

Annual Review 2023

Year 1





Contents

1. Preface	4
2. Why Sheffield	6
3. Partnership Working	8
4. Our Workstreams	11
Workstream 1: Sheffield Housing Pipeline	11
Workstream 2: City Centre Strategic Plan	12
Workstream 3: Affordable Housing	16
Workstream 4: Attercliffe	18
Workstream 5: Performance	19
Workstream 6: Communications	20
Workstream 7: Investment	23
5. Forward Look	24
6. Conclusions	26
7. Contacts	27

1. Preface

Sheffield is England’s fourth largest city. Sheffield is also a growing city and needs to build 35,530 new homes by 2039 across Sheffield to meet its Local Plan target.

The government’s Levelling Up agenda has recognised that future housing and regeneration delivery will require new ways of working and new long-term partnerships / approaches to create and capture value. Housing and regeneration is seen as a key vehicle to support economic growth and regeneration of the city centre while also supporting the neighbouring Innovation District. According to Local Authority estimates (Iceni), between 1,994 and 2,323 additional homes per annum are needed to align with the City’s ambitious jobs growth target.

Housing growth and delivery of the right type of homes is now seen as a key element of Sheffield’s economic ambitions.

It is against this context that partners have come together and developed a strategic, long term and place-based relationship that will accelerate the delivery of new homes in Sheffield – being delivered under the banner of ‘Sheffield Together.’

2022 represented ‘Year Zero’ for the Sheffield place based housing and regeneration strategy, during which time new governance arrangements were put in place and dedicated workstreams were mobilised, with a view to activity becoming embedded in 2023 to drive delivery. Significant ground-work was recorded during Year Zero, including the establishment of a new

Housing Growth Board, early work on assembling a housing pipeline, the commissioning of master plans, the supporting of the new South Yorkshire Housing Partnership, and the holding of a large launch event. This document provides a review of Year 1 activity that was progressed during 2023, charting the current status of the workstreams, documenting achievements made over the past year, before finishing with the report conclusions.



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The government’s Levelling Up White Paper makes a clear and compelling case for partners to work in places in a much more joined-up way – to tackle housing and regeneration problems head on. This is just what we are doing through our Sheffield Together work.

Kate Josephs, Chief Executive, Sheffield City Council CEX and Sheffield Housing Growth Board Chair



Visualisation of new Raddison Blu hotel (on site) with Peace Gardens in foreground ©HLM Architects

2. Why Sheffield



Sheffield is the fourth largest city in England and one of the eight English cities that make up the Core Cities Group. The unique blend of urban and rural communities combined with the city's industrial heritage, creates a distinct and vibrant locale.

Sheffield is also a growing city with a population of 584,853 as at 2019 and this is projected to increase by c. 11% to 648,419 by 2043. The existing city population is diverse, including a

significant student population, with over 60,000 students residing in the city. Sheffield is also an ethnically diverse city, with around 19% of the population from black or minority ethnic groups.

Sheffield is known as the "Outdoor City" and provides a strong offer in culture, heritage, music, and art whilst also being home to two universities, the world snooker championships and two football clubs. Sheffield was awarded the title of the UK's most sustainable city in 2021 (independent survey by Natwest and the University of Southampton), the top UK city for a European Break in 2023 (Time Out

survey) and the best global city for Greenspace, with the city comprising 61% of green space; more than any other in the world. One third of the city's boundary falls within the Peak District National Park.

The economy has experienced continued steady growth (averaging around 5% annually) and is currently worth over £11 billion. The City's people, businesses and institutions are a great asset. Through partnership with key stakeholders, from local communities, through business and academia, to local and national government, Sheffield is now seeking to co-create an economy that

supports innovation and enterprise, with a wider and more equitable distribution of its rewards. This includes the development of the new Sheffield City Goals, a co-produced 'North Star' that sets out a shared, long-term strategic direction for the city.

To help deliver these City Goals and outcomes for citizens, The Local Authority has set out the key policy drivers that will inform it's work over the coming years:

1. People – maximising the assets and strengths of communities, connecting more people into the city's successes and creating opportunities for everyone
2. Prosperity – taking tough decisions to deliver sustainable growth that genuinely benefits the city's communities and makes every part of the city better off
3. Planet – making Sheffield a successful, accessible city which prospers while protecting the environment for future generations.

Sheffield's future and the Levelling Up agenda offers the chance to deliver new housing, better transport, improved infrastructure and a world-class innovation economy. The city is home to some of the highest quality and most affluent neighbourhoods in the country but also some of the most deprived areas, with 8 wards falling into the 10% most deprived. The housing needs of its population are equally diverse.



