Housing Strategy Supporting Document

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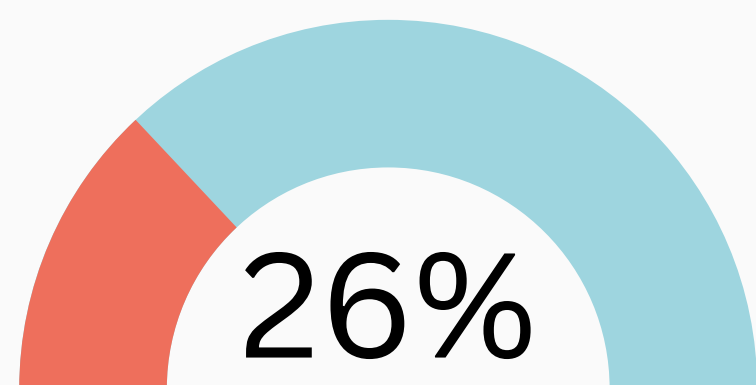
- Our People
- Our Homes
- Our Housing Market
- Our Housing Needs
- Our Housing Conditions
- Our Neighbourhoods
- Comparison
- Data Sources

Sheffield City Council
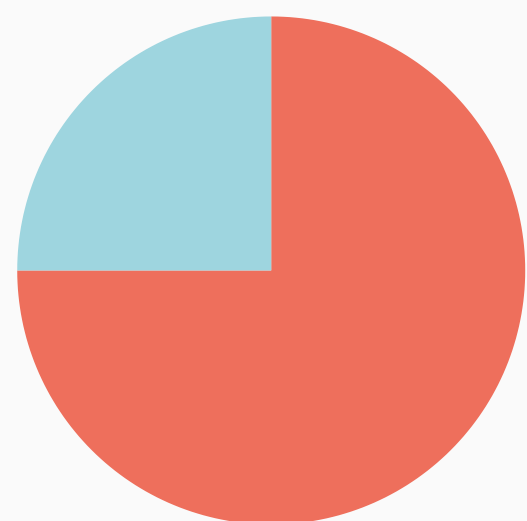
Our People

Population

556,500 people living in the city

26%

From Black, Asian, and Minoritised Ethnic backgrounds

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

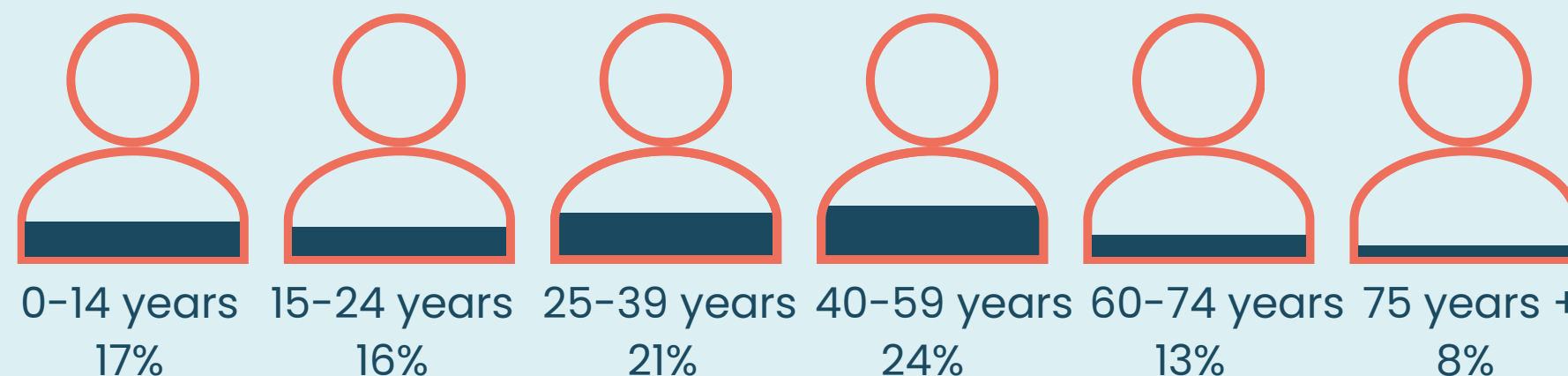3/4 of those living in the East are from Black, Asian, and Minoritised Ethnic backgrounds.

