

## Sheffield Housing Strategy 2024 - 2034

### Foreword

Sheffield is a growing city with a proud heritage and a prosperous future. This Strategy sets out the overarching plan for housing in the city over the next ten years. It is for everybody who lives in Sheffield now, and for those who want to make Sheffield their home in the future.

Everyone should have a safe, secure and affordable place to call home. Good quality homes are fundamental for enabling people to live happy, healthy lives. We want everyone who lives in Sheffield to have access to the type of housing they want to live in, in great neighbourhoods, and to be able to afford to do so.

This Strategy, in conjunction with our Local Plan, will enable us to increase the quantity of homes available and ensure that the quality of homes is improved. We will work with partners in the private, voluntary and community sectors to make this plan a reality.

This Housing Strategy is critical to delivering the ambitions set out in our Council Plan, where we have made 'People, Prosperity and Planet' the focal point of everything we do. We want to see great neighbourhoods which are clean, green and safe places to live and visit; this Strategy is key to achieving this vision.

### Introduction

Sheffield is a unique city, with the Peak District National Park within its boundary, and parks, woodlands, and reserves making up 61% of the city. Sheffield's stunning natural assets are a magnet for attracting and retaining talent, offering people great places to live with a balance of both city and outdoor life, alongside a diverse business and cultural offer.

Housing is a fundamental element in the success of our communities, giving children and young people 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 city working together. The Council will work with our partners, locally, regionally, nationally, and homeowners to do this. The Housing Strategy is also 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 needs and 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 great and safe places to live, which they are happy to call home.
- Everyone 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 deliver this Strategy.

This Housing Strategy will focus on tackling housing inequalities and discrimination, strengthening our preventative role to achieve good 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 equal experience of housing services across all tenures and areas of the city. We will address the specific housing and support needs of vulnerable adults and families, looked after children and care leavers.

### 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. Young people who come to study or work make a fantastic contribution to our economy, and many choose to settle here, 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, people that live in Sheffield to study 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, renewable energy. Sheffield City Council has set out a commitment to delivering around 35,000 new homes in the Local Plan. We are seeing new neighbourhoods being created, resulting in more homes and more people living in the city centre; with the Government making large investments in areas such as Neepsend and Attercliffe.

Like other major cities, there are challenges within the housing market with contrasting levels of quality, size, 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 location 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, particularly 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, net zero 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 and relevant legislation that need to be considered and addressed through the new Strategy, including the:

- Social Housing (Regulation) Act 2023.
- Supported Housing (Regulatory Oversight) Act 2023.
- Building Safety Act 2022.
- Energy Act 2023.
- Levelling-up and Regeneration Act 2023.
- Renters' Rights Bill 2024.
- Planning and Infrastructure Bill 2024.

More information about Sheffield's residents and how housing is changing can be found in the Housing Strategy Evidence Base, a supporting document which can be read alongside this Housing Strategy. It 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:

 <p><b>Affordable homes</b> for low cost home ownership</p>	<p><b>Homes of all sizes</b> for sale for all household types</p> 	 <p><b>Supported housing schemes</b> for people with medium and complex support needs</p>
<p><b>Specialist homes</b> for older and disabled people in all tenures</p> 	<p><b>Homes for older people and families in city centre neighbourhoods</b></p> 	 <p><b>Affordable homes for rent</b>, in particular smaller properties</p>
 <p><b>New pitches</b> and plots for Gypsies and Travellers and Travelling Show people</p>	<p><b>Private rented accommodation</b> to prevent homelessness</p> 	<p>Homes in all tenures for people wanting to <b>downsize</b></p> 

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.



Our Housing Strategy will:

- Prioritise resources and action to reduce housing disadvantage for the most vulnerable people in our city.
- Improve access to homes that are affordable to rent, buy and run, and meet the needs of our communities.
- Ensure housing services and support are person-centred through providing opportunities for our communities to shape and tailor them.

