

## PART A - Initial Impact Assessment

**Proposal Name:** Housing Growth Delivery Plan

**EIA ID:** 2887

**EIA Author:** Max Ellaby

**Approval Status:** Approved

**Proposal Outline:** A new Housing Growth Delivery Plan has been developed for the city. This EIA considers this plan as a whole. The plan is a tier 2 strategic document that outlines how we intend to deliver the Housing Strategy's ambition of 'More Homes and Housing Choice'. It focuses on the priorities for how we aim to deliver this ambition: 1. Increase the range of good quality homes for all residents 2. Accelerate regeneration and develop new lifetime neighbourhoods. 3. Increase affordable housing provision 4. Build homes for the future. The plan outlines how we will collaborate to deliver new homes and policies that impact the delivery of new homes to improve the housing offer across the city.

**Proposal Type:** Non-Budget

**Year Of Proposal:** 24/25

**Lead Director for proposal:** Kate Martin

**Service Area:** Housing Growth

**EIA Start Date:** 20/11/2024

**Lead Equality Objective:** Break the cycle and improve life chances

**Equality Lead Officer:** Bashir Khan

- Committees:**
- Policy Committees
    - Strategy & Resources

## Portfolio

**Primary Portfolio:** City Futures

**EIA is cross portfolio:** No

**EIA is joint with another organisation:** No

## Overview of Impact

**Overview Summery:**

Housing is an issue that is relevant to everyone, but the plan recognises that some residents, with protected characteristics, are more likely to have increased challenges relating to housing. They may be more likely to live in certain tenures or types of housing, and therefore housing policies and plans have the potential to impact different groups in different ways. Some groups may be more likely to live in social rented housing than other tenures, and some groups may be more likely to live in the private rented sector with the support of benefits. More social housing and affordable homes are required by these groups. There is a significant need for social and affordable homes across Sheffield. We know that the most recent Local Housing needs Assessment (2024) forecasts a need of 2,032 affordable homes per year across the lifetime of the Sheffield Plan (2022-2039). The plans and programmes of new housing in the delivery plan aim to meet some of that need through new housing. The plan makes a positive impact but must be recognised that growth alone can't fully meet all need. Some groups also require more social rented homes, not just affordable, and this has been considered overall. The plan intends to grow affordable housing options, which in turn will help relieve pressure on social rented homes. The plan is not currently aiming to increase the number of homes available at social rent, however there is an emerging rents policy that will consider this issue, and the plan does increase the number of affordable social rented homes which is also a welcome benefit. New Council developments will be considered for social rents where it is financially viable and funding opportunities from central government will be monitored to see if this more affordable rent

will become more viable for new developments. All protected groups will be positively impacted by the plan if housing, and in particular affordable housing, options are increased within the city.

**Impacted characteristics:**

- Age
- Armed Forces
- Care Experienced
- Carers
- Disability
- Gender Reassignment
- Poverty & Financial Inclusion
- Health
- Partners
- Race
- Cohesion
- Religion/Belief
- Sex
- Sexual Orientation

**Impacted local area(s):**

Central, North, North East, East, South East, South, South West

## Consultation and other engagement

**Is consultation or other engagement required:**

No

Please describe consultation or other engagement: Engagement with other key teams and services has been carried out. There has been no public consultation. This delivery plan is a junior plan to the Housing Strategy, a tier 1 strategic document, which has been extensively consulted on. Two phases of consultation were undertaken with the public and partners to develop the Housing Strategy. The first phase was carried out in early 2024 and included a residents' survey of over 800 residents. The second phase had over 1,000 responses and was carried out in July 2024 and had a particular focus on increasing responses from groups underrepresented in phase one. Projects and programmes of new housing that use Council resources will be delivered after consultation and co-production.

## Cumulative Impact

**Does the proposal have a cumulative impact:**

Yes

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**Impact areas:**

Year on Year, Geographical Area

## Initial Sign-Off

**Full impact assessment required:**

Yes

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**Review Date:**

01/11/2024

## PART B - Full Impact Assessment

### Health

**Staff Impacted:**

No

**Customers Impacted:**

Yes

**Description of Impact:**

People with health needs often have specific housing needs, and this group has been included in the consultation for the Housing Strategy, and this consultation exercise has been considered in this plan. People with poor health may have a more limited ability to work/generate income, which may impact their ability to secure and maintain housing. This group may be more likely to live in poor quality housing. This plan, through the changes expected in the Sheffield Plan policy, can have a positive impact by ensuring that developments are completed to standards that consider mobility accessibility requirements. This will result in healthy buildings/homes where health can be positively impacted. For example, more energy efficient homes can improve warmth and reduce heating costs which will have a positive impact on health. New space standards will be introduced for new developments, the Nationally Described Space Standards, improving the suitability of housing.