20% are disabled

12% from the LGBTQ+ community

Age Profile

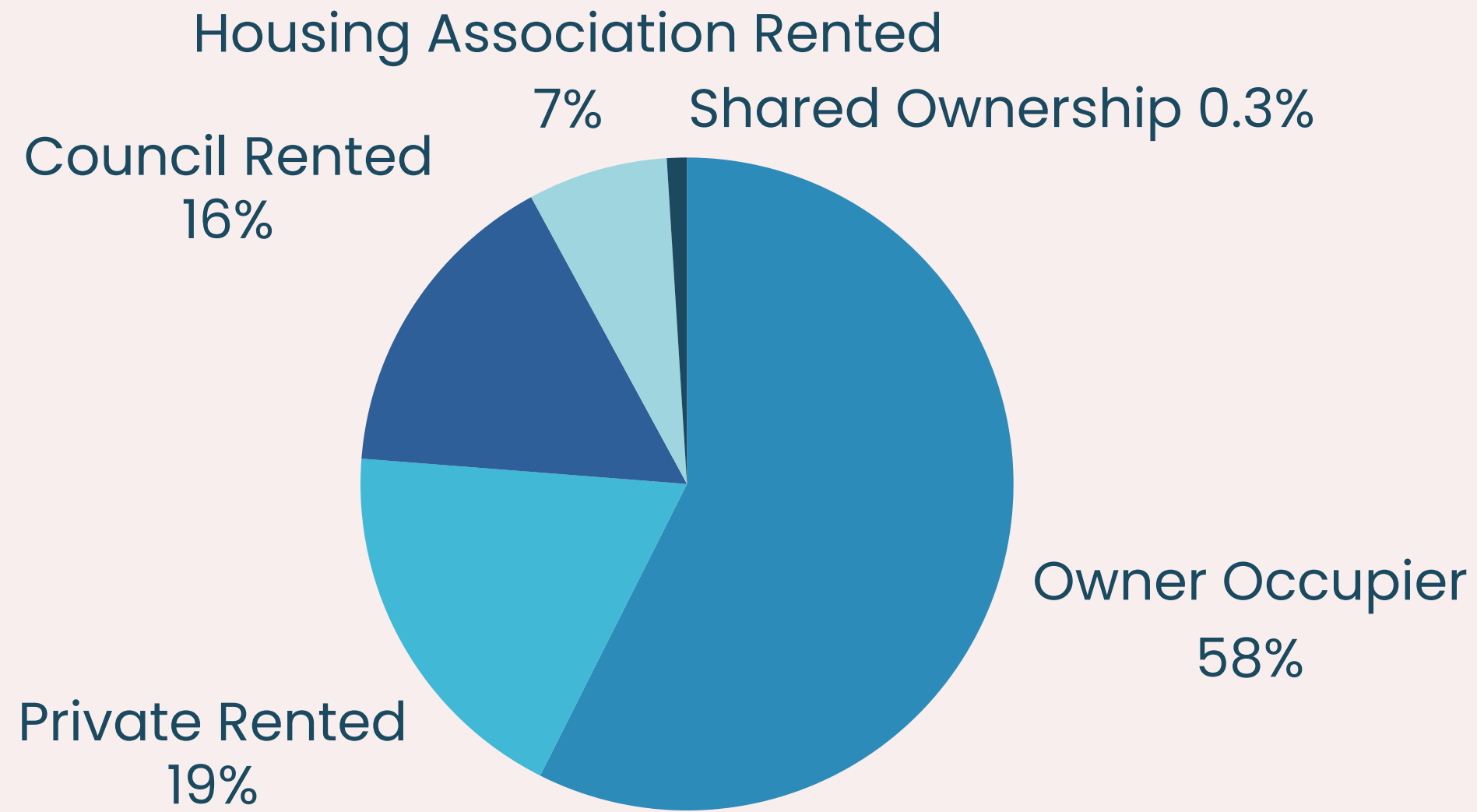| 0-14 years	15-24 years	25-39 years	40-59 years	60-74 years	75 years +
17%	16%	21%	24%	13%	8%