3. Partnership Working

Partners have an agreed **Mission** to build the correct type, quantum and quality of new homes in the city, and this guides the programme of activities.

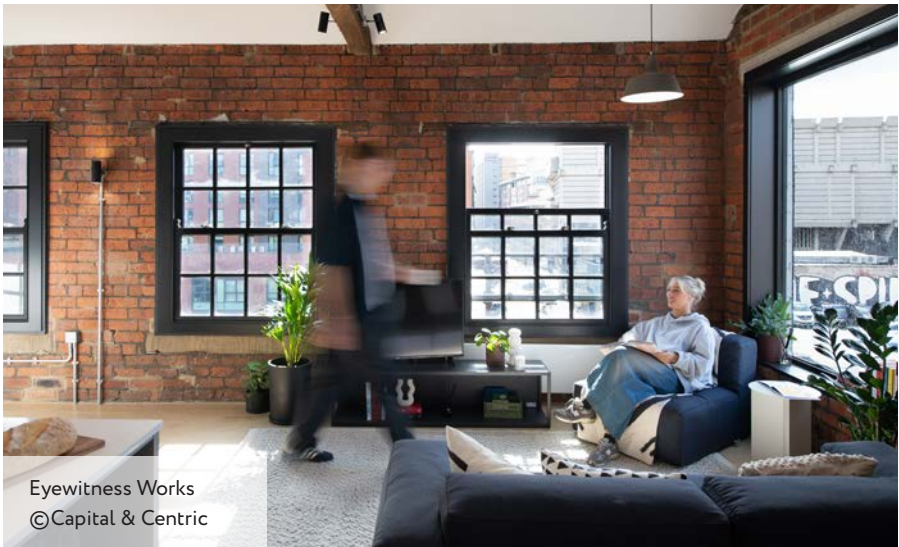
Throughout 2023, this work has continued to be overseen by the Sheffield Housing Growth Board, which draws its membership from Sheffield City Council (SCC), Homes England (HE), the South Yorkshire Mayoral Combined Authority (SYMCA), the Sheffield Property Association (SPA), South Yorkshire Housing Partnership (SYHP).

Sheffield’s strategic place-based relationship is intended to facilitate collaboration between landowners, private sector partners and the public sector with interventions deployed where necessary to un-lock the delivery of new homes across the

City and to address past shortfalls in provision. The key **Objectives** of Sheffield’s Housing Growth Board remain as:

- > **Work collaboratively** and establish new ways of partnership working to support the delivery of more new homes in Sheffield
- > Progress the delivery of a joint **Housing Pipeline** of sites to enable between 2,500 and 3,000 housing (all tenure) starts per annum over 3, 5 and 7 years (starting in April 22/23)
- > Prepare a five-year (rolling) **Integrated Affordable Housing Programme**, ramping up to 1,000 starts per annum
- > Review partners own existing **land ownerships** and identify key third party owned acquisition opportunities which will support the delivery of residential developments initiatives across Sheffield

- > Utilise the partners **market relationships** with developers and funders to target sites within Sheffield and to try to resolve any development constraints to the delivery of those sites
- > Secure access to **public funding sources and private sector finance** to assist in programmes of acquisition, land remediation and the provision of core infrastructure
- > **Co-develop business cases** to support investment in critical infrastructure to support growth
- > Consider and agree the most appropriate means of existing land holdings and acquired **sites being taken to market**, and develop core competencies in relation to place-making to provide the most favourable conditions for investment and the creation of sustainable places. This will include ensuring that, where relevant, residential management arrangements are established that are in line with market leading developments
- > Use partners existing **tools/ skills/ programmes** to proactively unlock public and private sector land for housing
- > **Focus available resource** on the delivery of strategic residential growth in the City Centre Strategic Plan priority neighbourhoods and catalyst sites. Activities undertaken in these areas shall act as an exemplar of how any strategic partnership between the parties will function.



Eyewitness Works
©Capital & Centric



London Road, Affordable Housing Scheme
Image source: Great Places



4. Our Workstreams

Workstream 1: Sheffield Housing Pipeline

In order to accelerate market and affordable housing starts in Sheffield, there is a need to increase the supply of readily available 'deliverable' sites. To enable this work to progress, a three-phase approach has been adopted:

- > **Phase 1:** Analysis of 1,500 sites in the Sheffield HELAA (Housing and Economic Land Availability Assessment) and filter this down to 40 priority sites.
- > **Phase 2:** Undertake interviews with the landowners of the 40 sites, to fully understand their aspirations and what constraints face each site.
- > **Phase 3:** Assess the sites for suitability against current and emerging funding programmes which may support their advancement.

