



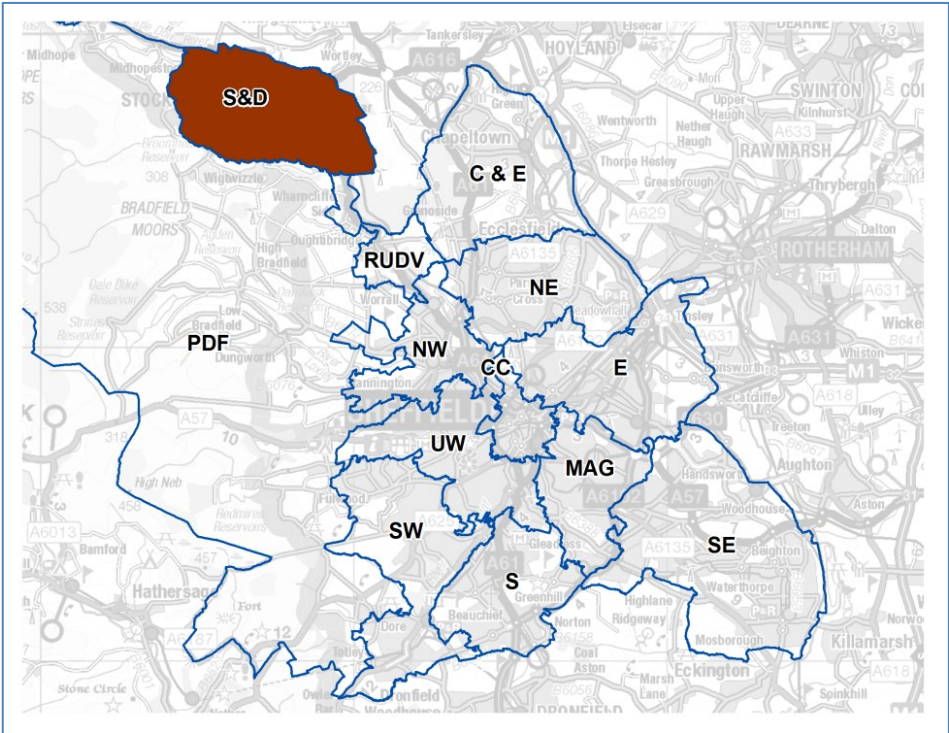
Housing Market Area

Profiles 2019

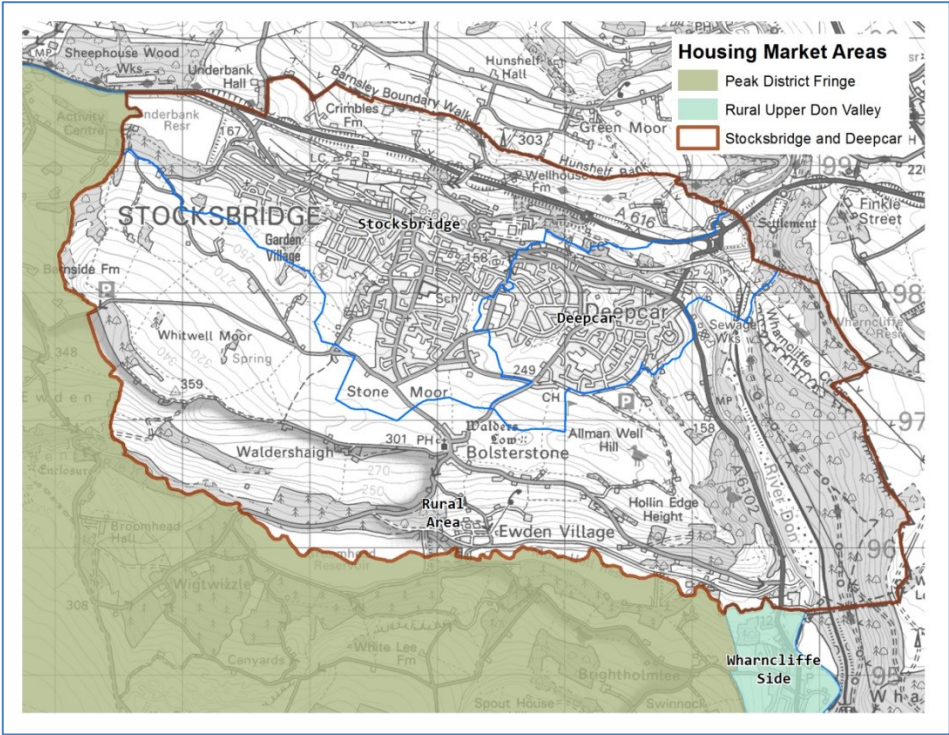
Stocksbridge and Deepcar

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Location 1:
Housing Market
Area (HMA)
location within
Sheffield



Location 2:
Neighbourhoods
within the
Stocksbridge and
Deepcar HMA are
- Deepcar
- Rural Area
- Stocksbridge



Colour Key

All charts in the profile follow the same colour principles, unless otherwise noted