- Help attract and retain higher income households in the city through a balanced housing market which assists aspirational housing choices.
- Create new opportunities across our communities with skilled jobs in construction, retrofitting and new building techniques.
- Deliver safe, high-quality homes, giving more people the best foundations to learn and play an active role in our growing economy.

- 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.

## Ambition 1 – More homes and housing choice

Sheffield is a popular place to live with people of all ages and backgrounds and has a larger than average younger population. To continue to grow and prosper as an economically successful city, Sheffield's housing market needs to work for everyone who wants 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 currently being built in the city is apartments and we have an abundance of student accommodation.

The housing sector contributes to 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. Evidence shows however, that some people who could contribute to the economic prosperity of Sheffield move away, particularly higher earning families who are moving out of the area for a family home. Evidence also shows that other people are struggling to afford or find housing in the city. This is particularly pronounced for our young people. 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. This will enable workers to relocate here and make 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 around 35,000 new homes by year 2039. Two thirds of these new homes will be built in the city centre and wider central sub area of Sheffield and the rest will be dispersed across the city. This ambition will work alongside the Sheffield Plan to ensure the housing which is created meets the city's range of housing needs. The new housing delivery requirement, which is set out in the Sheffield Plan, will deliver a distinctive mixed residential offer with a focus on the reuse of previously developed sites and buildings. With these new homes we need to ensure that the changing climate is considered, ensuring that new homes help us meet the net zero by 2030 ambition.

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

This Strategy includes a summary of the type of homes and tenures required in the city and this ambition focusses on how the housing sector will meet the housing need through new build homes and by repurposing existing buildings.

Most of the supply of new homes will be led by private developers, and we recognise that current development conditions are challenging, particularly when it comes to regenerating brownfield sites. 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 masterplan

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 rebalance housing markets and support mixed communities.

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

1. **Increase the range of good quality homes for all residents** through strategic partnerships, encouraging private and public sector collaboration to invest in new housing developments, and unlocking more development opportunities.
2. **Create new lifetime neighbourhoods in and around the city centre**, including an attractive offer for later living and downsizing households, more affordable housing which is inclusive of young people, and more homes suitable for families located in neighbourhoods with low to mid-building heights.
3. **Accelerate regeneration** by redeveloping catalyst sites within priority neighbourhoods and reviewing existing homes, buildings and land with the potential to expand the types of homes across the city and shape the places where we live.
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 making more efficient use of land, and prioritising brownfield sites and ensuring homes are built to the highest possible design and sustainability standards.

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

Climate change is the major challenge we face as a city, region, country and global community. It will affect the places and homes in which we live. It will cost more to power, heat and cool our homes in the future, and we will see more frequent and serious property damage from extreme weather events such as droughts and floods. The impacts are expected to increase pressure on local health and community services, disproportionately affecting our most vulnerable communities. Therefore, it is right and just, that we work hard to accelerate the city's combined effort to make progress on achieving this important goal, no matter how difficult and challenging it will be.

Sheffield is not unusual amongst local authorities in needing to take rapid action. The city has an ambition to become a net zero carbon city by 2030 and housing needs to make a significant contribution to achieving this goal. Domestic dwellings are responsible for a third of Sheffield's total emissions, with most of the energy consumption in the home coming from heating. The reduction of emissions and energy consumption of all homes in Sheffield will improve the impact our housing has on the planet, but it will also have cross cutting benefits, helping to reduce energy bills, address fuel poverty in the long term and improve the health and wellbeing of our residents.

Lower income households are most likely to be living in the lowest quality 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. These households are likely to be most impacted by the effects of climate change, such as extreme weather events, and have the least ability to respond.

The challenges around upgrading homes to meet the net zero ambition include a lack of clear information and finances not being readily available. We recognise 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 and expensive to insulate, and limits and constraints on the city's existing electricity networks affect the pace of moving homes away 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. We will need to do all we can to find ways of ensuring these are overcome to make progress towards the decarbonisation of the city's housing at the fastest possible pace.

