

Action Plan

The table below details our planned activity to grow housing in the city and how this links to our housing strategy ambitions. We will update this plan to show what we aim to achieve each year, eventually meeting the ambitions of our 5-year plan.

Key:



Increase affordable housing provision











Increase the range of good quality homes for all residents




























Build Homes for the future



Accelerate Regeneration & develop New Lifetime Neighbourhoods

Our Activity	How does this activity meet our housing strategy ambition?	By March 2026, we will have:	In 5 years, we will have:
Stock Increase Programme - New Build Delivery: <i>To build a range of affordable new build developments to increase the Council's housing stock.</i>		<ul style="list-style-type: none"> ✓ Started on site building 36 general needs new homes at Bolehill View. ✓ Completed the first phase of the 77 general needs new homes at Newstead. ✓ Started on site building 82 new Older Persons Independent Living homes at Newstead. 	<ul style="list-style-type: none"> ✓ Delivered new affordable general needs and specialist homes in the city.
Stock Increase Programme – Acquisitions: <i>To acquire new properties to increase the Council's housing stock.</i>		<ul style="list-style-type: none"> ✓ Acquired c.88 new homes at Corker Bottoms & the Manor. ✓ Continued to find new acquisition opportunities. 	<ul style="list-style-type: none"> ✓ Acquired new affordable general needs and shared ownership homes in the city.
Small Sites: <i>Disposal of council owned small sites suitable for housing delivery.</i>		<ul style="list-style-type: none"> ✓ Disposed of sites to create options for new homes. ✓ Identified other sites that can be marketed for disposal and development. 	<ul style="list-style-type: none"> ✓ Enabled the delivery of new affordable and private homes through this programme.
Disposal of council land for 100% affordable housing delivery: <i>Procurement process to enable delivery of new affordable housing on council land.</i>		<ul style="list-style-type: none"> ✓ Completed work to allow the Council to communicate, market and dispose of a first batch of sites. ✓ Continued work on future sites. 	<ul style="list-style-type: none"> ✓ Enabled the delivery of new affordable homes in the city by others through this activity.
Housing Association (HA) Partnerships: <i>Strengthen relationships to enable HAs to build new social housing in the city.</i>		<ul style="list-style-type: none"> ✓ Continued to develop partnership working with HAs to assist them with new housing growth opportunities. 	<ul style="list-style-type: none"> ✓ Enabled and monitored new affordable homes delivered by HAs in the city.
Disposal of council land for mixed tenure opportunities: <i>To dispose of council owned land that will deliver mixed tenure homes.</i>		<ul style="list-style-type: none"> ✓ Investigated and considered suitable sites for disposal. ✓ Started to develop masterplans for chosen areas. ✓ Started to develop options for delivery with private sector partners. 	<ul style="list-style-type: none"> ✓ Delivered new affordable and private homes on these larger mixed tenure sites.
Temporary & Specialist Accommodation: <i>To respond to future needs for specialist accommodation.</i>		<ul style="list-style-type: none"> ✓ Understood the strategic requirement for temporary and specialist accommodation and integrated the needs into future housing growth plans. 	<ul style="list-style-type: none"> ✓ Enabled the delivery of the strategic need for temporary and specialist accommodation.
Section 106 (S106): <i>Monitoring and enabling the delivery of S106 new affordable homes in the city.</i>		<ul style="list-style-type: none"> ✓ Clear monitoring and reporting process for all S106 past, current and future ✓ Enabled increased delivery of S106 through the setting of new planning policy ✓ Established an action plan for collaboration with private developers to enable the delivery of S106 units ✓ Developed a programme for expenditure of S106 contributions 	<ul style="list-style-type: none"> ✓ Increased the delivery of S106 affordable homes in the city.

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Affordable Housing Planning Guidance: <i>Guidance or changes to planning application process for affordable housing providers.</i>		<ul style="list-style-type: none"> ✓ Explored improving the supplementary planning guidance for affordable housing to incentivise and support developers. 	<ul style="list-style-type: none"> ✓ Introduced guidance.
Suburban Regeneration - Gleadless Valley Masterplan: <i>The regeneration scheme in the Gleadless Valley area.</i>	   	<ul style="list-style-type: none"> ✓ Agreed a new phasing approach for regeneration ✓ Appointed a development partner for the first phase and agreed development work. 	<ul style="list-style-type: none"> ✓ Delivered new affordable and private new homes.
Suburban Regeneration - Attercliffe: <i>The regeneration scheme in the Attercliffe area.</i>	   	<ul style="list-style-type: none"> ✓ Agreed affordable housing provision for the Attercliffe Waterside scheme ✓ Enabled the start on site for Phase 1 of Attercliffe Waterside to build 362 homes. 	<ul style="list-style-type: none"> ✓ Delivered new affordable and private new homes.
Sheffield Housing Company: <i>Joint venture regeneration vehicle to build new homes.</i>	   	<ul style="list-style-type: none"> ✓ Reviewed and considered the development options for the final 6 sites. ✓ Enabled the commencement of development on the remaining viable sites. 	<ul style="list-style-type: none"> ✓ Delivered new affordable and private new homes.
Private Sector Land Opportunities: <i>Work with the private sector to enable the delivery of new homes for the city of all tenures.</i>	   	<ul style="list-style-type: none"> ✓ Worked collaboratively with funders and developers to increase the viability of market-led developments. 	<ul style="list-style-type: none"> ✓ Delivered new affordable and private new homes.
City Centre Regeneration Sites: <i>To kickstart the creation of sustainable neighbourhoods in the city centre and enable housing on priority sites.</i>	   	<ul style="list-style-type: none"> ✓ Produced Development Frameworks for key catalyst sites. ✓ Acquired sites & marketed them for development opportunities. ✓ Selected Development partners. ✓ Begun development work for some sites. ✓ Secured funding to support at least 20% affordable housing from external partners on sites where appropriate 	<ul style="list-style-type: none"> ✓ Delivered new affordable and private homes in city centre priority neighbourhoods and key city centre areas of regeneration.
Housing Growth Funding: <i>To increase funding opportunities from Homes England, South Yorkshire Mayoral Combined Authority (SYMCA), Ministry of Housing, Communities & Local Government (MHCLG), & One Public Estate (OPE) and other funding models</i>	   	<ul style="list-style-type: none"> ✓ Secured funding to support the delivery of affordable and private housing. ✓ Reviewed alternative delivery models and created a Sheffield City Council centric model to present to the market 	<ul style="list-style-type: none"> ✓ Increased funding for new homes.