Over the course of 2022 Phase 1 was completed, and during 2023 Phase 2 was finalised. Cushman & Wakefield issued a report in June 2023 which includes high level two-page site-specific Delivery Plans for 48 sites with an estimated capacity of approximately 5,700 units. The report contained:

- > A prioritised Housing Pipeline
- > The Housing Pipeline categorised by deliverability
- > A manageable list of sites for targeted intervention
- > An understanding of the extent of intervention required for each site to unlock delivery
- > Timings more clearly understood of when housing sites might come forward
- > Identification of investment propositions for external investment.

Towards the back end of 2023, the testing of the Pipeline of sites against a number of funding programmes commenced, to understand:

- > Fit against the Home Building Funding Programme, which is administered by Homes England to support Small to Medium Enterprises (SMEs). An analysis undertaken over the Autumn of 2023 showed that 8 sites have 'good alignment' with this funding programme (capacity for 460 homes), and a further 10 sites have 'potential alignment' (capacity for an additional 1,007 homes). A draft list of SME contacts has been established to invite to an event in Sheffield in the New Year, alongside Housing Association partners, which will promote both the Sheffield Housing Pipeline and Homes England's funding products.
- > Fit against the SYMCA Brownfield Housing fund – especially for continued market engagement.
- > Fit against the growth aspirations of Housing Associations in Sheffield. Two workshops were held in 2023 with Housing Association partners, to showcase the sites and determine best fit against each Housing Association using size and proximity to existing stock criteria.
- > Fit against the new Homes England Brownfield Infrastructure Land (BIL) funding programme.

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In order to deliver on the Mission and Objectives of the Sheffield Together partnership, we are committed to using all of our tools to ensure that new homes continue to be built and places continue to be supported, to deliver their long-term plans for regeneration and renewal.

Duncan Inglis, Director – North,
Homes England and Sheffield
Housing Growth Board member

Workstream 2: City Centre Strategic Plan

From a housing growth perspective, the City Centre Strategic Plan provides the Vision to help accelerate the delivery of new homes in the Central Area (the City Centre and areas surrounding it). It is intended to drive the creation of new, distinctive neighbourhoods.

The Vision sets the context. Below this sits Priority Neighbourhood

Furnace Hill and Neepsend - Master Plan

Arup have been commissioned by partners to undertake master planning work to consider opportunities, constraints, development mixes and strategies for land use, transport, infrastructure etc. A dedicated Project Team comprising of Council and Homes England officers has recorded the below progress during 2023:

- > Delivery of a Stage 1 Masterplan Report
- > Development of an agreed vision and principles
- > Establishment of residential typologies
- > Detailed capacity testing
- > Public realm design work and costings

Frameworks (PNF) which envision the creation of the new mixed-use neighbourhoods underpinned by a master plan approach to development. Furnace Hill, Neepsend and Moorfoot are identified in the PNF as Priority Locations and Catalyst Sites which are considered to have the greatest potential impact on the acceleration

- > Updated technical due diligence reports
- > Approval from Treasury of a Strategic Outline Business Case for funding
- > Preparation of a Full Business Case for funding, totalling

of regeneration, alongside the Station Campus area.

The master planning work for **3 new city centre Neighbourhoods** was therefore commissioned in late 2022 to support the PNF's and advance a series of spatial strategies as detailed below:

- £67M public sector investment that will deliver 1,326 new homes and generate GVD of £292M.
- > Ongoing liaison and dialogue with land-owners
- > Acquisition of a core central plot of land to unlock land assembly



Indicative visualisation of Neepsend neighbourhood
©Arup

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The Sheffield Together partnership will continue to offer support from our work programmes across the wider City, and will focus some of our early intense effort on transformative projects that will have a catalytic effect on wellbeing and prosperity.

Martin McKervey, Chair of the Sheffield Property Association and Sheffield Housing Growth Board member

Moorfoot - Master Plan

Moorfoot offers the opportunity to create a distinctive city quarter, providing quality housing with a neighbourhood feel via well connected high quality public spaces. Progress recorded during 2023 on advancing this new Neighbourhood includes:

- > Preparation of a baseline report
- > Soft market testing
- > Production of a Moorfoot Building Feasibility Study
- > Landowner engagement and preparation of a draft MoU
- > Completion of a Market Assessment report
- > Three design workshops

- > Testing of 3 massing options
- > Development of a Concept Masterplan
- > A Design Panel Review



Indicative visualisation of Moorfoot building
©JMP Architects 2024

Sheffield Station Campus - Master Plan

Centred upon Sheffield Railway Station this campus will create a new gateway to the city. Working in partnership, the Council, the Combined Authority, Homes England, Network Rail and London Continental Railways set up a new Project Board to oversee master planning work to deliver c. 800 new homes and 20,000 sqm of commercial floorspace. Key elements of the masterplan include: a new cross-station bridge – to connect communities and address severance caused by the railway line, improving the passenger experience through new station facilities; reducing the dominance of highway infrastructure, and helping the city achieve its net zero ambitions.