### **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 decarbonise 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 take action now. We need to retrofit our existing homes in the city to be low emission and resilient to a changing climate, and ensure our new homes are built to a high, sustainability standard. This will enable all residents to enjoy comfortable homes that they can keep warm in the winter and cool in the summer.

The housing sector will need to continue to adapt to operate effectively in a changing climate, responding to new opportunities in technology, investment, and legislation which will also provide excellent opportunities for training, employment and business growth. We will explore the potential to use social housing programmes as a catalyst for private property investment, promoting a proactive approach to innovation, piloting programmes, and learning lessons from the experience of others, nationally and internationally.

This Housing Strategy will help to make long term decisions that acknowledge and address the complexity of interdependencies in delivering our net zero ambitions. Alongside this, we must set out clear interim steps to get there, to ensure and give confidence they are achievable.

### **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 attract strategic investment to encourage and deliver installation of insulation and ventilation to best prepare homes for modern systems when the market can supply them economically, utilise our existing resources such as the heat networks, and explore energy generation opportunities.
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 opportunities and helping 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** supporting 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 and blue infrastructure around Sheffield's homes, protecting ecological sites and encouraging measures which restore and enhance nature, reduce the air temperatures, and improve 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 fair access to a safe and suitable home which is affordable to run.

Whilst most residents enjoy good quality, safe and comfortable homes, we know this isn't the case for everyone. Sheffield 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. People on lower incomes and more commonly in the private sector, are more likely to live in poorer quality, colder housing. 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. We must target actions to address this.

With increasing demand for rented homes, it is important that good landlords are encouraged to operate here. Social landlords are working effectively across the city to manage their properties and tenancies, alongside a significant number of good private landlords. We want to build on this and share the wealth of good management practice that exists across the whole of the rented sector. However, where issues occur, we will work with private landlords to resolve them, taking enforcement action where required standards are not met.

The city's social housing stock needs significant investment to meet the Decent Homes Standard, which is the current minimum standard it must achieve. Significant investment is also needed in the private and owner-occupied sectors to address housing hazards with the potential to cause serious harm. We recognise that not all owner-occupiers need help to make informed decisions about maintenance or safety issues in their homes, but it is important that good advice and support is available should homeowners need it.

Achieving this ambition will be significantly shaped by the Building Safety Act 2022 and the Social Housing (Regulation) Act 2023, which will strengthen the voice of tenants and ensure the quality of homes across all tenures. The Council will also retain its private sector regulatory role. This is likely to be strengthened further in the private sector through anticipated increases in enforcement powers following the Renters' Rights Bill.

#### **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, with a real focus on our families with children. 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 a broad range of partners to achieve safe, quality homes.

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

1. **Improve quality and safety standards across all homes**, using evidence to prioritise action and investment in the worst homes and for vulnerable households and those with children, promoting advice and information to tenants and landlords about their rights, responsibilities and funding opportunities, and continuing to take council enforcement action where necessary improvements have not been made.
2. **Tackle damp and mould in Sheffield's housing**, strengthening relationships with housing partners, health, and care to identify cases of damp and mould, prioritise investment and focus on prevention by sharing better information on the causes, alongside remedies, and the help available across all tenures.
3. **Ensure fire safety** through working collaboratively with social and private landlords, South Yorkshire Fire Service and the Building Safety Regulator to make sure that high risk buildings, such as high-rise flats and HMOs meet required fire safety standards.
4. **Improve landlord performance across the city**, driving improvements in housing management and repairs services through working more closely with tenants to set and monitor service standards, improving support and training for landlords and continuing to share good practice and innovation through landlord forums.

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

Home is not just about the house we live in; it is about our neighbourhoods and our communities. Well designed, safe neighbourhoods with the right services and facilities are key to enabling healthy and resilient communities. They help to create connected places where people can interact, support and care for each other, and reduce social isolation.