Stocksbridge and Deepcar HMA

Sheffield as a whole

Figure 1.1: Age

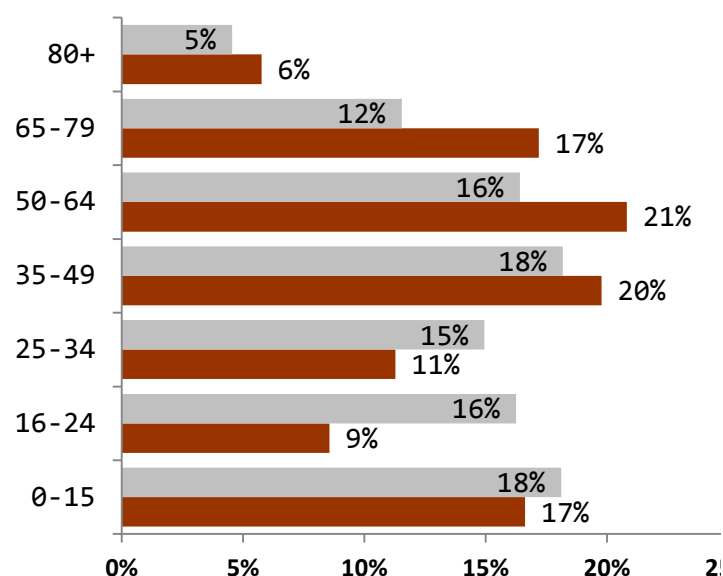


Figure 1.2: Ethnicity

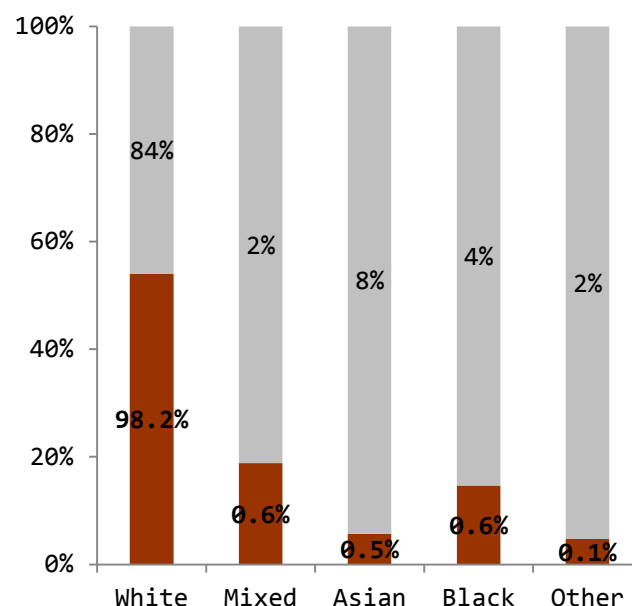
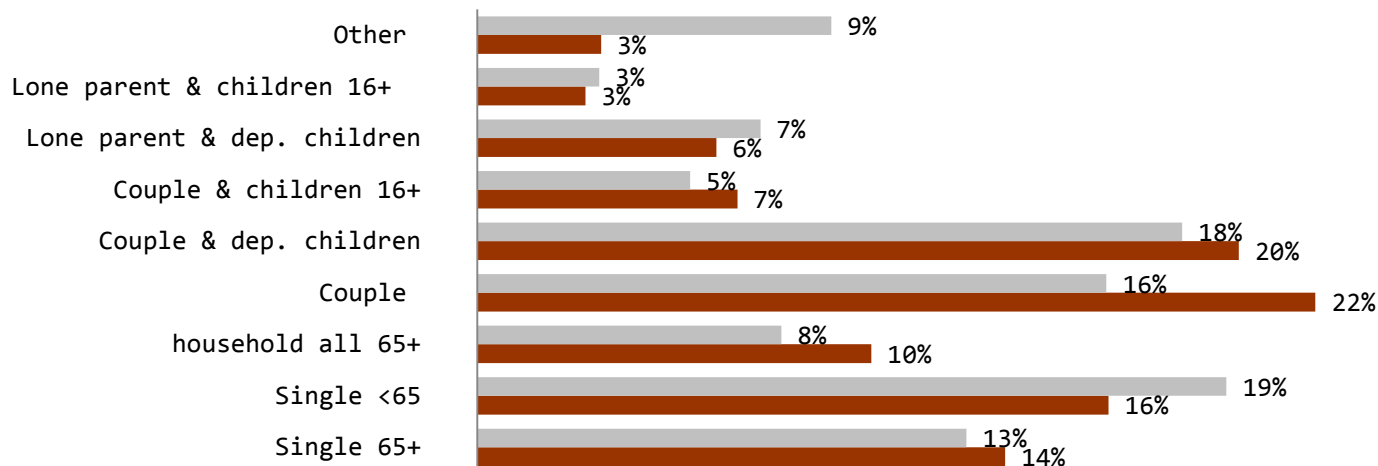


Figure 1.3: Household Profile (dep. = dependant / 16+ = non dependant)



Commentary

The Stocksbridge and Deepcar (S&D) Housing Market Area (HMA) is a self-contained settlement north of Sheffield with good access to the countryside and major road networks. However, the distance into the City Centre can create barriers to accessing services and employment, and the commuting links into the City Centre are often congested.

The age and household type profiles show the area has a higher proportion of older people than is typical for the city. The low proportion of 16-24 year olds and 'other' household types indicates the lack of all-student households.

The Acorn profile of the area highlights a range of economic circumstances for S&D's households. The most common 'type' in the area is 'Modest Means'. These households tend to have lower incomes and own or rent lower value homes. In contrast the area also has neighbourhoods characterised by Acorn types such as 'Mature Money', 'Executive Wealth' and 'Successful Suburbs', which tend to be wealthy empty nesters or well off families. Older households include both 'Poorer Pensioners' and 'Comfortable Seniors'.