Households

1 in 6 households are couples with dependent children

1/3

of households are single people

Our Homes

Housing Tenure

Housing Association Rented 7%

Shared Ownership 0.3%

Council Rented 16%

Owner Occupier 58%

Private Rented 19%

Housing Type

Detached 15%

Semi-detached 38%

Terraced 26%

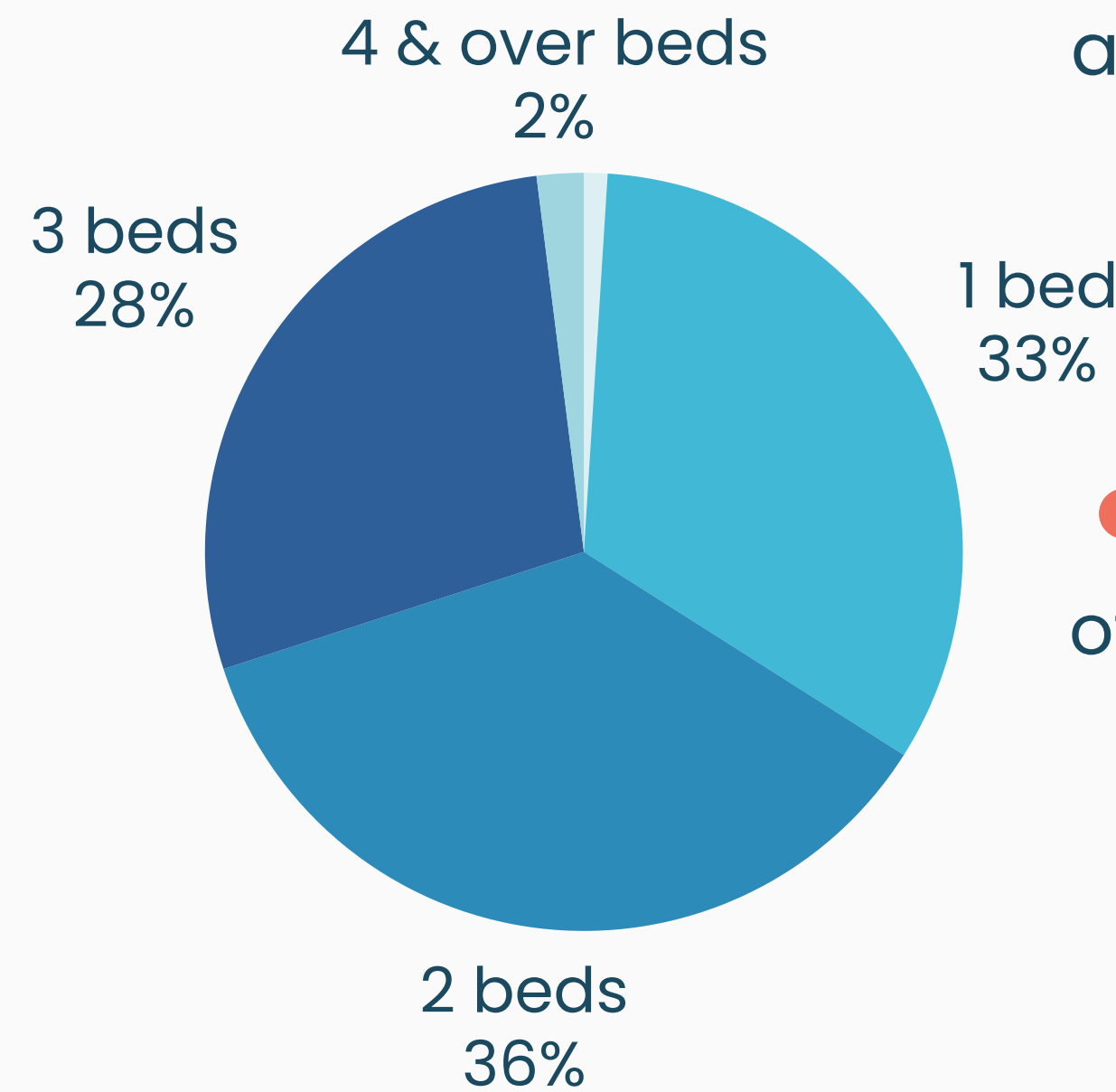**Flat/apartment** 21%