We want all of Sheffield's neighbourhoods, regardless of the tenure mix, 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 local 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, with lower satisfaction due to lack of upkeep of the local area, too much traffic and dissatisfaction with insufficient or inconsiderate 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 deliver local infrastructure which supports our communities, reduces inequality within our neighbourhoods and improves the places and spaces that make them great places to live. We will further develop our Local Area Committees and community networks, providing a range of ways for people to get involved that suit their circumstances, meet different needs and tackle inequalities. Collectively, we want to deliver well-connected lifetime neighbourhoods that meet the changing needs of our communities as they grow up and grow older and ensure our neighbourhoods feel safe and well cared for.

The social housing sector will work together with local communities to meet the new Regulator of Social Housing's Neighbourhood and Community Standard. The new standard will act as a catalyst for change, requiring registered providers to work with relevant partners to promote social, environmental and economic wellbeing within neighbourhoods. The new housing standards will also improve the quality of services delivered, and place residents at the heart of driving and influencing positive and long-lasting change.

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

1. **Support and invest in the knowledge, skills and capabilities of our communities** and those with lived experience to build capacity to get involved, challenge and take ownership of what is important to them in their neighbourhoods.
2. **Strengthen collaboration between services and communities** at a neighbourhood level to develop locally owned partnerships and plans to manage and regenerate neighbourhoods, improving social, environmental and economic wellbeing.
3. **Make neighbourhood assets work better for the whole community** through multi-agency approaches at a neighbourhood and citywide level, ensuring play, social spaces, transport and buildings are suitable, well used and cared for.
4. **Create safer neighbourhoods** through working with the Safer Sheffield Partnership, landlords, police, other specialist organisations and residents to strengthen community cohesion, ensure safety and enforce tenancy conditions.
5. **Bring more properties back into use**, targeting long-term empty properties through a dedicated voids teams to relet council rented properties faster and by providing expert advice and encouragement to owners in the private sector, 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, including a number of families with children. 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 and assistance 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 good 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. Unregulated Supported Exempt Accommodation often comes with very little support and at a high financial cost to individuals and the Council due to benefit regulations. The Supported Housing (Regulatory Oversight) Act 2023 has introduced changes to how supported exempt accommodation is regulated, and enabled government to create new National Supported Housing Standards and introduce licensing regulations that, when implemented, will be the responsibility of the Council.

### **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 take preventative action, helping 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 and share intelligence across organisations to concentrate on crisis prevention, allowing everyone to live their lives to the full, while ensuring limited resources are used most effectively. We want to minimise disruption to schooling for children when placing families in temporary accommodation.

### **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 and social housing; 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 help to those in poor quality or unsuitable housing and struggling to pay the bills or meet basic needs.

3. **Improve the quality and range of supported housing** in the city by implementing new licensing and regulation responsibilities; assessing specialist housing needs; developing coherent strategies for supported housing, residential care, and independent living schemes; and the integration and joint commissioning of housing, health and care services.
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 of all ages and abilities.
5. **Encourage more flexibility in existing homes to enable independent living**, meeting the changing health and care needs of our diverse population at all stages of their lives, including retirement living that connects people to their wider community and facilities; helping people to right size, making it easier for people to adapt homes and make more of assistive technology.

## Delivery

We have set out the overall vision and ambitions for housing for the next decade and this Strategy sets a clear commitment to build on the city's housing successes.

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 help our most vulnerable residents, and we will use this to transform the systems and services that we all provide. In line with the Council's Customer Experience Strategy we will continue to connect with our communities and businesses as we implement this Strategy.

The wide range of programmes and projects required to deliver on the priorities will be specified and managed in detail by various lead partner organisations. Where it is for the Council to lead on delivering priorities in this 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 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. 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 Homes England and the South Yorkshire Mayoral Combined Authority. Sheffield will continue to work with 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.

And finally, we will encourage added social value, including the creation of employment and training opportunities for local people, aiming for maximum local benefit from investment in the housing sector.

