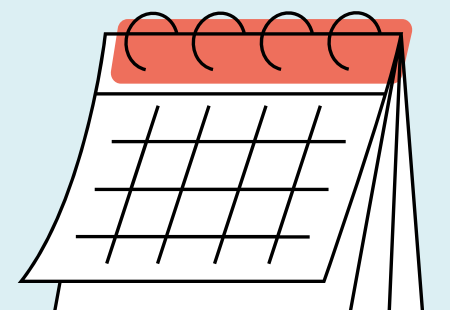
Peak District Fringe and South West have the **highest rents**. Stocksbridge & Deepcar and the East have the **lowest rents**.

Most expensive and least expensive areas in the city



## Social Housing Demand

**12,122** people actively bidding  
**3,586** properties advertised



**89**

Average bids per property. Three bed properties receive bids 109.



**138**

Average days wait for priority cases

# Our Housing Needs

**3,898**

homelessness  
presentations in 2022/23



Main reasons for becoming homeless:

1. Being asked to leave by friends and family
2. Domestic abuse
3. Loss of private rented accommodation



2019 – 69 households in temporary accommodation (TA) and of these 26 were in hotels. March 2024 – **714**

**households in TA** of which 363 are in hotels.



6.2% of households in Sheffield are **overcrowded** and up to 13.6% in the East

**35,500**

planned new homes by 2039

**902**

Affordable Houses needed per year

## Types of Housing Needed



The city needs more **1** bed and **4** bed homes in the social sector



The city lacks **2** bed homes in the private sector



More **3** and **4** bed homes for sale are needed

More **lifetime homes** are needed to meet demand from older households

Purpose built **private rented** accommodation for homeless households

**Supported housing** for people with complex & multiple needs



# Our Housing Conditions

**97.4%**

Of Council properties **meet the decent homes standard**



16% of private sector homes have a **serious housing hazard**

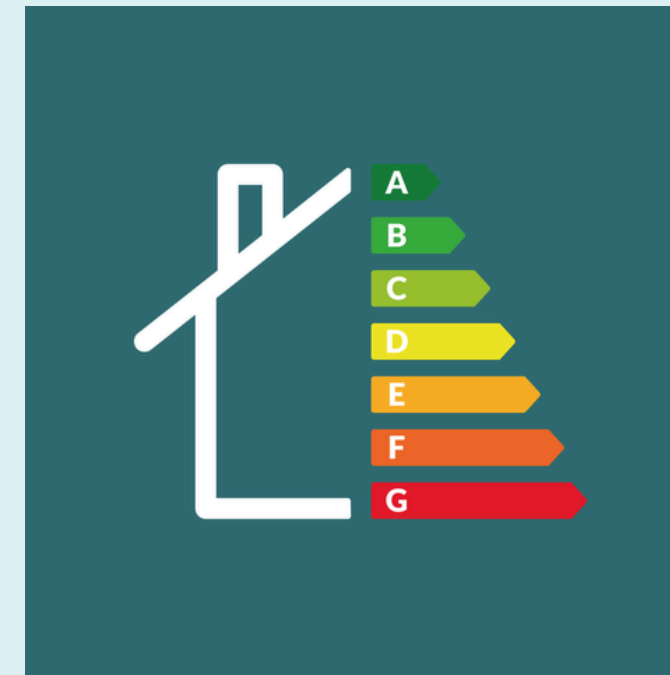
**£87 mil**

To mitigate all the **hazards** in **private** homes

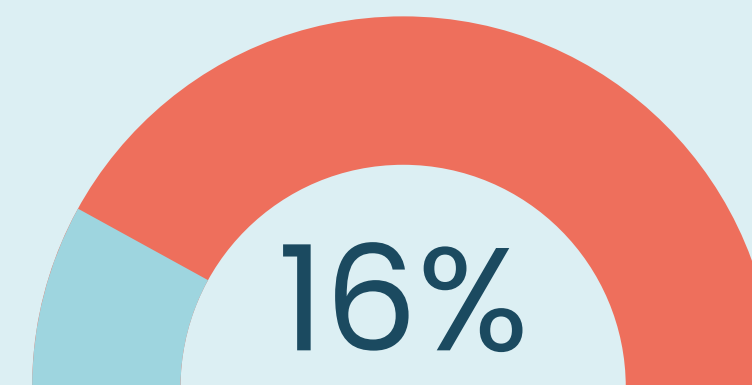
**1451**

Serious hazards removed in the private rented sector

**34%** of Sheffield's carbon emissions are from housing



Energy Performance Bands E – G  
**25%** private housing  
Less than **1%** council housing