**Name of Lead Health Officer:**

**Comprehensive Assessment  
Being Completed:** No

**Public Health Lead signed off  
health impact(s):**

## Age

**Staff Impacted:** No

**Customers Impacted:** Yes

**Description of Impact:** The Housing Strategy Consultation demonstrated that all age groups can face additional housing challenges specific to age. In particular, we are aware of the need for affordable and suitable housing options for younger people, who may find it increasingly difficult to access housing, achieve home ownership and afford private rented rates. There has also been an increase in the number of families experiencing homelessness and children growing up in insecure housing, who require more family accommodation options. We understand that there is an aging population who are more likely to need specialist housing, and that there is a link between aging, ill health and reduced mobility. This means there is a need for more suitable properties for older people to help them live independently. The plan will also take the emerging Older Persons Independent Living strategy into consideration as this evolves. The plan will help Sheffield become an age-friendly inclusive city as it can help address some specific needs: • The plan includes the development of an Older Persons Independent Living (OPIL) scheme which will provide an accommodation option for this group. This accommodation aims to help people live independently for as long as possible, with the options to have care needs met on site and take part in community activities. • The plan includes aims to increase the amount of both lifetime neighbourhoods and lifetime homes within the city. Lifetime Neighbourhoods are places designed to be inclusive regardless of age, health or disability. Lifetimes homes have specific features that ensure the home is accessible and more easily adaptable to the needs of most households over their lifetime. • The plan also includes aims to achieve a range of accommodation and tenure to provide for all age groups, including family accommodation.

## Armed Forces

**Staff Impacted:** No

**Customers Impacted:** Yes

**Description of Impact:** No direct impact. It is expected that the priority to increase the range of good quality homes for all residents could have a particularly positive impact here

## Carers

**Staff Impacted:** No

**Customers Impacted:** Yes

**Description of Impact:** People who are carers may be more likely to face challenges with housing. For example, they may be more likely to be in unsuitable housing for the households needs and have their ability to work/generate income impacted. The plan considers a range of homes and standards, new planning policy will ensure new schemes provide 10% of Category 3 homes (suitable for wheelchair users), and a number of Category 2 homes (properties with a higher level of accessibility). This may indirectly help carers of people with disabilities. In addition to this the plan includes aims to increase the amount of both lifetime neighbourhoods and lifetime homes within the city. Lifetime Neighbourhoods are places designed to be inclusive regardless of age, health or disability. Lifetimes homes have specific features that ensure the home is accessible and more easily adaptable to the needs of most households over their lifetime. Again, this may indirectly help carers of people with disabilities as this may increase independence, improve health and reduce caring responsibilities.

## Care Experienced

**Staff Impacted:** No

**Customers Impacted:** Yes

**Description of Impact:**

Care experienced customers can face additional challenges and barriers when accessing housing, including both SCC provided housing services and the wider housing market. This group has been included in the consultation for the Housing Strategy and this consultation has been considered in this plan. This plan can have a positive impact by increasing the amount of housing, particularly affordable homes and social housing, to provide an overall benefit to this group.

## Cohesion

**Staff Impacted:**

No

**Customers Impacted:**

Yes

**Description of Impact:**

The plan aims to have a positive long-term impact on cohesion objectives in the city. The regeneration of key neighbourhoods in the city centre through a housing-led approach to re-populate the city centre will create new neighbourhoods. Neighbourhood regeneration plans at Attercliffe and Gleadless valley aim to improve community cohesion through place-making objectives.

## Disability

**Staff Impacted:**

No

**Customers Impacted:**

Yes

**Description of Impact:**

The plan aims to have a positive impact for disabled people. It is recognised that being disabled can bring additional housing challenges around suitability and affordability. There may not be enough accommodation to meet people's mobility needs, be adaptable or be wheelchair accessible. The plan considers a range of homes and standards, new planning policy will ensure new schemes provide 10% of Category 3 homes (suitable for wheelchair users), and a number of Category 2 homes (properties with a higher level of accessibility). In addition to this the plan includes aims to increase the amount of both lifetime neighbourhoods and lifetime homes within the city. Lifetime Neighbourhoods are places designed to be inclusive regardless of age, health or disability. Lifetimes homes have specific features that ensure the home is accessible and more easily adaptable to the needs of most households over their lifetime.