Progress recorded during 2023 includes:

- > Developing a Concept Landscape Framework

- > Producing a Transport Modelling Report
- > Assessing the status of the Northern Rail depot and sidings
- > Reviewing options for land use and building configurations
- > Progressing options for a podium deck to accommodate a new bridge
- > Producing a Sustainability Framework
- > Producing a Preliminary Phasing Strategy



Indicative visualisation of Sheffield Station Campus
©Stallan Brand



Workstream 3: Affordable Housing

Partners have agreed to explore how affordable housing growth opportunities in Sheffield might be expanded and accelerated through different ways of working. The core objective of this Workstream is to produce a five-year rolling Integrated Affordable Housing Programme, to increase current expectations on delivery. The Workstream has been broken down into a number of sub-programmes as follows:

Housing Associations Survey and Action Plan: Re-run

Following a request from the Council, Homes England interviewed the 11 largest Housing Associations (HAs) in Sheffield in Spring 2022, to encourage them to increase their output. An Action Plan was then prepared, against which 9 actions were delivered straight away: (i) stock maps were provided outlining who had what where (ii) housing market area profiles were shared, showing a strategy for each Ward (iii) Local Plan updates were provided (iv) dedicated planning resource was identified to speed up applications (v) planning service standards were shared (vi) relationship managers were identified

(vii) contacts lists were shared (viii) the Housing Forum received a re-boot and (ix) sweet spots were agreed with each HA.

On the back of this work, the 11 housing associations targeted increasing their collective output.

The interviews were re-run in 2023, which have resulted in the below further activity:

- > Land Workshops have been held with Housing Association land buyers in July and November 2023, to showcase potential site opportunities
- > Homes England have confirmed their more flexible approach to the provision of grant funding for partial demolition and refurbishment
- > Consultants have been commissioned to explore alternative approaches for Local Authorities to satisfy Best Value/ Best Consideration when disposing of their land assets. Findings will be published in early 2024.

> Consultants have been appointed to understand good practice approaches to maximise affordable housing delivery numbers, with interviews being held with: Manchester, Leeds, Salford, Bristol, Bury, Southampton, Barking and Dagenham, a selection of HAs, plus the National Housing Federation. Findings will be published in early 2024.

- > Consultants have been appointed to explore advancing a SY Planning Framework for the provision of affordable housing e.g. to minimise use of pre-commencement conditions across the 4 Districts, with a baseline report produced.
- > A Pipeline of affordable homes has been logged and is being tracked, with HAs sharing their informal pipeline with Homes England, and Homes England acting as honest broker.
- > Monthly 1-2-1s have been put in place between Homes England and the 11 HAs to track pipeline progress.



Sheffield Housing Infill Programme (SHIP)

A Housing Infill programme is currently being advanced by the Council assessing for example cleared garage sites located within existing residential estates being sourced for new homes:

- > 280 small sites have been visited which are all under council ownership and surplus to requirements.
- > Approximately 120 of these small sites have been identified as being potentially suitable for housing.
- > A review by the Council's Planning Team has been completed on c. 50 sites, with 25 being confirmed as potentially suitable for new housing.
- > Homes England has sourced funding to appoint consultants to progress desk top due diligence/ legal due diligence/ planning advice/ and advice on disposals for 25 sites.
- > A first batch of 5 small sites with capacity for 50 homes was released to the market via Right Move on 20/10/23, with an offer from the Council for free planning Pre-Apps for any Housing Associations expressing an interest.

Temporary Accommodation – Pilot Proposal

Meeting the demand for quality temporary accommodation (temporary for the individual, not a temporary building) is a significant challenge for Sheffield. During late 2023, Homes England and SCC explored the opportunity to address this challenge by potentially building modular constructed temporary accommodation on Council owned land, with the intention of this being managed by Housing Associations.

Early exploratory work on a pilot proposal estimated that approximately 150 units could be provided within 18-24 months, at a cost of c.£34m to £43m. The proposal could provide support to c.750 people per annum. Providing such temporary accommodation for 150 households through a phase 1 pilot could potentially deliver cost savings in relation to savings on B&Bs and hotels of up to c.£3.5m per annum. Further work on exploring a pilot scheme will be advanced in 2024.