Households are in **fuel poverty**

33,842 private dwellings with **un-insulated cavity walls**



**Excess cold** is more common in **private rented** homes

# Our Neighbourhoods

## Satisfaction with their Neighbourhood

**under 50%**

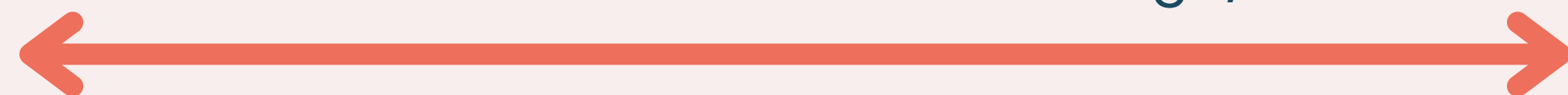
North East/East

**69%**

Citywide

**85%**

Peak District  
Fringe/South West



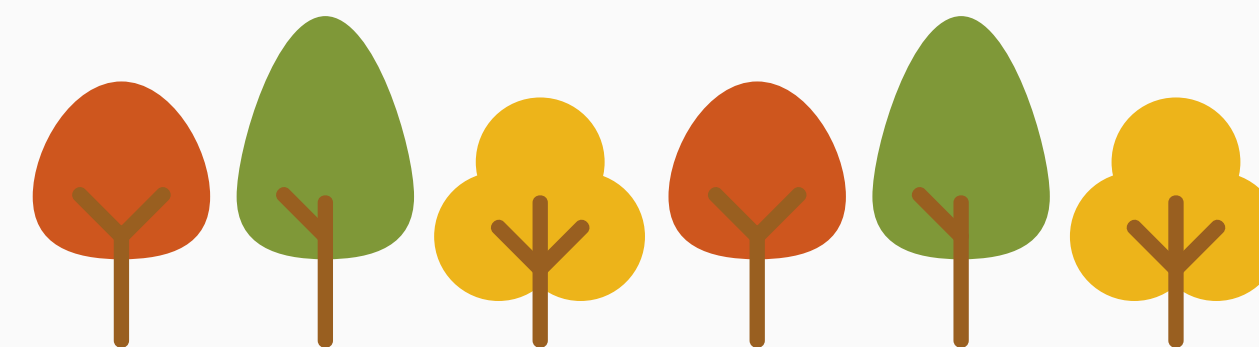
lowest

Highest

Residents said the **most important** neighbourhood factors were:

- Low crime & ASB
- Public transport
- Clean streets

**2,624** properties empty for over 6 months  
**10%** increase over the last decade



**849**

acres of grassed  
areas in the city

**52**

miles of Sheffield lies  
in the Peak District  
National Park

**9** out of **13** the city's  
areas feel actively  
engaged in their  
local community



## Crime

**177**

Crime incidences  
per 1,000 of the  
population

**25**

ASB incidences  
per 1,000 of the  
population

Crime rates are highest in the city centre  
(522) and lowest in the South West (67)





# Comparison with other cities

	% Disabled	% BME	Average House Price (Dec 23)	No. of Social Housing
England	17%	26%	£299,162	4,005,663
<b>Sheffield</b>	<b>20%</b>	<b>26%</b>	<b>£216,103</b>	<b>52,334</b>
Birmingham	17%	57%	£229,962	99,499
Bristol	17%	28%	£355,199	35,879
Leeds	17%	27%	£237,069	69,742
Liverpool	22%	22%	£173,665	54,758
Manchester	18%	51%	£248,260	63,276
Newcastle	19%	26%	£196,297	33,476
Nottingham	19%	43%	£193,384	31,796

	% Overcrowded	% Fuel Poverty	Crime per 1,000 of population	No. of Long Term Empties
England	6%	13%	131	261,474
<b>Sheffield</b>	<b>6%</b>	<b>16%</b>	<b>177</b>	<b>2644</b>
Birmingham	11%	23%	199	6399
Bristol	8%	13%	179	1881
Leeds	7%	16%	208	3146
Liverpool	5%	18%	210	5351
Manchester	10%	18%	n/a	1875
Newcastle	5%	15%	227	1769
Nottingham	9%	18%	199	1484