In keeping with the semi-rural nature of much of the area, 'Countryside Communities' also feature in the Acorn profile. These tend to be very settled areas with financially comfortable, but not particularly wealthy, households who own their homes.

Figure 2.1: Tenure

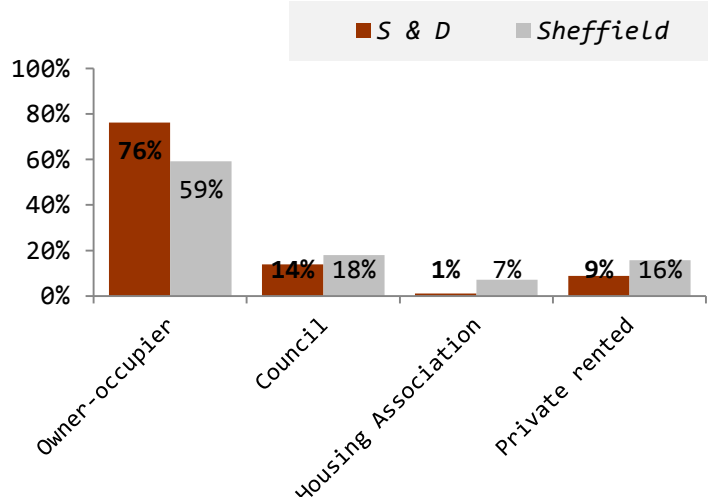


Figure 2.2: House type

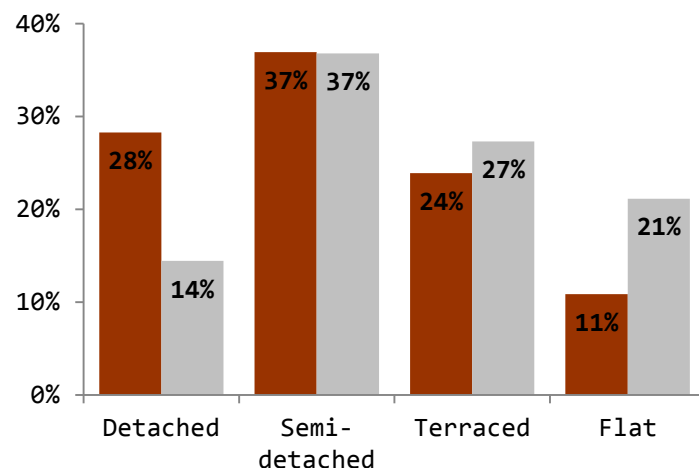


Figure 2.3: Beds

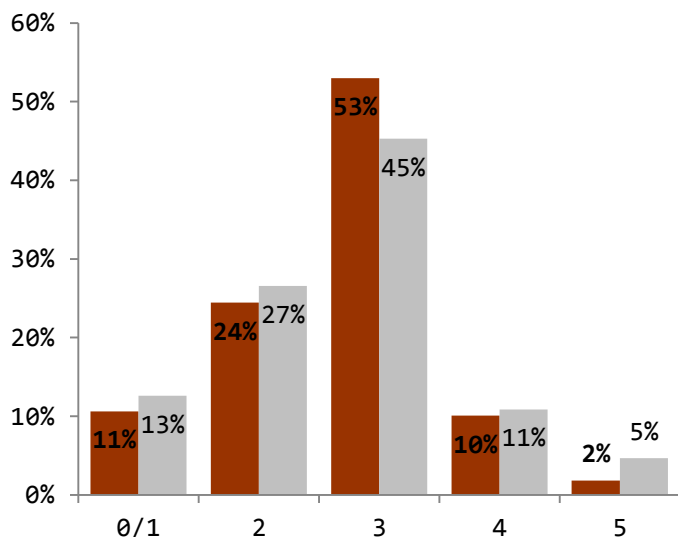
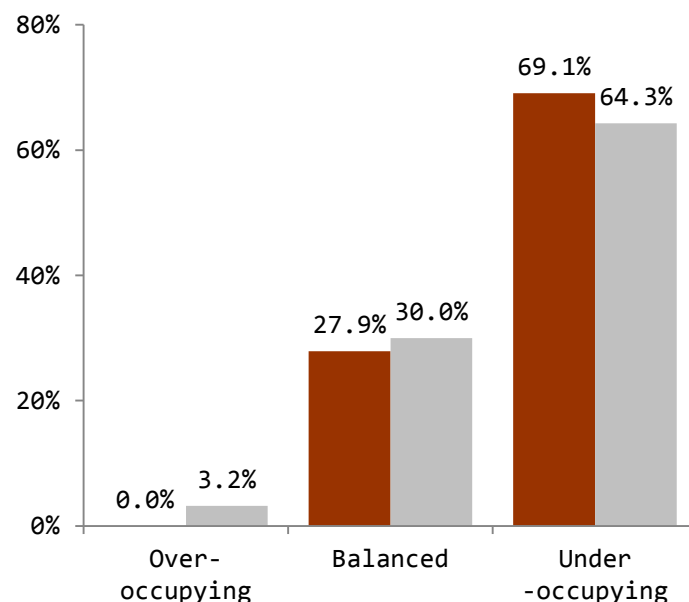


Figure 2.4: Occupancy



Commentary

Although the majority of households (76%) are owner occupiers, there are opportunities for other tenures as 15% rent from the council or housing association and 9% rent from a private landlord. There is a fairly mixed housing stock in terms of property type and number of bedrooms, with the main difference from the city profile being a higher proportion of detached homes and three bedroom properties.