South Yorkshire Housing Partnership

The South Yorkshire Housing Partnership was formed back in 2022 and is attended by the major Housing Associations across the patch. The Partnership has a dedicated Prospectus which is centred upon delivering five workstreams: (i) Pipeline (ii) Net Zero (iii) Housing and Health (iv) Economy and Employment (v) Homelessness. The work of this Partnership seeks to demonstrate how housing associations can use their combined contribution to achieve more impact in the delivery of the housing priorities across the region.

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The delivery of the affordable homes that the City needs will require strong leadership, long-term commitment and increased collaborative working. All these ingredients are evident in the work of the Sheffield Together Partnership.

Matt Harrison, Chair of the South Yorkshire Housing Partnership (2023) and Sheffield Housing Growth Board member



Phase 1 of Attercliffe Waterside Regeneration
Image source: Citu / CGI Collective

Workstream 4: Attercliffe

Attercliffe is an important local centre, a key gateway to Sheffield from the M1 and the east. Located in Sheffield's industrial Lower Don Valley area, it supports local businesses and significant employment in the area, as well as a growing residential population. However, there are a number of factors which present a poor image to visitors and passers by, including high volumes of HGV through-traffic, poor public space, untidy open spaces and run down vacant buildings and development plots.

In response to the above challenges, an Attercliffe Partnership Board has been set up in 2023, which is Chaired by local MP Clive Betts. To support the work of this Board, partners have commissioned a new Master Plan

Framework, with work commencing in early 2024. The Brief for this study includes:

- > Reviewing the achievements and developments that have happened since 2010 Action Plan Document was produced
- > Reviewing a Boundary extension proposal
- > Updating the vision and exploring catalyst projects, particularly the expansion on Attercliffe Waterside
- > Mapping Local Plan and opportunity sites for housing and regeneration from the Council's Strategic Housing Land Availability Assessment document
- > Exploring enhancements to blue and green infrastructure (River Don and Canal)

- > Undertaking a Heritage Review of the area, focussing upon designated and non-designated buildings, as part of a potential assessment for a future Conservation Area
- > Reviewing major landownerships located in the Area
- > Undertaking a SWOT analysis of High Street voids and gap sites, to develop a strategy for the High Street

The Master Plan Framework will support the recently secured Levelling Up funds for the area, which are bringing forward three significant projects: Centre for Child Health Technology, Connectivity and Movement and Adelphi Square.

Workstream 5: Performance

The Sheffield Housing Growth Board provides a mechanism for quarterly tracking of performance against targets which includes starts and completions, tenure, and location.

Completions for 2022/23 finalised at around 1,700 homes, which is down on previous years. However, the completions figure for 2023/24 is expected to be around 3,900 dwellings, which is a massive uptick on previous years.

The spatial strategy for new homes delivery is focused on brownfield land within key areas including the city centre. Of the homes to be delivered by the end of the new Local Plan period, up to 20,000 homes are planned in the Central Area, with the remaining additional

homes planned for the wider suburbs. At present, adopted planning policy does not require a percentage of affordable homes in the Central Area. The Local Plan will change this approach and will require a 10% requirement from adoption in mid-2025. This approach will help to balance the need for affordable homes.

The council are committed to its own direct build programme of affordable housing. There is a strong pipeline of sites that are coming forward between now and 2029 that will provide mainly general needs housing with an element of specialist housing (OPIL and TA) plus the acquisition of high quality new build homes to add to the Council stock.

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Sheffield is a place that has committed local leadership who are prepared to support our clear vision and our pipeline for delivery now. The recent uptake in housing completions across the city serves as a sign of continued confidence in the city from the market.

Kate Martin, Exec Director, SCC and Sheffield Housing Growth Board member



Eyewitness Works
©Capital & Centric

Workstream 6: Communications

A key aspect of the work of the Sheffield Together partnership is to promote the city and raise awareness of the positive developments being made and to improve the perception and image of Sheffield amongst the investor community. This will assist in promoting more inward investment which is vital to complement the extensive public sector work that is well underway. This work has been supported throughout 2023 via a successful presence at UKREiiF and a number of high profile visits to the City:

UKREiiF

Team Sheffield had a busy time at UKREiiF 2023, sharing exciting things that have been happening in the city, as detailed below:

- > **Olympic Legacy Park:** this huge opportunity for investors and occupiers to be part of a world class development was promoted, highlighting the mixed-use development over 40 hectare zone, featuring community & elite sports facilities, educational facilities and life sciences research establishments.