Caravan or other temp accommodation 0.04%
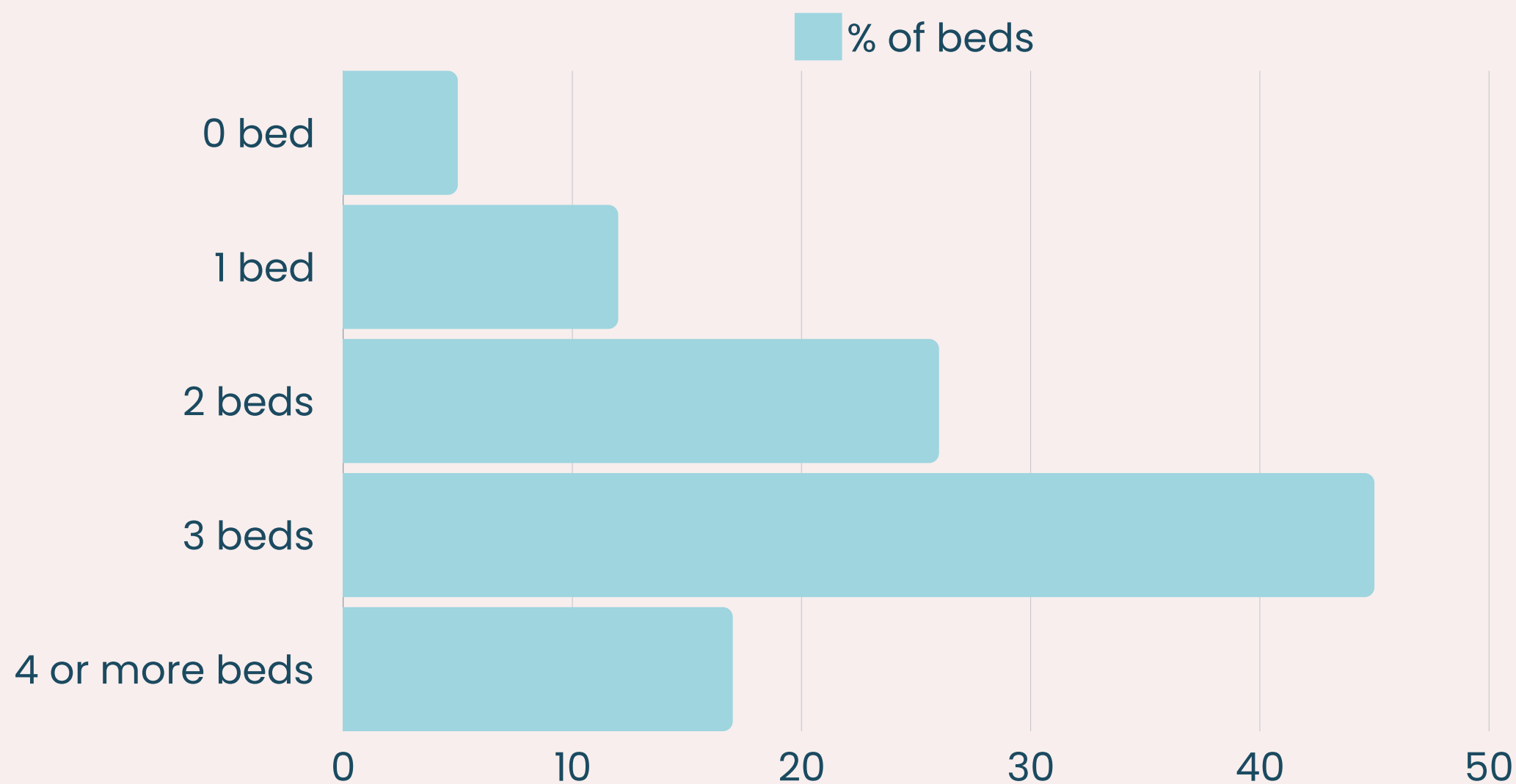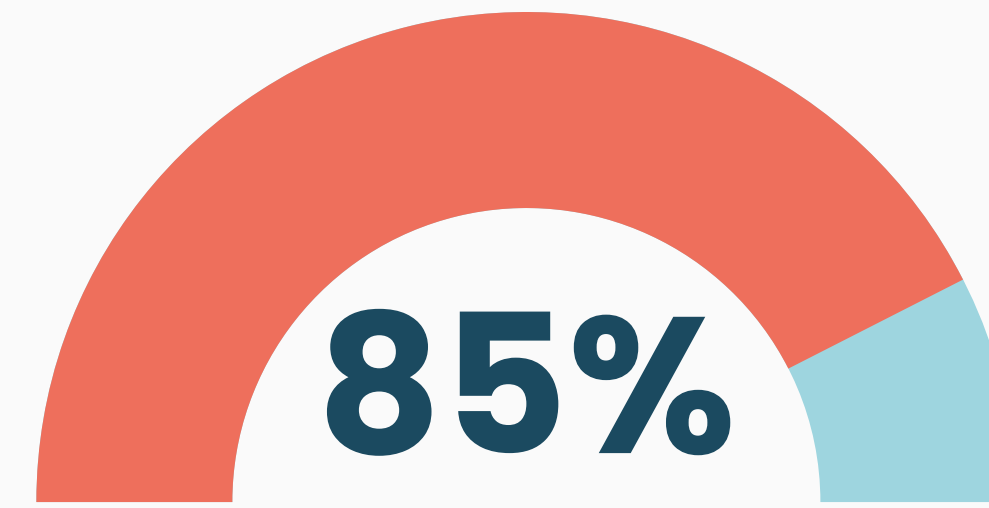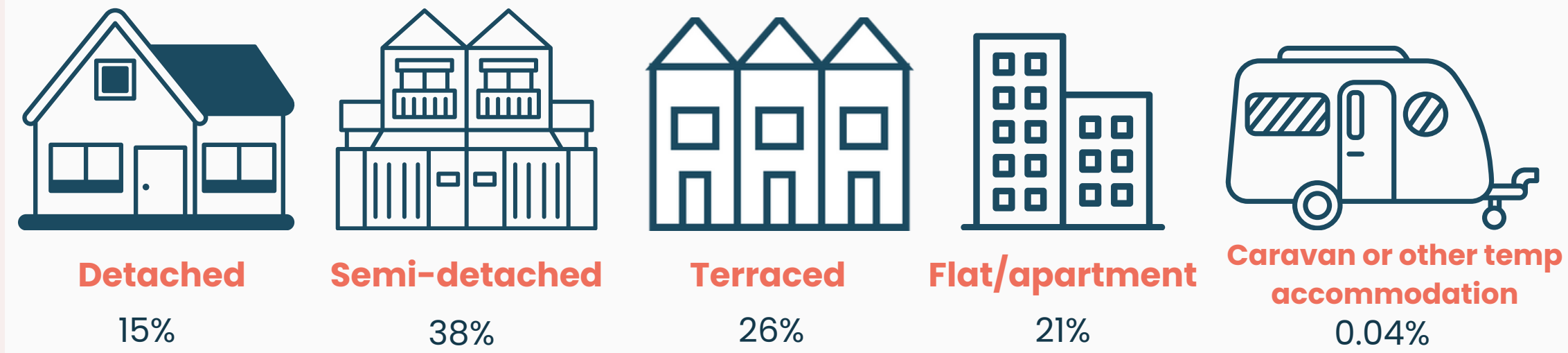
85% of the homes in the City Centre area are flats