None of the S&D households who completed the SHMA survey were over-occupied. While this does not mean that no households in the area are overcrowded, it does suggest that this is uncommon in the area, a picture reinforced by the 2011 Census which found that just 1.8% of households in the Stocksbridge and Deepcar neighbourhoods were over-occupied.

Under-occupying is more of a feature, as 69% of households have one or more bedrooms then the minimum needed for the household. While this is not a problem for most households, there may be some, particularly smaller older households for whom this causes problems. This is evidenced in the reasons given for moving (fig 4.7) as moving to a smaller property features for many households in S&D.

Figure 3.1: Facilities in/lacking in the home

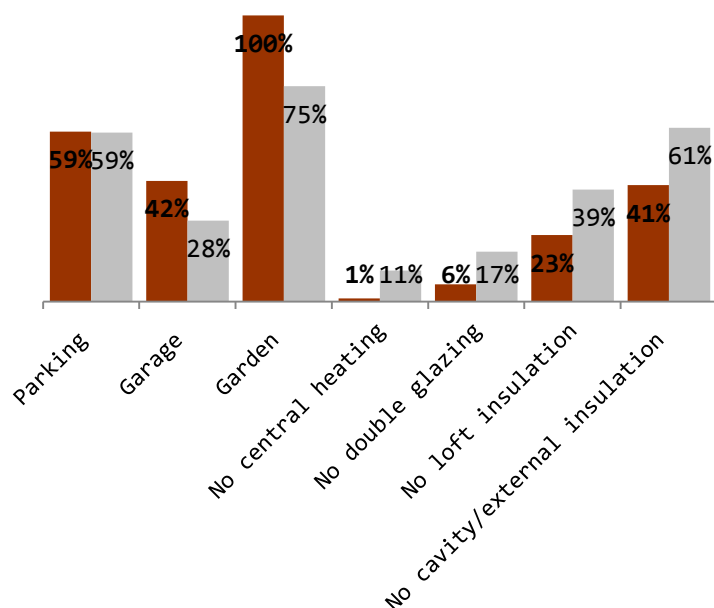


Figure 3.2: Hazards in the home
(HHSRS Category 1 – Private Sector Stock)

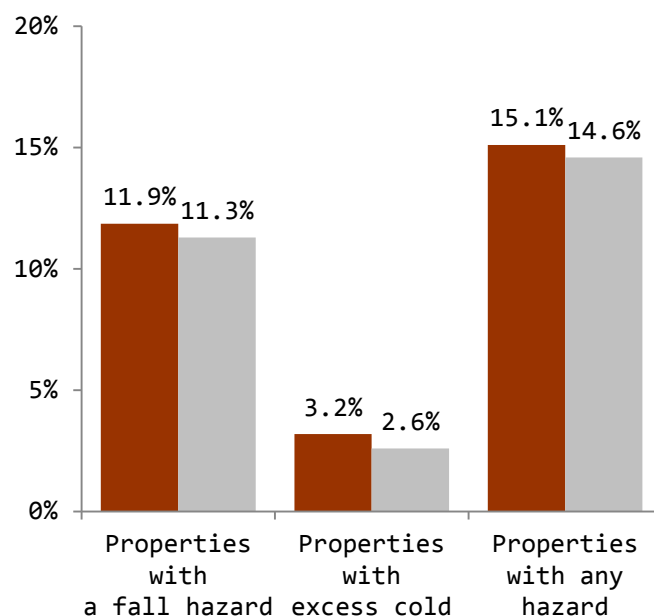


Figure 3.3: Is your home adequate for your needs?

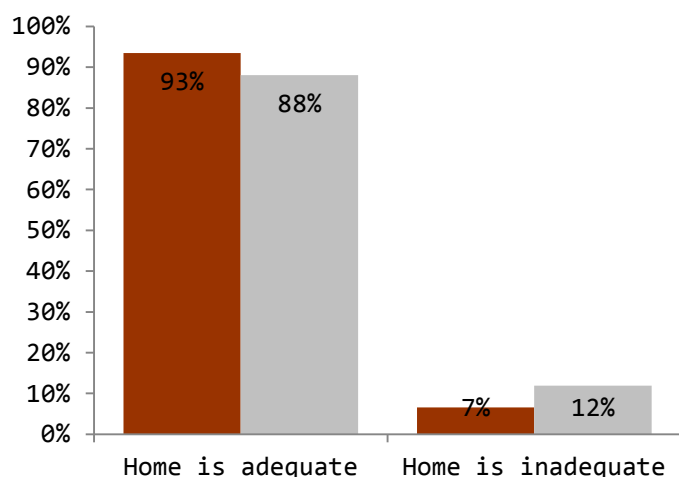
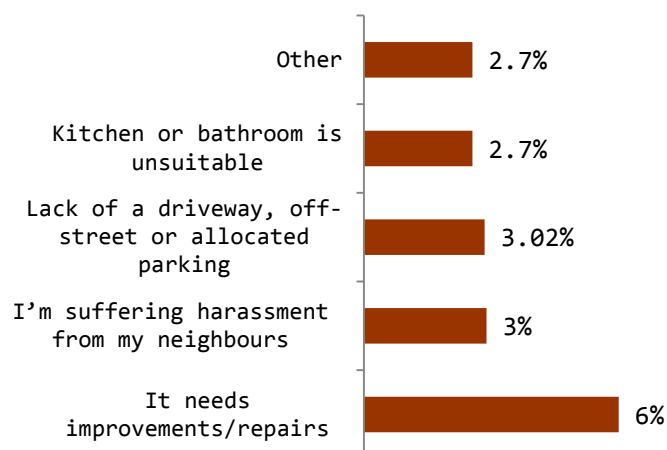


