

## **South-West Sheffield Housing**

### **Information Published on the City Council Website In November 2018-11-15**

#### **Sheffield Average House Price Information**

This is a series of charts showing, Housing Market Area (HMA) by Area, what the price of an average house has been each quarter from 2001 to the first quarter of 2017. Inexplicably it has not been updated since the first quarter of 2017. The datasets were compiled from Land Registry information on house price sales in the quarters and Land Registry prices are regarded as the most reliable available. This shows that as compared with Sheffield as a whole the average prices in the South West HMA, in Dore and Totley Ward and in Dore Neighbourhood (definition of the latter unknown) have been as follows:

	Jan-Mar 2001	Jan-Mar 2010	Jan-Mar 2017
Sheffield	£57,013	£120,101	£147,964
South-West HMA	£109,901	£207,322	£269,850
Dore&Totley Ward*	£135,301	£207,454	£316,485
Dore Neighbourhood	£127,836	£251,301	£371,997

\*Where ward boundaries changed in 2016 the prices thereafter relate to the new ward boundaries

Looking at the final column in this quarterly series, the South-West HMA average price in Jan-Mar 2017 at £269,850 was the highest HMA average in the city. The second highest was the special case of the Sheffield Peak District HMA at £256,608, dropping to the third, City Centre HMA, at £185,654. The lowest HMA average was East Sheffield at £77,614

Turning to wards, Dore and Totley's average at £316,485 was the highest, followed by £290,118 for Fulwood, £244,624 for Nether Edge and Sharrow and £231,764 for Ecclesall, with Shiregreen and Brightside at the bottom at £74,283.

Turning to what are described as 'neighbourhoods', in Jan-Mar 2017 Dore had the highest average price at £371,997, with the exception of Crookesmoor which had what must be an exceptional figure at £782,222 (which is quite out of line with the neighbourhood's figures for previous quarters). The only other neighbourhoods scoring over £300,000 were the 'RuralArea' at £366,330, Nether Edge at £358,995, Whirlow/Abbeydale at £345,693 and Ranmoor at £322,062

## **Facts and Figures 2015/2016**

Sheffield City Council produces (or rather has produced) an Annual Housing Statistics Report under the above title. The last one on their website is for 2015/2016 with no explanation of why nothing more up to date has been posted. It is heavily weighted towards reporting statistically on Council Housing and their responsibilities with regard to it; but other more relevant information for our purposes is worth highlighting even if it is dated.

The total number of residential dwellings in Sheffield in 2015/16 was 243,432. Of these the majority, 75.8% (or 184,721) were privately owned (although some of these might have been rented out); 16.5% (or 40,195) were Council owned; 7.6% (or 18,441) were owned by registered providers of social housing and 0.1% by other public sector bodies. Over the previous 5 years the number of Council-owned properties had declined by 188. Of the Council houses 47% were houses and 39% flats, with 7% each of bungalows and maisonettes. Very roughly a third each of these properties were 1 bed, 2 bed or 3 bed; only 1% were 4 or more bedrooms. The number of Council-owned properties in the South West is the second lowest after the rural areas. At the end of 2015/16 there were 39,871 'active' people on the housing register (ie. on the waiting list for a Council property). At the end of the period there were just over two applicants for every Council property which became vacant in the year, which is a better guide to the number of really active 'bidders'. On average it was then taking around 29 days to re-let a vacant property.

Over the five years up to and including 15/16, 5,978 new homes were built in Sheffield of which 4,434 were for the private sector, 1,170 for the social sector and 374 for purpose-built student flats. Of the new builds in 2015/16, 77.3% were flats, maisonettes, apartments or purpose-built student flats and only 22.7% were houses. The vast majority of the completions took place in the City Centre HMA (40.8%) and City Centre west HMA (28.8%), with 10.3% in the North East HMA. All other HMAs had small numbers and the South-West HMA had 1.7% of the total. Most of the large building sites (completing over 10 properties each) were in the City Centre, City Centre West and North East.

Sheffield's target is to build 88% of its new homes on brownfield sites and it beat that target convincingly over each of the five years to 2015/16, in which year it achieved a highly commendable 97.8%.

Where homes are rented privately the highest rents are in the west (rural areas and the South West HMA), with average monthly rents of £779 in the South-West HMA and £741 in the Sheffield Peak District HMA.