Social Housing

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

Bedsize for all properties

% of beds

- 0 bed
- 1 bed
- 2 beds
- 3 beds
- 4 or more beds

0 10 20 30 40 50

4 & over beds 2%

3 beds 28%

1 bed 33%

2 beds 36%

49% of social rented properties in Sheffield are houses

Our Housing Market
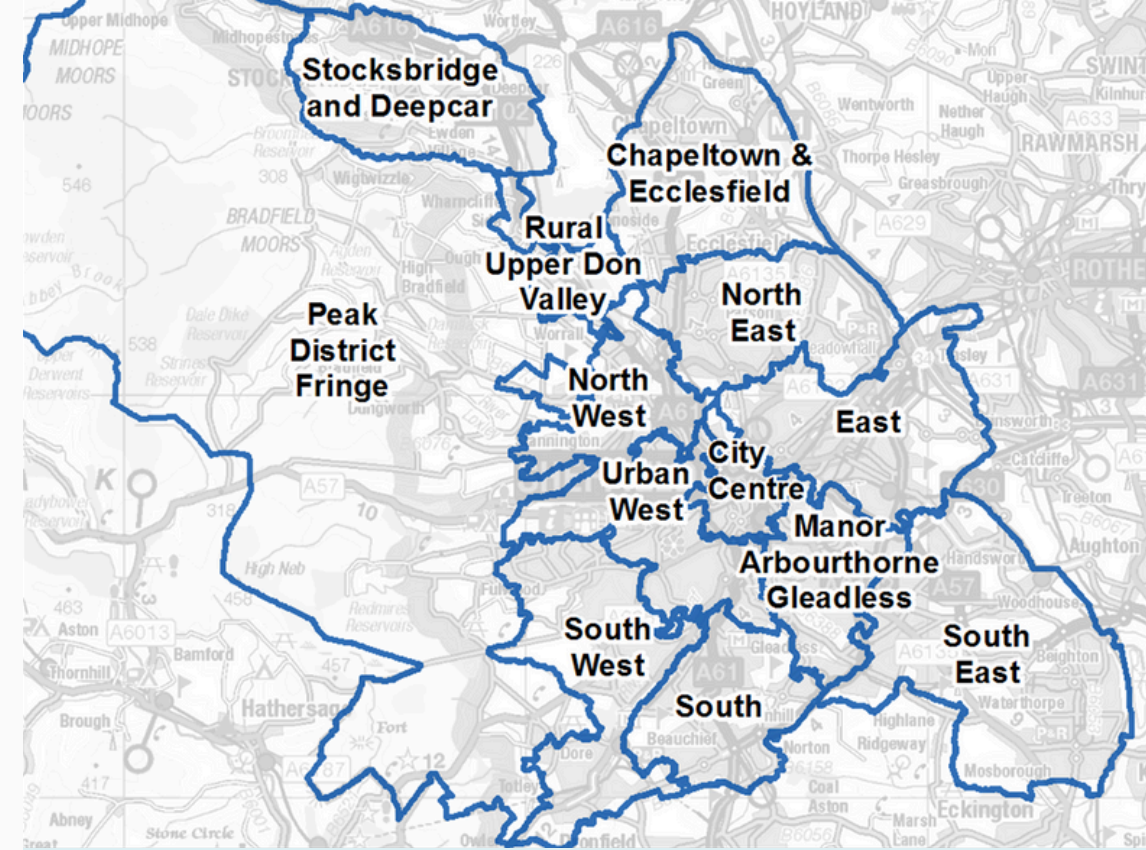
The Peak District Fringe and South West have the **highest** rents. Stocksbridge & Deepcar and the East have the **lowest** rents.
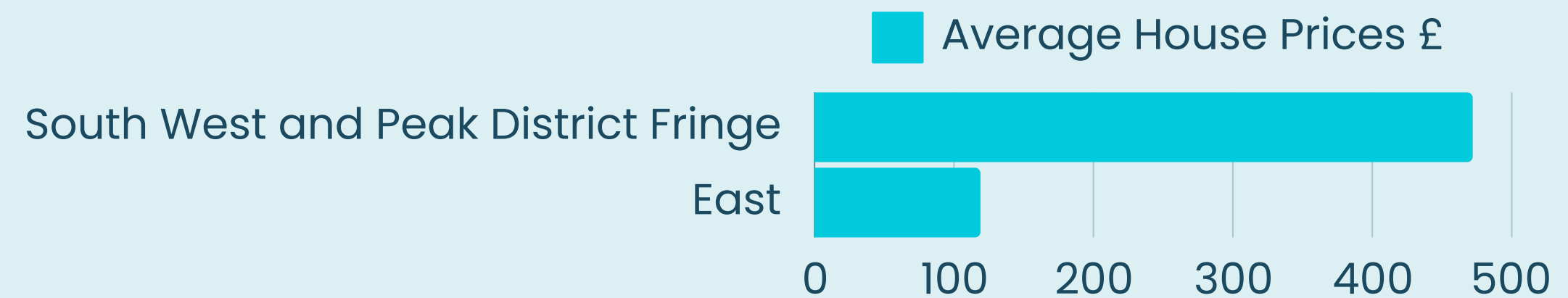
£245,512
Average house price

£40,718
Median household income

6x
City **house price is 6x average household income**

Most expensive and least expensive areas in the city to buy a home

■ Average House Prices £

South West and Peak District Fringe

East

0 100 200 300 400 500

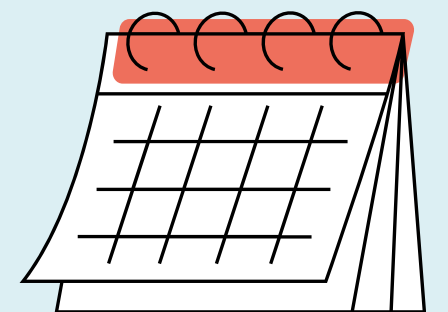**24%**
aged 16-64 claiming benefits

£850
Average private rent

LHA

£633
Average Local Housing Allowance (LHA)