Figure 3.4: Inadequacy reasons (top 5)
(% of all households in S&D)



Commentary

In terms of the quality of homes there is a slight mismatch between the evidence of the Private Sector Stock Condition report, shown in figure 3.2, and responses to the SHMA survey that provide the other charts in this section.

The stock condition survey estimates that slightly more homes in S&D have hazards than is average for the city. This data is modelled based on house types, and the hazards are associated with older homes with steeper stairs and no cavity wall insulation, such as the older terraced homes in the urban area and older detached rural homes.

The survey found that fewer homes than average for the city lack central heating, double glazing, loft insulation or cavity/external insulation. Furthermore only 7% of households said their home was inadequate.

The reasons for this inadequacy related to the home needing repairs or not being suitable because of the kitchen/bathroom or a lack of parking. Suffering from harassment from neighbourhoods was a more common reason for wishing to move in this area than citywide. This could be due to personal circumstances as the response rate is likely to be small.

Figure 4.1: Do you need to move?
(% of all households)

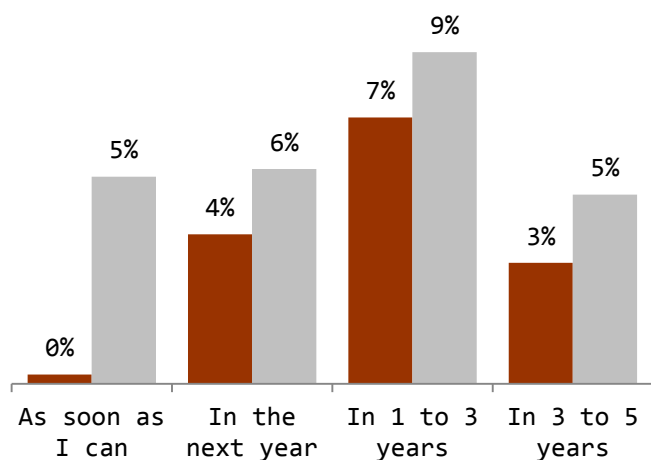


Figure 4.2: Movers tenure
(% of those who need to move)

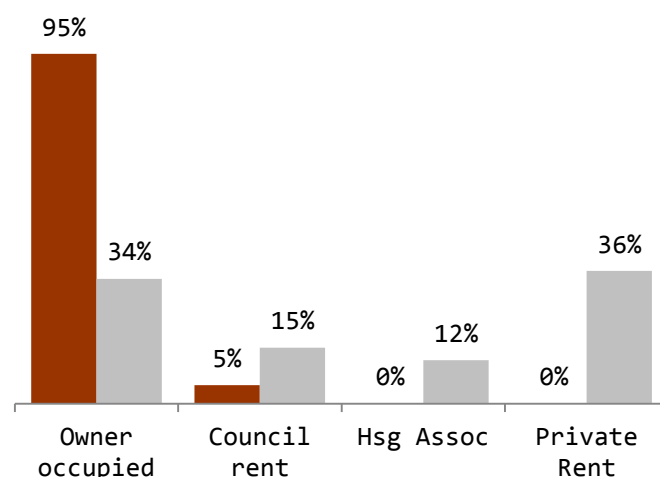


Figure 4.3: Tenure expected
(Tenure expected by movers)

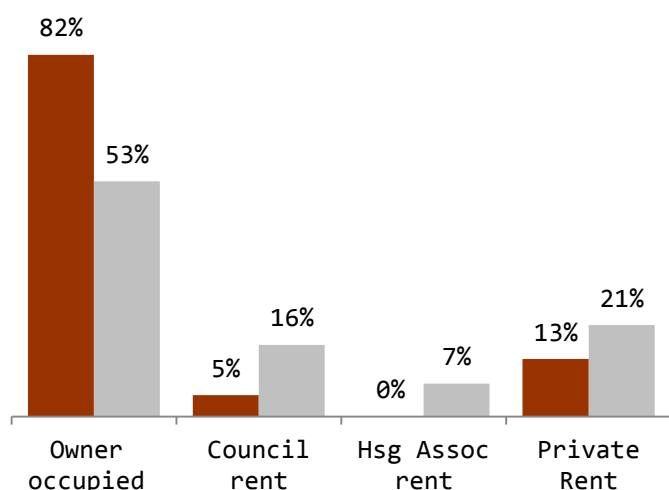
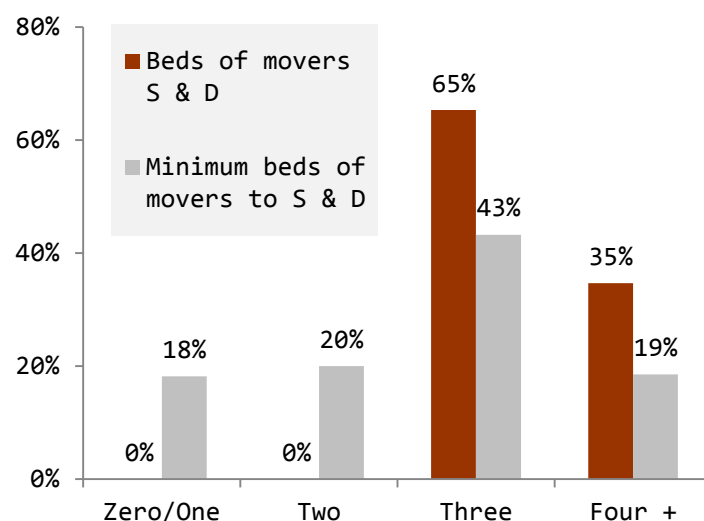