- > **Catalyst sites:** Part of Sheffield's Local Plan, plans for the sites that will catalyse high quality housing development and contribute to Sheffield's vision for a unique City Centre experience, were shared.
- > **Homes England:** Insights were shared, on proposals to facilitate collaboration between landowners, private sector partners and the public sector to unlock the delivery of new homes across the City.
- > **The Big Interiors Battle:** A talk with Capital & Centric was held on bringing Sheffield to the nation's TV screens and the relationship between Sheffield's creative heritage and its property industry.
- > **The Sheffield Property Association:** Insights were shared by this group of businesses who support, promote and celebrate Sheffield connecting land owning and development businesses with stakeholders and partners driving investment and opportunity in the city.

- > **South Yorkshire Pensions Fund and South Yorkshire JESSICA fund:** Details were shared on this South Yorkshire collaboration on investment opportunities and partnership.
- > **Attercliffe Waterside Announcement:** Plans for this much-anticipated scheme in Sheffield with sustainable developer Citu were released, with contracts exchanged on a development agreement for the 10 hectare site.
- > **West Bar:** Updates were made available on the delivery of the £300 million Sheffield West Bar development with partners Legal & General and Urbo. The scheme will see No 1, a 100,000 sq ft office with the largest floorplates in Sheffield, complete late 2023/early 2024. Phase one will also deliver the £78 million Soho Yard development.
- > **Sheffield's Unique Selling Points:** USPs for the city were promoted, including: (i) Best in the world for greenspace - Sheffield ranks as the best city in the world for greenspace, with 61% of the city's footprint taken up by parks, rivers and greenery (ii) 2nd best city break in Europe (iii) and Observer Food Monthly described the City as the UK foodie hotspot.



- > **Homes England Board Visit:** the Board visited Sheffield in November 2023. Peter Freeman, Chairman of Homes England said – 'We share Sheffield's passion for their City and admire their determination to make things happen. For those of the Board who had not been before, they now understand, at first hand, the challenges faced in Sheffield, and the impressive work being done to address them.'



Visits

- > **Permanent Secretary for DLUHC Visit:** Sarah Healey visited Sheffield during September 2023, and got to see plans for the future housing growth strategy for the City Centre.
- > **Housing Minister Visit:** Lee Rowley visited Sheffield in November 2023. He said – 'Britain needs more houses, but we need houses in the right places. Examples like Kelham Island [in Sheffield], not far from where I grew up, show just the sort of things we can do with regeneration and transformation, and it is thanks to partnership working with Homes England, Sheffield City Council and forward thinking developers that we can see this over the long term.'

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The homes and places we help create should foster a sense of community, belonging and pride in place. This will remain at the forefront of the thinking of the Sheffield Together partnership.

Larry Gold, South Yorkshire Housing Partnership Chair (2024) and Sheffield Housing Growth Board member



Workstream 7: Investment

Following the visit by the DLUHC Permanent Secretary and Homes England Chief Executive in September 2023, a new work stream was added to the delivery team’s work programme, centred upon investment. Sheffield City Council, Homes England and the Combined Authority are now putting in place a Protocol for managing investment and development approaches from the market in the city:

- > **Stage 1:** Logging the details of approaches and responding with an agreed stock of supporting documents
- > **Stage 2:** Following up any approaches with a meeting, explaining how the public sector may be able to support bringing schemes forward – for example via land assembly, putting in place new public realm, etc
- > **Stage 3:** Potentially holding follow on site visits, where relevant
- > **Stage 4:** Then inviting investors/ developers to share their thoughts and any proposals they might have to the locations under consideration



From the above steps, an inner core of interested parties is expected to materialise for the new neighbourhoods that are being proposed in Sheffield.

On the back of this information and intelligence, Delivery Strategies and Phasing Plans can then start to be worked up by partners. To support this activity, a refresh of the existing prospectus prepared in 2022 has been commissioned which will highlight the most recent partnership work underway within the City.



Indicative visualisation of Sheffield Station Campus
©Stallan Brand

5. Forward Look

Key activity over the coming 12 months is summarised below.

Advancing the pipeline of residential development sites

The pipeline of 48 residential sites that has been assembled for Sheffield will continue to be tested for how best to bring each site forward e.g. marketing, technical due diligence, loans, grants or acquisitions. The sites will be assessed on an ongoing basis throughout the next 12 months for fit with Homes England funding programmes and those of the Combined Authority.

Continuing to Support Housing Associations to Increase their Delivery in Sheffield

Following on from the re-running of the interviews in 2023 with the CEXs and Development Directors of the major Housing Associations with a presence in the City, regular keep in touch meetings will be held throughout 2024. Dialogue will continue amongst all parties on what sites are being progressed for affordable homes within both the formal and informal pipelines of Housing Associations, and how these sites can best be handled to ensure their viability.