## Gender Reassignment

**Staff Impacted:** No

**Customers Impacted:** Yes

**Description of Impact:** We recognise that some individuals may face challenges with housing due to Gender Reassignment. Historical discrimination, treatment by services, hate crime, harassment and family rejection may mean they have increased difficulties/barriers to being able to access housing. The plan will not directly impact these issues, but an increase in housing options and in particular affordable housing can have a positive impact in general.

## Partners

**Staff Impacted:** No

**Customers Impacted:** Yes

**Description of Impact:** Partnership working is a theme through the whole of the Housing Growth Delivery Plan. The ambitions for more homes and housing choice can only be delivered by working collaboratively with a range of partners in the city. Our Sheffield Together Partnership brings together the key stakeholders in housing delivery in the city to deliver a joint pipeline of deliverable sites of all tenures. By creating a more transparent pipeline of sites we are helping to foster an environment where more homes can be delivered at pace. Meeting the affordable housing challenge in the city can only be achieved through the collaboration of partners in the social housing sector and central government. We are collaborating to bring together a shared delivery pipeline of sites with a shared responsibility to deliver much needed affordable housing.

## Poverty & Financial Inclusion

**Staff Impacted:** No

**Customers Impacted:** Yes



**Description of Impact:**

We recognise that households in Poverty or Financial exclusion are greatly affected by housing affordability, choice and availability. The plan will directly benefit this by bringing increased affordable housing options to the city. However, the plan will not provide more social rented homes which is also required for this group, but increased affordable housing stock will reduce pressure on current social housing stock. New housing standards will improve the insulation and warmth of homes, reducing the risk of fuel poverty for occupiers of these properties. A priority within the delivery plan is to accelerate regeneration, by redeveloping catalyst sites within priority neighbourhoods - this aims to have a positive impact from a poverty and financial inclusion perspective by regenerating neighbourhoods in most need.

**Race****Staff Impacted:**

No

**Customers Impacted:**

Yes

**Description of Impact:**

The plan aims to have a positive impact in terms of contributing to SCC being an anti-racist organisation and city. 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 and/or poor housing conditions. The plan will have a positive impact by increasing the number of homes within the city, particularly affordable homes. The plan includes areas in the city with higher concentrations of BME households that have planned regeneration which will bring both new homes and positive benefits to these areas of the city. The plan also has Local Authority Housing Fund (LAHF) funded projects, which will increase options for people with refugee status. If the Housing Growth Delivery Plan is required in another language or format we will endeavour to offer this to those who require it.

**Religion / Belief****Staff Impacted:**

No

**Customers Impacted:**

Yes

**Description of Impact:**

The plan does not have a direct impact on individuals with religious or belief characteristics. However, we understand that

Religious belief can impact housing availability and choice as households may need proximity to places of worship and local religious community support. There may also be impacts from the design of housing and financial arrangements for some groups. The plan increases a choice of tenures and homes in different locations across the city which will bring a general positive impact, including generous space standards in SCC Stock Increase Programmes which could help multi-generational households.

## Sexual Orientation

**Staff Impacted:** No

**Customers Impacted:** Yes

**Description of Impact:** We recognise that some individuals may face challenges with housing due to their sexual orientation. Historical discrimination, treatment by services, hate crime, harassment and family rejection may mean they have increased difficulties/barriers to being able to access housing. The plan will not directly impact these issues, but an increase in housing options and in particular affordable housing can have a positive impact in general.

## Action Plan & Supporting Evidence

**Outline of action plan:** As new projects and programmes of housing delivery are brought forward, the equalities impacts of these projects will be considered on an individual level and for their contributions to the whole of the Housing Growth Delivery Plan equalities objectives. Opportunities or co-production and consultation will be sought out for projects at an early stage of delivery.

**Action plan evidence:** As a junior delivery plan to the Housing Strategy, the evidence used for the delivery plan has drawn from the Housing Strategy consultation. Primary evidence for this EIA has been drawn from both phases of the Housing Strategy consultation, along with the quantitative data used to draft the Strategy.

**Changes made as a result of action plan:**

**Significant risk after mitigation measures:** No

**Outline of impact and risks:**

## **Review Date**

**Review Date:** 01/11/2024

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