Figure 4.4: Properties vacated and properties needed - bedroom comparison



Commentary

A low proportion of households in S&D said they need to move within 5 years, and no-one who completed the SHMA survey needed to move as soon as possible. This reflects the generally settled nature of the area, but means that analysis of the preferences of these households is based on a limited number of responses.

95% of those who need to move are owner occupiers and most expect to purchase another property. All those who said they need to move are currently in three and four bed homes. When this category is expanded to include those in S&D who said they don't need to move but might want to, the majority are still in larger properties, with a small proportion living in two beds.

The minimum number of bedrooms required by movers in or to S&D shows that 18% will need a one bedroom and 20% will need a two bedroom property. While not all households will move to a home that has the minimum number of rooms they need, this does suggest that those looking for smaller properties may struggle to find a suitable property.

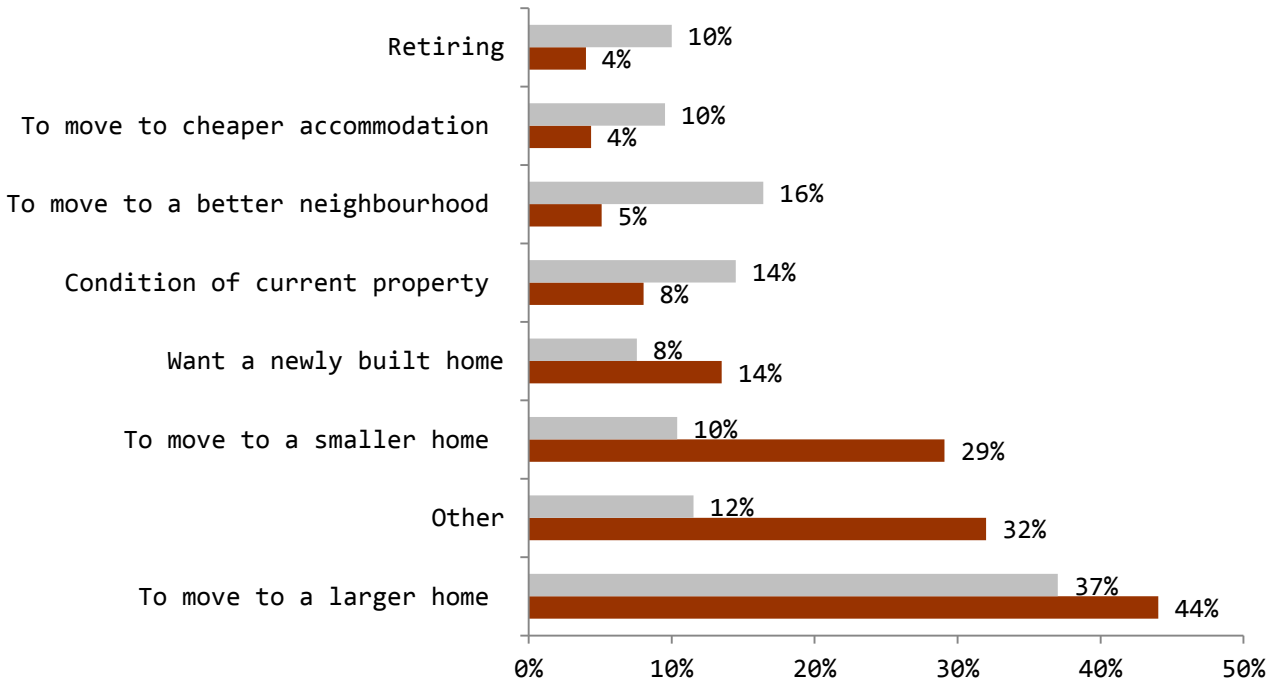
Figure 4.5: Where do households want to move to?

1	Remain in Stocksbridge and Deepcar
2	Peak District National Park
3	North West Sheffield
4	Chapelton & Ecclesfield
5	Rural Upper Don Valley

Figure 4.6: Current location of potential movers to Stocksbridge & Deepcar

1	North East
2	Urban West
3	City Centre
4	North West
5	South West

Figure 4.7: Main reasons for needing to move



Commentary

Current S&D residents who will move expect to remain in the area or move to adjacent HMA's. For those looking to move to S&D the area does seem to have some attraction for those across a wide area of the city.

The North East had the highest number of moving households who said they preferred a move to S&D, followed by Urban West and there was also some interest from the South West. However, the weighted numbers of households who expressed a preference for S&D was the smallest of all 13 HMA's suggesting limited interaction with the wider Sheffield housing market.