Strengthening the Planning Framework

Sheffield City Council approved its draft Local Plan internally during September 2023, and submitted it to government later in the year. A series of examinations in public will

be progressed over the Summer and Autumn of 2024, with a view to the new Local Plan being formally adopted in the first half of 2025.

Continuing to Focus on Priority Places

Work will continue in 2024 to advance the three new City Centre Neighbourhoods of Moorfoot, Furnace Hill & Neepsend, and the Station Campus. Master Plans and Development Frameworks will be concluded, land assembly activity will continue, and work to secure public funding to support bringing forward development will be undertaken. Delivery Strategies will be considered and firmed up for each new Neighbourhood, and plans around developer procurement will be progressed. Master Planning work will also be progressed at Attercliffe, on the edge of the City Centre.

Strategic Place Partnership

During Early 2024, Homes England and the South Yorkshire Mayoral Combined Authority will explore the opportunity to progress a Strategic Place Partnership (SPP). The SPP will have formal governance with senior engagement to drive partnership working across South Yorkshire forward and hold all partners to account. Work will be supported by the development of a Partnership Business Plan which will set out thematic and spatial priorities, including a delivery and resource plan which identifies who's doing what and when.

Complementary Work

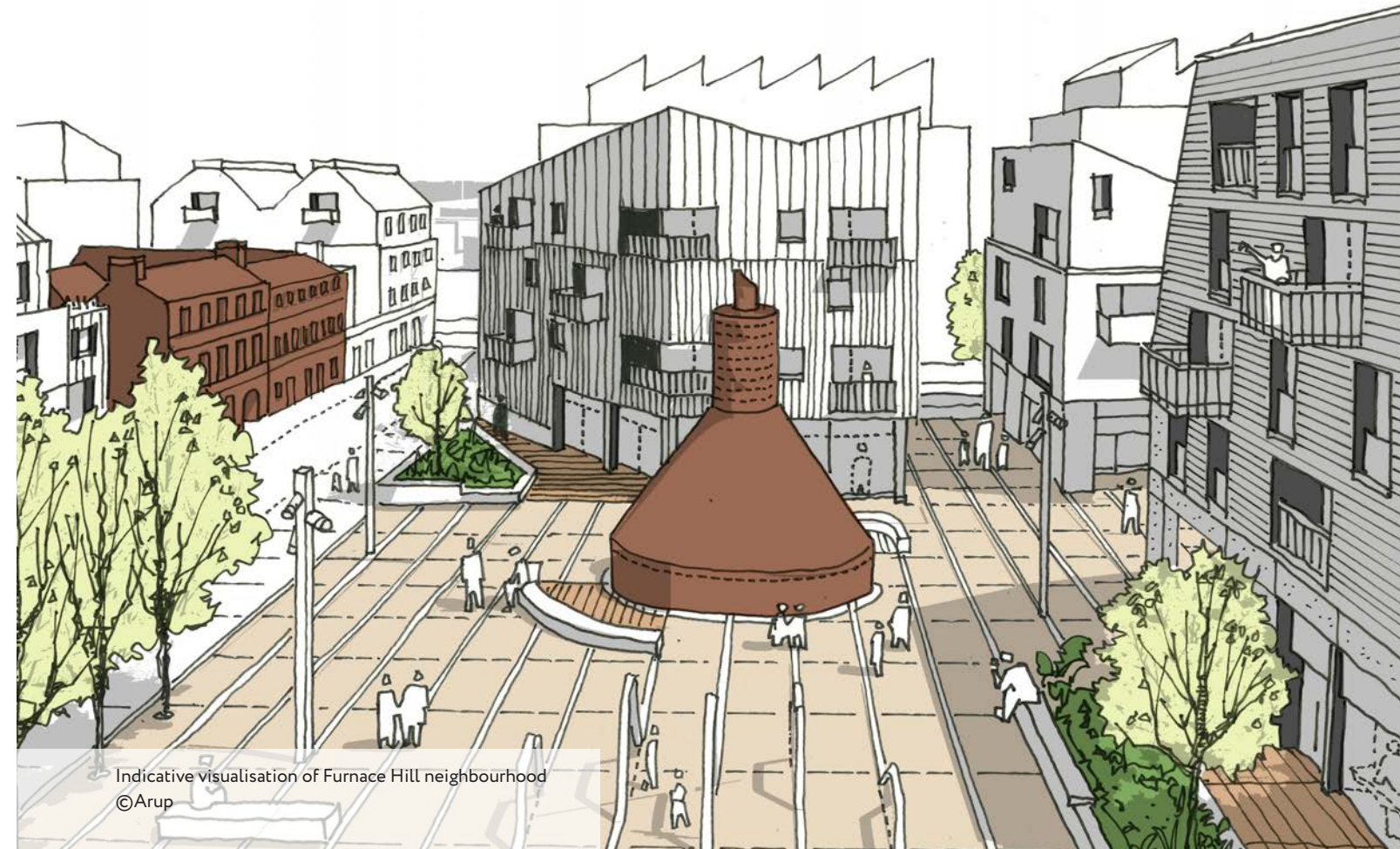
Proposals will continue to be advanced for significant transport improvements at Shalesmoor Gateway. Works to be funded by a Major Roads Network bid to DfT, which will see an additional lane on Rutland Road to facilitate right turn movement, alongside a dedicated left turn lane, the Penistone Road/ Infirmary Road junction simplified, and the Shalesmoor Roundabout replaced by a signalised junction. A start on site is targeted for 2024.