# Data Sources

- Strategic Housing Market Assessment 2019
- Private Sector Housing Condition Database 2021
- Census 2021
- Land Registry House Prices 2023
- Rightmove Private Rents 2023
- Department of Work and Pensions Benefit Claimants 2023
- H-Check
- Gov.UK Vacant Dwellings by Local Authority District 2023
- BEIS Households in Fuel Poverty 2023
- Oxford Consultants for Social Inclusion Community Needs Index 2023
- SCC Housing Performance Dashboard 2024
- Local Housing Allowance Rates 2024
- Police UK Crime Date 2023–24

# Let's Talk About Sheffield's Housing

## Consultation Report

### What

Work is underway to draft a new Housing Strategy for the city. The Housing Strategy will outline the key housing challenges and opportunities for the city over the next 10 years. It covers all types of housing across the city including council properties, private rented properties and privately owned homes.

### Why

It is really important that the Housing Strategy reflects the needs and priorities of people in the city. Over February and March, we consulted with residents about the key housing issues and challenges facing the city, to understand what should be prioritised within the Strategy. We shared the draft vision and ambitions of the Strategy to see if people agreed with them and to ask if we missed anything.

### How

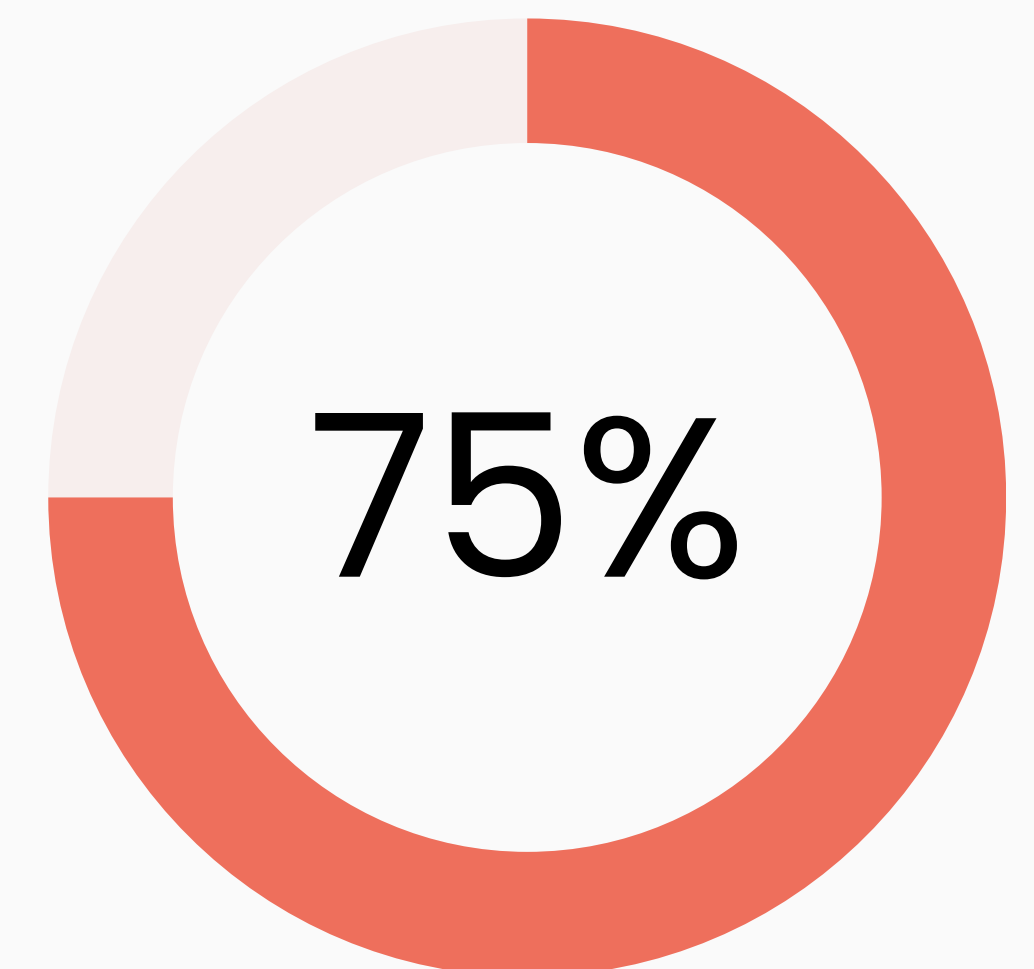
Over 800 of you got involved by filling out our survey – *Let's Talk about Sheffield's Housing* – or attended one of our focus groups. You can read on to find out what you told us and how this contributes to creating a new Housing Strategy for the city.