The SHMA survey also asks households who have moved about their previous address and of the S&D current residents who had moved in the last 5 years 62% has moved within the HMA. This adds to general picture that while there is movement in and out of the area, it does have a high degree of self-containment.

'Moving to a smaller home' and 'other' feature more as reasons for moving than elsewhere. The 'other' reasons were related to mobility issues. This would suggest that there is a market for downsizing properties in the area that may not be met by the number of available smaller properties.

Figure 5.1: Sales numbers over 5 years

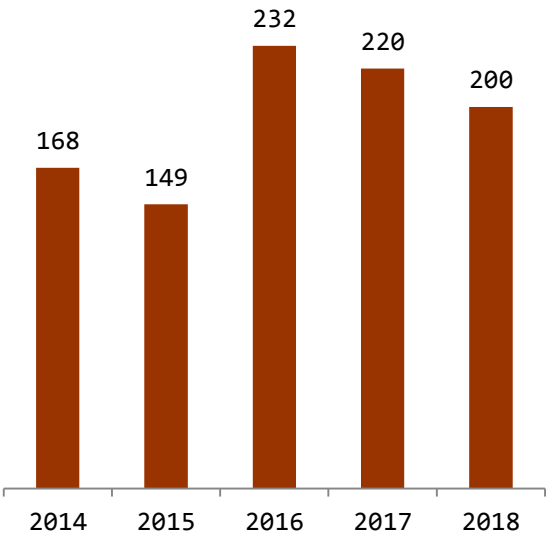


Figure 5.2: Average sales price

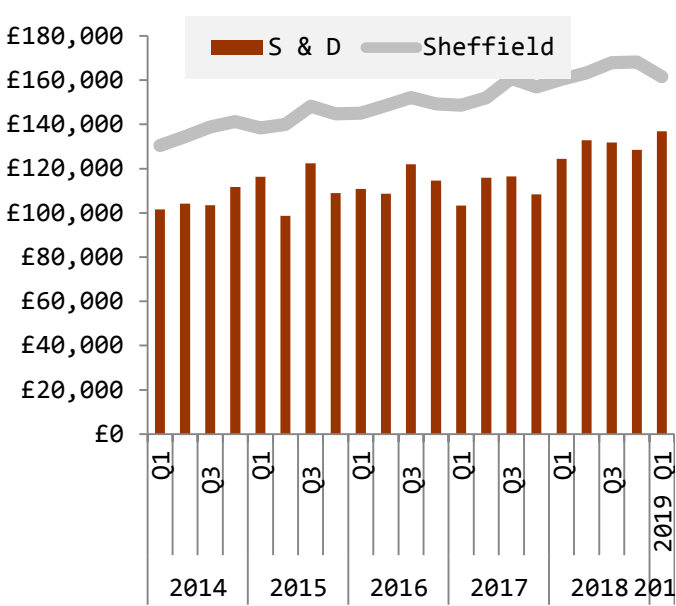


Figure 5.3: Sales price by bedrooms

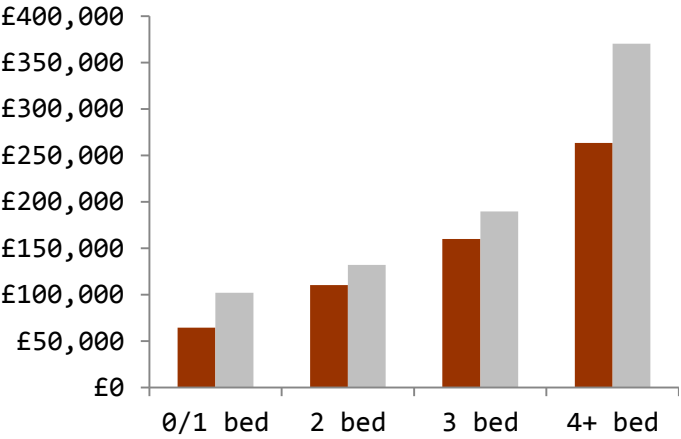
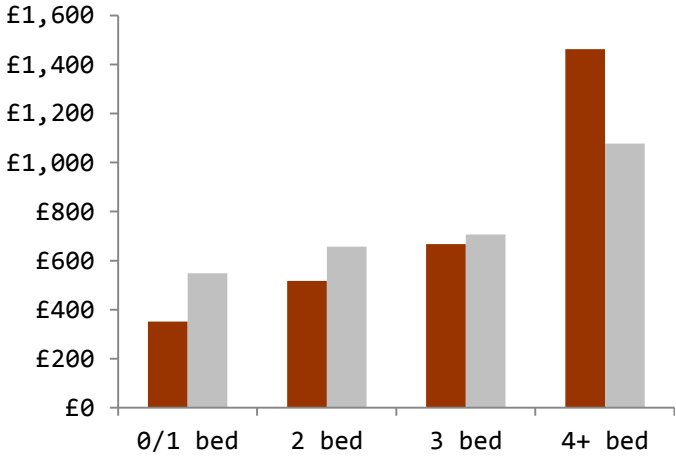


Figure 5.4: Rents by bedrooms
Jan - June 2019



Commentary

Sales have remained fairly steady over the past three years following a dip in 2015. There was a range of houses sold in 2018 but only 6 of the sales were for flats.

Average house prices are considerably lower than the average for the city in March 2019 it was £136,891, which is 85% of the city average of £161,475.