Flood Mitigation Measures to the River Don, to be supported by Environment Agency funding, will be further developed. The scheme will provide a series of flood defence structures i.e. flood walls. A start on site is targeted for late 2025.

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Partners are making place-based working central to how we operate. This means delivering our vision for Sheffield and wider South Yorkshire, through utilising our relationships, our unique blend of skills and expertise, our statutory powers, our land and the financial support at our disposal

Colin Blackburn, Assistant Director Infrastructure, Housing & Planning, South Yorkshire Mayoral Combined Authority and Sheffield Housing Growth Board member



6. Conclusions

2023 represents Year 1 for the Sheffield Together place based housing strategy, following on from the initial mobilisation throughout Year Zero.

When looking back over the past 12 months, some notable achievements have been recorded, and solid progress has been made on a number of the partnership's work streams, as listed below:

A Land Development Pipeline has been firmed up over the past year. Cushman & Wakefield issued a report in Summer 2023 which includes high level two-page site-specific Delivery Plans for 48 sites with an estimated capacity of approximately 5,700 units. The report contains a prioritised sites list categorised by deliverability and targeted interventions with indicative timings.

The **City Centre Strategy** has progressed significantly in 2023. Catalyst sites 2&3 at Furnace Hill and Neepsend have seen the Delivery of a Stage 1 Masterplan Report with a vision and principles being agreed. Importantly, approval from Treasury for a Strategic Outline Business Case for funding was secured, which has led to the preparation of a Full Business Case for £67M public sector investment that will deliver 1,326 new homes and generate GVD of £292M. Acquisition of a core central plot of land took place in the Spring to help unlock land assembly.

Catalyst site 1 at Moorfoot saw the completion of a Concept Master plan, preparation of a baseline report, soft market testing and a Design Panel Review. The Sheffield Station Campus saw the completion

of a concept landscape framework, the production of a Transport Modelling Report, plus a detailed review of options for land use and building configurations on the Homes England plot of land. Strategic Outline Business Cases also commenced for both these two new Neighbourhoods.

Affordable Housing continued to be promoted via two land workshops with Housing Associations. Some 30 sites were shared and showcased to determine best fit against each Housing Association, using size and proximity to existing stock criteria. Housing Associations have also started sharing their informal pipeline with Homes England, with the Agency now acting as honest broker across all parties. Monthly 1-2-1s have been put in place between Homes England and the 11 Housing Associations to chart progress with the building of new affordable homes.

A first batch of 5 'small sites' with capacity for 50 homes was released by the Council to the market via Right Move in the Autumn, supported with an offer for free planning Pre-Apps for any Housing Associations expressing an interest.

A new Board has been set up to drive forward regeneration at **Attercliffe**, and a master plan has been commissioned to provide a development framework for this key gateway area into the City Centre.

Sheffield was well represented at UKREiiF, to promote its communications work stream, and a number of **high profile visits** took place, which included the Homes England Board and Housing Minister enabling the city to share its plans and aspirations.

Performance recording has continued. Gross completions for 2022/23 were 1,700 homes, which is down on previous years. However, the completions figure for 2023/24 is expected to be around 3,900 dwellings, which is a massive uptick on previous years, and almost double the Housing Need requirement set in the new Local Plan. When viewed alongside the huge upsurge in interest in the City reported by partners attending UKREiiF in 2023, and the recent high profile visits to the City from the Housing Minister and Homes England Board, this paves the way to a very promising 2024 for home building in the City.

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The Sheffield Together Year 1 review brilliantly illustrates tangible progress made by partners over the past 12 months. This is a fabulous example of how Homes England closely works with committed partners to drive housing and regeneration delivery and meet our mission of creating high-quality homes and thriving places.

Peter Denton, Chief Executive, Homes England

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