#### Governance and monitoring progress

Over the last few years, we have been dealing with a very unusual set of circumstances 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 and published in line with the Council's Performance and Outcomes Framework. The Performance and Outcomes Framework provides the structure and approach for how Sheffield City Council will provide effective performance management against delivery of the Council Plan outcomes, our contribution to the City Goals, major programmes of work, and areas identified for improvement. Additional delivery arrangements for this Strategy are being developed to align with the Council's monitoring and performance framework, identify gaps and ensure that new governance doesn't duplicate existing arrangements.

The Council's Strategy and Resources Policy Committee have been responsible for agreeing this Housing Strategy, as a Tier 1 keystone Strategy for the Council. It will continue to have oversight of the Housing Strategy's progress through its Tier 1 outcomes performance management role. Housing Policy Committee will be responsible for overseeing the delivery of this Strategy and guiding and approving the junior strategies, plans and policies needed to deliver the Housing Strategy vision and ambitions.

The Sheffield Together Partnership is comprised of Sheffield City Council (SCC), Homes England (HE), the South Yorkshire Mayoral Combined Authority (SYMCA), the Sheffield Property Association (SPA), and members of the South Yorkshire Housing Partnership (SYHP). The partnership has a Housing Growth Board to accelerate the delivery of new housing, and this Board will monitor progress against new housing delivery targets and hold relevant partners to account for the delivery of commitments.

The Strategic Housing Forum is the Sheffield City Council and Registered Provider Forum. The Forum will continue to provide opportunity to collaborate with the city's other social housing providers to develop new plans and seek and prioritise resources where these are needed to deliver the Housing Strategy's priorities. Alongside this, we will develop fora to engage with private rented landlords and tenants.

We developed this Housing Strategy with our partners and in consultation with our residents. We will continue our 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***

***A - Supporting SCC Housing Strategies, Policies and Plans***

***B - Performance Indicators***

***C- Glossary***

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**Appendix A - Supporting SCC Strategies, Policies and Plans, which support the Housing Strategy**

<b>Housing Strategy Ambition</b>	<b>More homes and housing choice</b>	<b>Housing carbon emissions will have been reduced to net zero by 2030</b>	<b>Safe, good quality and comfortable homes</b>	<b>Great, safe neighbourhoods that people are happy to call home</b>	<b>Homes and housing services that end homelessness and support healthy, independent lives</b>
<b>Primary Delivery Plans</b>	<p><i>Housing Growth Delivery Plan</i></p> <p>Central Area Strategy Capacity Report 2020</p> <p><i>Older Persons Independent Living Strategy and Action Plan 2025 - 2030</i></p>	<p><i>Road Map to Net Zero for all Homes</i></p>	<p>Fire Management Plan</p> <p>Damp and Mould Action Plan</p> <p><i>Tenancy Strategy</i></p>	<p>Gleadless Valley Masterplan 2022</p> <p><i>Tenancy Strategy</i></p>	<p>Homeless Prevention and Rough Sleeping Strategy and Action Plan 2023 - 2028</p> <p><i>Older Persons Independent Living Strategy and Action Plan 2025 - 2030</i></p> <p><i>Temporary Accommodation Strategy and Action Plan</i></p> <p><i>Supported Housing Strategy</i></p>
<b>Plans and Strategies that support all ambitions</b>	<p>Housing Revenue Account Business Plan</p> <p>Housing and Neighbourhoods Race Equality Action Plan</p> <p>Tenant and Leaseholder Engagement Strategy and Action Plan 2023</p> <p><i>Asset Management Strategy</i></p>				
<b>Guiding Documents</b>	<p><i>Sheffield Plan and Development Policies 2022 - 2039</i></p> <p>Strategic Housing Market Assessment 2019</p> <p><i>Specialist Accommodation Assessment 2024</i></p> <p>Acquisition Strategy 2021</p> <p>Shared Ownership Policy 2021</p> <p>Race Equality Commission 2022</p>	<p><i>Sheffield Plan and Development Policies 2022 - 2039</i></p> <p>A 10 Point Plan for Climate Action 2021-2023</p> <p>Arup - City Level Zero Carbon Mitigation Pathway for Sheffield</p> <p>Race Equality Commission 2022</p>	<p><i>Fire Safety Policy</i></p> <p>Damp and Mould Policy 2023 - 2025</p> <p>Private Housing- Intervention and Enforcement Policy for the Regulation of Housing Standards 2024</p> <p>Private Sector Housing Condition Database 2021</p> <p>Race Equality Commission 2022</p>	<p><i>Neighbourhood Management Policy 2024</i></p> <p>Introductory Tenancies Policy 2022</p> <p>Housing &amp; Neighbourhood Service: Our Approach to Anti-Social Behaviour 2022</p> <p>Anti-Social Behaviour Policy 2024</p> <p>Race Equality Commission 2022</p>	<p>Allocations Policy 2016</p> <p>Private Sector Housing Assistance Policy 2020</p> <p>Sheffield Domestic Abuse Safe Accommodation Strategy 2021 - 2024</p> <p><i>Specialist Accommodation Assessment 2024</i></p> <p>Race Equality Commission 2022</p>