## **Sheffield Strategic Housing Market Assessment**

The last Sheffield Strategic Housing Market Assessment on the Council website is dated 2013. The website says that the Council has a statutory duty to undertake a Housing Market Assessment in order to identify the scale and range of housing required over the course of their Local Plan. The SHMA tells us, they say:

- 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 the Council can use in the development of housing and planning policies to help guide future housing delivery.

In short the SHMA helps to ensure that the right mix and types of home are being delivered in the right places.

Plainly a new SHMA is need (at least on a 5 year cycle). A study to produce the 2018 SHMA has been undertaken by CRESR, part of Sheffield Hallam University, and is described on the website as being “available early in 2019”. Strange, one would have expected it to be available earlier as vital in evidentially underpinning the Sheffield Plan which was to be published in late 2018!

### **Housing Area Market Profiles**

SCC post on their website Housing Market Area (HMA) profiles for each of the 13 HMAs. Each profile contains reports and summaries which provide information on the distinct housing markets and their social characteristics of the HMA, including house prices, types of housing and types of communities living there. They supposedly identify the types and range of homes that are needed in the areas to meet current and future demand for housing in the city. They cover:

- Different neighbourhoods in the HMA
- Population and households in the area
- Income levels and other economic information
- Existing housing types, size and tenure, plus house prices, sales, private sector rents and social housing turnover
- Neighbourhood information such as satisfaction, crime levels and school performance
- Older people’s accommodation
- Planning information for the area, such as the number of new homes built in recent years and future land availability
- The housing needs and aspirations of households that will be moving in or to the area in the next 5 years.

Parts of these profiles are supposed to be updated yearly but some parts can only be updated every 5 years (perhaps when the SHMA is carried out). As a result the extracts which follow for the South West HMA may in part be significantly out of date, but since none of these profiles are adequately dated through their large texts, it is difficult to use them as totally authoritative guides. The sources used include the

2011 census, the 2013 SHMA, Council data, Experian and Land registry sales. Some of the SHMA data is based on a household survey of a statistically representative sample of 3,363 Sheffield households

## **South West Housing Market Profile**

The principal findings for the South West HMA, which comprises Bent's Green, Bradway, Brincliffe, Dore, Ecclesall, Fulwood, Millhouses, Ranmoor, Totley, and Whirlow/Abbeydale, are:

### *1. Household profile:*

- Popular with affluent families and older households for its suburban nature, good quality family housing, well performing schools and proximity to the National Park
- 84% of households are owner occupiers – much higher than elsewhere in city
- The most populous category – *'legacy elders'* – living alone in comfortable suburban homes on final salary schemes, but all of the top ten Mosaic categories for this area comprise households with comfortable affluent lifestyles.
- Larger proportion of older (65+) people than citywide, particularly in Dore & Totley where they make up 24% of the population

### *2. Economic Profile*

- Most affluent HMA in city, with high levels of employment and incomes. Popular with professionals (including from universities), executive level earners and managers
- Highest median level income in the city at £44,702 compared with £27,230 citywide
- High levels of equity, with 70% of households having more than £150,000 at last SHMA (now likely to be higher)
- Average levels of savings high - quarter having at least £75K, but also a quarter with less than £5K

### *3. Housing profile*

- Lot of low density detached housing
- Large supply of 3 or 4 bed homes for families, but few options for those seeking smaller homes
- Under occupation levels are above the citywide average and highest (92%) amongst owner-occupiers
- New build completions low – just 273 in last 6 years (which?) – constrained by Conservation Areas and Green Belt; so poor capacity to meet its future housing need
- Most of the social rented stock in the SW HMA is council owned and the highest supply is in Dore & Totley (now there's a surprise!). Most of it is one bed-roomed and therefore is on average smaller than citywide [perhaps reflecting the age of occupants]

#### 4. *Neighbourhood profile*

- Most popular area in city and 92% are satisfied with it as a place to live
- The quality schools (particularly primary) are perceived as better than elsewhere in the city, and school attainment is a key driver for demand in the area
- Crime and ASB are considerably lower here, attracting affluent movers

#### 5. *Supply and demand balance*

- The turnover of existing housing stock will not meet current demand in the HMA, which requires more housing of all sizes and types
- If the number of smaller properties could be increased this would help new households which do not want to leave the area and also allow older people to downsize thus freeing up more family housing
- Larger detached and semis with 3 or 4 bedrooms are expected to have the highest turnover in the next 5 years which will help families wishing to move to this HMA
- Predicted turnover in social rented sector expected to be low so this does not help those who cannot afford market housing or wish to move to this HMA
- This HMA has the second largest shortfall of affordable properties in the city – identified as an annual shortfall of 235 properties.