Social Housing Demand

12,122 people actively bidding
3,586 properties advertised

89
Average bids per property. Three bed properties receive 109 bids

138
Average days wait for priority cases

Our Housing Needs

3,883

homelessness presentations in 2023/24

943

assessments in Q2 2024

Main reasons for becoming homeless:
1. Domestic abuse victim
2. Family no longer willing or able to accommodate
3. End of private rented tenancy

774

households in some form of temporary accommodation in September 2024

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

35,000

planned new homes by 2039

Types of Housing Needed

Affordable homes for low cost home ownership

Affordable homes for rent, in particular smaller properties

Homes of all sizes for sale for all households types

Specialist homes for older and disabled people in all tenures

Private rented accommodation to prevent homelessness

Supported housing for people with medium and complex support needs

Our Housing Conditions

34% of Sheffield's carbon emissions are from housing

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

97%
Of Council properties **meet the decent homes standard**

16% of private sector homes have a **serious housing hazard**
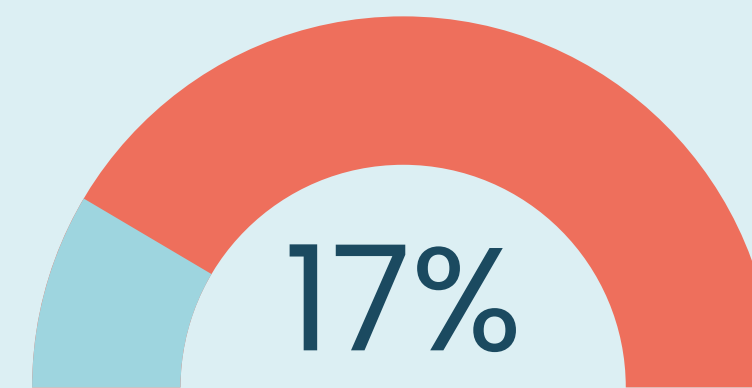
17%
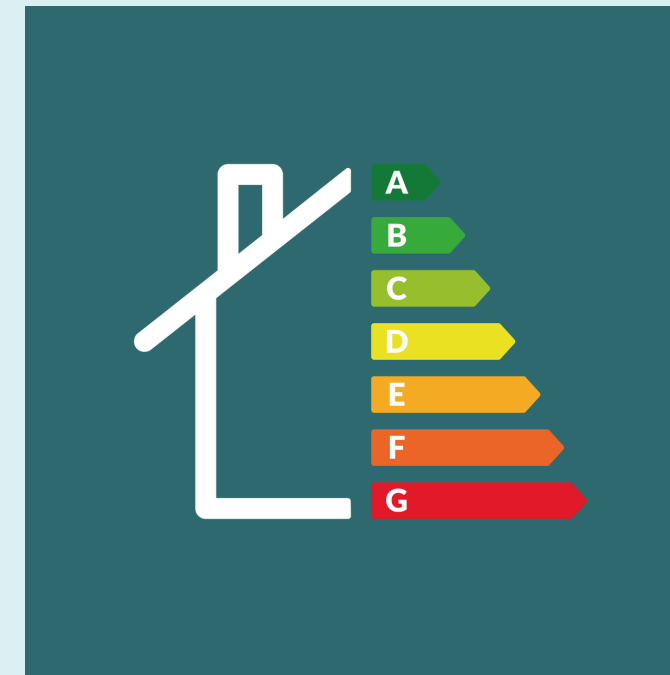Households are in **fuel poverty**