NB Text in italics denotes documents still in development.



In addition, the approach set out in this Housing Strategy will align with other strategies, such as the Hear our Voice Learning Disability Strategy, Adult Health and Social Care Strategy, Dementia Strategy, Domestic Abuse and Safe Accommodation Strategy, the Drug and Alcohol Strategies, Customer Experience Strategy and emerging Children and Families Strategies.

### Appendix B - Sheffield Housing Strategy Performance Indicators

*These high-level indicators have been selected from the Council's current performance framework and from measures that are reported externally, for example to the Social Housing Regulator. There will be new activity that arises from this Strategy that will need to be monitored, so that we understand the impact of our actions and to ensure the Strategy's outcomes are achieved. Additional performance indicators will therefore be developed.*

Ambition	Indicators	Source
Sheffield will have enough homes to meet the needs and aspirations of our communities and support the city to prosper.	No. of new homes under construction within previous 12 months (Sheffield)	SCC Outcome Measure
	No. of new homes completed within previous 12 months (Sheffield) (total and affordable) <ul style="list-style-type: none"> <li>Broken down by bed size</li> <li>All affordable homes delivered</li> </ul>	Annual Housing Flows Return (Planning) and SCC Outcome Measure
	No. of new homes completed in city centre within previous 12 months	SCC Outcome Measure
Housing carbon emissions will have been reduced to net zero.	% of carbon emissions from housing	SCC Outcome Measure
	% of homes with EPC rating C or better by tenure type	SCC Outcome Measure
	No. of households receiving energy advice from Warm Homes Sheffield	Housing Energy Efficiency Team
	No. of households receiving energy installations through Warm Homes Sheffield	Housing Energy Efficiency Team
Residents will enjoy safe, good quality homes that are easy to keep warm or cool.	% social homes meeting the Decent Homes Standard	Regulator of Social Housing
	No. of people in private rented homes made safer by removal of Category 1/high Category 2 & statutory nuisances	Private Sector Housing Standards
	No. of reported damp and mould cases in properties	Private Sector Housing Standards
	No. of Category 1 / high Category 2 issues relating to fire safety that have been resolved in private rented sector	Private Sector Housing Standards
	% of social homes and buildings that have had all the necessary fire risk assessments	Regulator of Social Housing