## Draft Vision

We asked you about our draft vision which is:

***“That everyone in Sheffield can live in a home that supports good health and is suitable for their needs. We want people to have more housing choice and better access to a home which is affordable, safe and climate ready”***

- 75% of you agreed with the vision, believing it set the right direction for the city.
- However some of you felt that repairs of existing properties was missing from the vision, and that affordable housing should receive greater prioritisation.



# Draft Ambitions

We also asked you about whether the ambitions we'd set out were the right ones. This is how many of you agreed:

Ambition	Agreement
Housing carbon emissions will have been reduced to net zero	54%
More homes and housing choice	77%
Good quality safe and comfortable homes	84%
Great neighbourhoods that people are happy to call home	84%
Improving health and wellbeing through housing	80%

- There was strong agreement that ambitions 2-5 were the right things to include in the strategy.
- Fewer of you agreed with the ambition that 'Housing carbon emissions will have been reduced to net zero'. You told us this was because it was hard to understand and difficult to achieve by the date set out.

# Other Themes

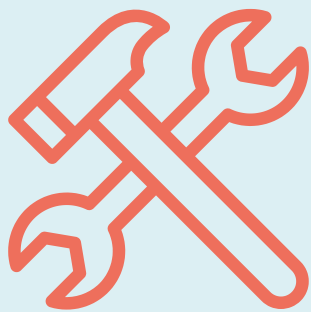
We looked at all of the comments given as part of the survey and through focus groups and have put these into the below themes:

## Affordable Housing

Affordability was a key issue for residents, both in terms of building more affordable homes and challenges running a home. Housing being unaffordable was most mentioned by young adults (19-24 years), private renters and Black, Asian and Minoritised Ethnic respondents.



## Maintenance



Maintaining existing homes, including dealing with damp and mould, was very important to lots of respondents. Some felt this should be included in the vision. Dissatisfaction was expressed by Council tenants around the Council's repairs service.

## Safety

The safety of the area was important for residents and particularly young people. There were repeated mentions of issues around antisocial behaviour and drug use, and the importance of having a safe home.



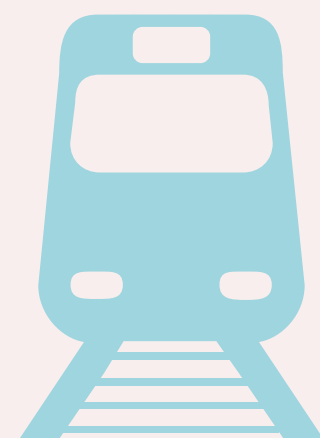
## Local Area

A strong theme came through in the survey responses was that a home is not just about the property, but also the surrounding area that people live in. People put great value on access to green space and the appearance of the local area.



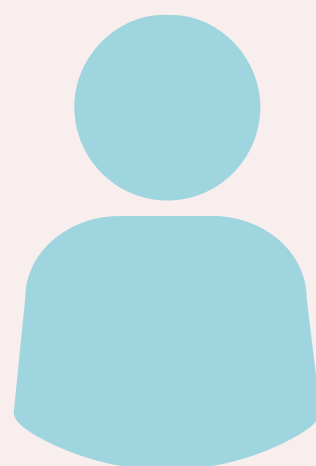
## Transport and Services

You told us that infrastructure such as public transport and local services were important to you, and for creating successful neighbourhoods.



## Independent Living

Developing properties for older and disabled people and supporting them to live independently in their home was important to residents.



## Private sector regulation

More regulation in the private rented sector, including holding landlords accountable to their responsibilities and rent controls, was raised in feedback to numerous questions.



## Better Collaboration

You told us that you wanted to see better collaboration between partners to tackle important issues such as domestic abuse.



## Next Steps

We have used your feedback to help shape a draft of the Housing Strategy. The next stage is to consult with you on the draft Strategy.

We plan to have another survey and additional focus groups, and make sure that everyone gets a chance to have their say to shape the Strategy.

This will take place over June and July before the final strategy is confirmed in September 2024.



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