#### 6. *Housing market*

- The SW has the most expensive housing market in the city with an average price of £278,492, almost double the city average of £149,968. Prices have grown since 2009 at almost twice the rate in the city overall (27% against 16%)
- Although the SW has the highest median income (£44,702) in Sheffield, it is well below the income required to afford the average property (£66,406)
- The overheating of this market is driven by demand for larger family housing, and its limited supply citywide, for higher earners from inside and outside the city and by the attraction of its schools
- Detached houses are the most expensive (£396,847), but prices for flats (£162,924) and terrace houses (£171,559) are significantly higher than the city average.
- Most detached were sold for between £350K and \$600K but a few were sold for over £1m
- Most semis were sold for between £200k and £400K
- Properties are too expensive to buy for average earners in the SW without a large deposit being available
- It is Sheffield's most expensive area for private renting after the Peak District and rents are rising faster than the citywide average
- The turnover of social stock is lower than citywide

#### 7. *Older people's independent living housing*

- SW has a larger older population than citywide and the majority have comfortable retirements with some having considerable assets

- There is insufficient supply of older people's accommodation to meet the size of the population in the area
- While many in the older population live independently without support increasingly more care and support will be required to keep them independent. The lack of smaller homes in the HMA limits the number of downsizing opportunities, suggesting that high quality, age-friendly housing in accessible neighbourhoods should be a particular priority for this area.

#### 8. *Care and support needs*

- There is a lower proportion of people with a disability than citywide [despite the age] and therefore lower levels of domiciliary care being delivered.
- Disabled households generally feel they have adequate care received, but they might hope for more home and garden maintenance help
- A higher proportion of disabled households need lifts to remain independent, so more adaptable homes in the area should be considered.

The following are **the South West Housing Recommendations** from the profile:

“The South West is generally seen as Sheffield's premium housing market but there is limited land in the area and much of it is greenbelt, making it difficult to develop sufficient housing to meet current levels of demand. This emphasises the need to expand the supply of high end family homes in the other suburban areas in Sheffield that are popular with families, such as the South and South East. In summary, the following house types are recommended in the South West:

#### **Homes with 1 or 2 bedrooms for sale (including Starter Homes)**

- The small supply and low turnover of smaller houses and flats in this area limits the market for first time buyers. The incomes and deposits required for entry-level properties are well out of the reach of first time buyers, suggesting a proportion of these will need to be Starter Homes to allow some newly forming households to remain living in this area. Opportunities for developing homes for shared ownership and other intermediate housing are likely to be limited but their viability could be considered on a site-by-site basis.
- Increasing the supply of smaller homes for downsizers will free up larger properties to meet the demand from families. 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.

#### **3 & 4 bedroom family homes for sale in the £250,000 - £500,000 market**

- The high performance of the schools and quality neighbourhoods is likely to continue drawing families to the South West from other parts of the city and beyond but the turnover of high value detached homes in the next 5 years is unlikely to meet the scale of this demand.
- Although the South West is a suitable area for locating more high end market housing in the £250,000-£500,000 price band, which is in short supply across the city, this needs to be balanced with the area's need for additional smaller and more affordable properties.

#### **Private rented flats with 1 or 2 bedrooms**

- The proportion of private rented stock in the South West is smaller than citywide and the area has the second highest average rent in the city. There is some demand for this sector from newly forming households and existing households who cannot afford to buy in the SouthWest, and small and medium purpose built or converted private rented apartments will provide affordable alternatives for these groups

#### **Affordable housing with 2, 3 or 4 bedrooms**

- The South West HMA has the second highest shortfall of affordable housing in the city, with 235 units required per annum over the next 5 years. Social and affordable rent properties with two, three or four bedrooms are the sizes which are most required in this area.

#### **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 accommodation where suitable land is available. The majority of this will need to be for sale and shared ownership but some additional affordable rent provision is also required.
- A high proportion of disabled households also require a vertical/stair lift than citywide to help remain independent. This suggests that more accessible and wheelchair accessible and adaptable homes should be considered in this area, particularly in the light of a growing older population.
- More housing designed to accessible and wheelchair accessible and adaptable standards is required in all parts of the city to meet current need and the requirements of a growing older population.”