Ambition	Indicators	Source
	% of households in fuel poverty (Low Income Low Energy Efficiency (LILEE) definition)	Department for Business, Energy & Industrial Strategy (BEIS) Annually reported
Our communities will live in neighbourhoods that are great and safe places to live, which they are happy to call home.	Rate of anti-social behaviour offences per 1000 population	SCC Outcome Measure
	No. of empty long-term properties all tenure	Gov.UK Dwelling Stock, Table 615: Vacant Dwellings by Local Authority District (Reported annually in October)
	Sheffield city housing makes a positive contribution to your neighbourhood	Regulator of Social Housing
	% of residents satisfied with their neighbourhood	Housing Needs Assessment (collected every 5 years)
Everyone will have a home and the support they need to live a healthy life.	Homelessness prevention and relief outcomes per 1,000 population	SCC Outcome Measure
	No. of households in temporary accommodation or bed & breakfast	SCC Outcome Measure
	No. of rough sleepers	Rough Sleeper Count – Homelessness Prevention Service
	No. of disabled facilities grants provided	Adult Social Care
	% of homes completed that are specialist	Annual Housing Flows Return (Planning)
	Proportion of people who use Adult Care and Wellbeing services who find it easy to find information about support	SCC Outcome Measure



**C- Glossary**

# 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.
Brownfield Sites	Previously developed land that had a permanent structure on it.
Building Safety Act 2022	An Act to improve the safety of homes, by providing more rights, powers and protections for people living in them.
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 by 2035.
Council Plan 'Together we get things done'	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.
Customer Experience Strategy	Sheffield City Council's vision to deliver better customer experience for our diverse people and communities.
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.
Downsizing	Moving from a current home to a home that is smaller/has fewer bedrooms.
Energy Act 2023	An Act to provide the framework for delivering secure, affordable and low carbon energy.
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.
Homes England	The Government's housing delivery organisation that funds and supports the delivery of affordable housing in England.
Infrastructure	The basic facilities and systems serving a country, region, or community such as buildings, roads, power supplies etc.

Levelling-up and Regeneration Act 2023	An Act to provide the regulations to speed up the planning process, provide more local decision making and reduce inequality, with the aim of delivering more sustainable communities.
Lifetime neighbourhoods	Places designed to be inclusive regardless of age, health or disability.
Local Housing Allowance	The maximum amount that people renting from a private landlord that can claim in Housing Benefit or Universal Credit.
National Supported Housing Standards	Minimum standards for supported exempt accommodation.
Net Zero	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.
Planning and Infrastructure Bill 2024	A Bill that will seek to streamline the planning system, ensuring a faster and more efficient approval process for major projects, including infrastructure and housing.
Renter's Rights Bill 2024	A Bill setting out the Government's plans to improve the private rented sector and level up housing quality.
Right size	Finding a home that is the right size for your needs.
Safer Sheffield Partnership	A group of public service organisations working to address and reduce community safety issues in Sheffield.
Sheffield Property Association	A group of businesses working together to improve Sheffield's built environment.
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 (Regulation) Act 2023	An Act to set 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.
The new Regulator of Social Housing's 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 Mayoral Combined Authority	A collaboration of the local authorities of Barnsley, Doncaster, Rotherham and Sheffield 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)	An assessment of housing needs and demands within the housing market
Supported Exempt Accommodation Providers	Registered Social Landlords, Housing Associations, not for profit Providers and private companies which provide Supported Exempt Accommodation.

Supported Exempt Accommodation	This is a type of housing that provides support, care or supervision while being exempt from specific Housing Benefit rules
Supported Housing (Regulatory Oversight) Act 2023	An Act to set out the regulations for improving conditions in exempt supported housing.
Supported Housing	Accommodation provided alongside support, supervision, or care to help people live as independently as possible in the community.
Sustainable Urban Drainage (SuDS)	Drainage systems that are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible.
Temporary Housing	If a local authority owes (or is considering whether they owe) a household a homelessness duty they may be placed in temporary accommodation pending the completion of inquiries into an application, or they might spend time waiting in temporary accommodation after an application is accepted until suitable secure accommodation becomes available.
Tenure	The type of ownership of a property for example whether it is owner occupied or owned by a social or private landlord and rented to the tenant.
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.
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.

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