£2–5bn
to decarbonise Sheffield's housing

£87 mil
To mitigate all the **hazards** in **private** homes

1,581
Serious hazards removed in the private rented sector in 2023/24

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

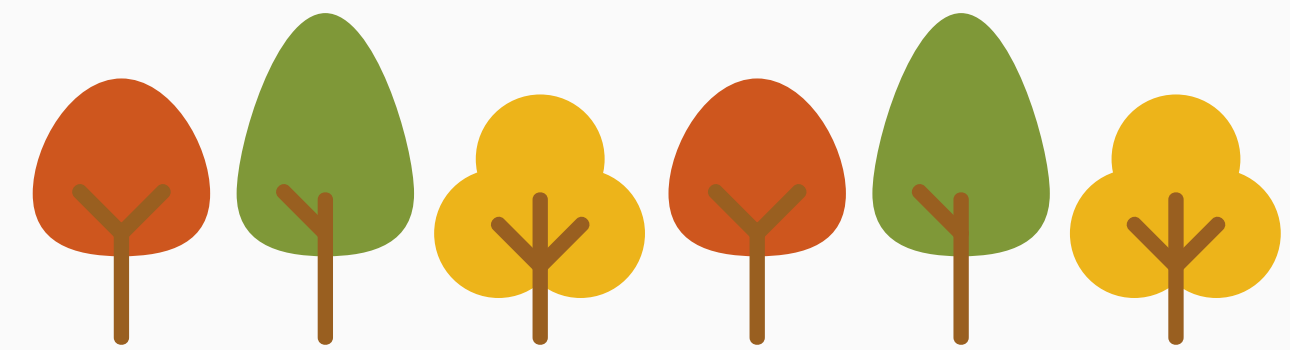**85%** — Peak District Fringe/South West
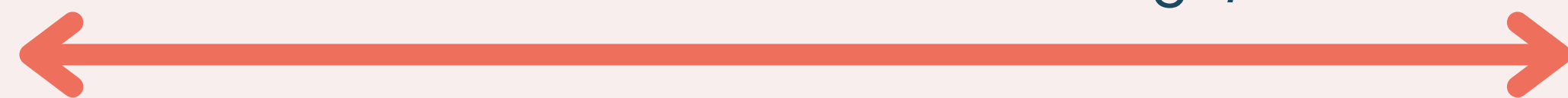
Lowest ←————————————————→ Highest

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
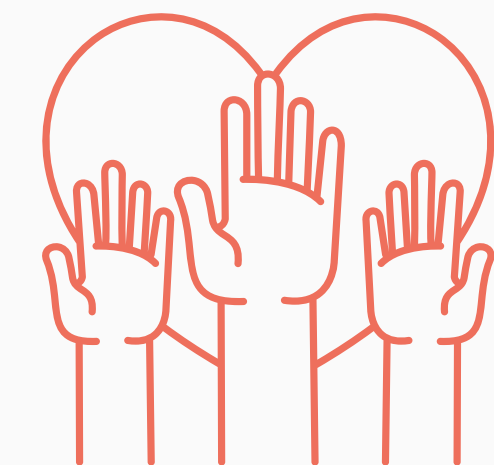
849
acres of grassed areas in the city

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

158
Crime incidences per 1,000 of the population

23
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%	£356,006	4,005,663
Sheffield	**20%**	**26%**	**£245,512**	**52,334**
Birmingham	17%	57%	£253,717	99,499
Bristol	17%	28%	£386,837	35,879
Leeds	17%	27%	£259,982	69,742
Liverpool	22%	22%	£180,626	54,758
Manchester	18%	51%	£256,189	63,276
Newcastle	19%	26%	£211,547	33,476
Nottingham	19%	43%	£222,967	31,796

	% Overcrowded	% Fuel Poverty	Crime per 1,000 of population	No. of Long Term Empties
England	6%	13.1%	118.1	261,474
Sheffield	**6%**	**16.7%**	**158**	**2644**
Birmingham	11%	24.0%	178.3	6399
Bristol	8%	13.8%	175.2	1881
Leeds	7%	16%	184.7	3146
Liverpool	5%	17.2%	189	5351
Manchester	10%	16.7%	n/a	1875
Newcastle	5%	19.3%	163.1	1769
Nottingham	9%	11.4%	206.4	1484

Data Sources

- Strategic Housing Market Assessment 2019
- Private Sector Housing Condition Database 2021
- Census 2021
- Land Registry House Prices Q2 2024
- Rightmove Private Rents 2023
- Department of Work and Pensions Benefit Claimants 2023
- Homelessness Case Level Information Collection. These figures may vary slightly from published H-CLIC data due to late changes to case records after submission to government

- 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 September 2024
- Police UK Crime Date 2023-24
- Sheffield Housing Insights
- Sheffield Local Housing Needs Assessment 2024