The average price by bedroom shows a similar pattern, as prices are between 37% (1 beds) and 16% (2 and 3 beds) less than the city average. The data for prices by bedrooms is from Rightmove, is an unadjusted average of actual sales prices and doesn't include all sales. However, despite these qualifications, it adds to the picture of a lack of smaller homes in the area. Just 3 one bed and 29 two bed properties were sold in this period. This will limit the options for those looking for smaller homes, in particular the area's downsizers.

The average rent for properties with four or more bedrooms in the area stands out as higher than the city average, but this is just based on 1 letting in the period covered here (Jan - June 2019). The data for 2018 gives more examples of a small rental market for large, expensive family homes. The rental market as whole is small with just 55 new lettings in 2018, less than 1% of the city's new lettings.

Figure 5.5: Price to income ratio

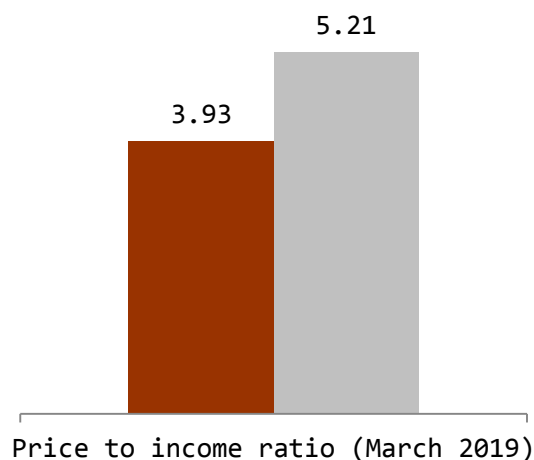


Figure 5.6: Ownership affordability (%)
(Based on household income, and lower quartile prices)

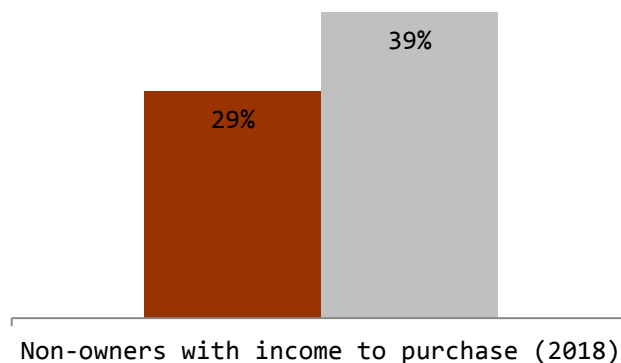


Figure 5.7: Rental affordability
(based on 30% of income, and the average private rent for 2 bed properties)

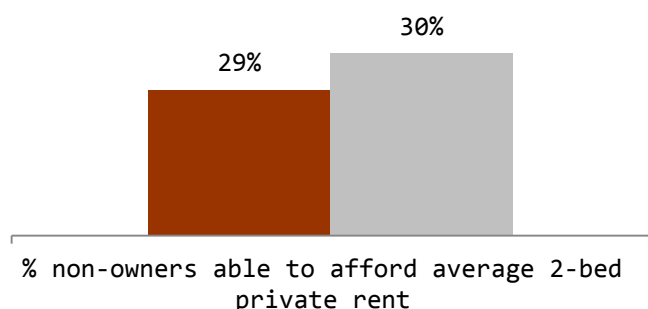
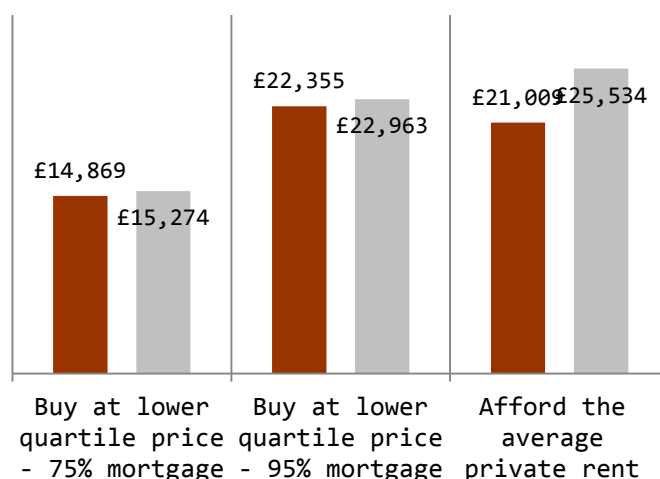


Figure 5.8: Income required to ...
(March 2019 data)



Commentary

The median household income in Stocksbridge and Deepcar is £34,841, above the Sheffield median of £32,260 (Acorn 2018). The higher income and the relatively low house prices means the price to income ratio is much lower at 3.93 and this is the second lowest in the city behind the East HMA.

Despite the relative affordability the numbers of the areas non-owners with the income to buy a lower quartile property is lower than the city average at 29%. This calculation is based on responses to the SHMA survey from households who rent privately or from a social landlord.

As S&D has a small private rented sector, the calculation is likely to be based largely on the typically low incomes of social renters. While many households in the social rented sector are adequately housed and have no imminent need to purchase a home, this does indicate the limited opportunities for moves between tenures. It could also suggest a greater demand for right to buy from tenants looking to buy their home at an affordable level due to the large discounts on offer.

The evidence of the 2018 SHMA in general is that fewer social tenants expect their next move to be into owner occupation compared to the 2013 survey. The provision of shared ownership or other low cost home ownership products may provide another option for some households.

Figure 6.1: Who is moving

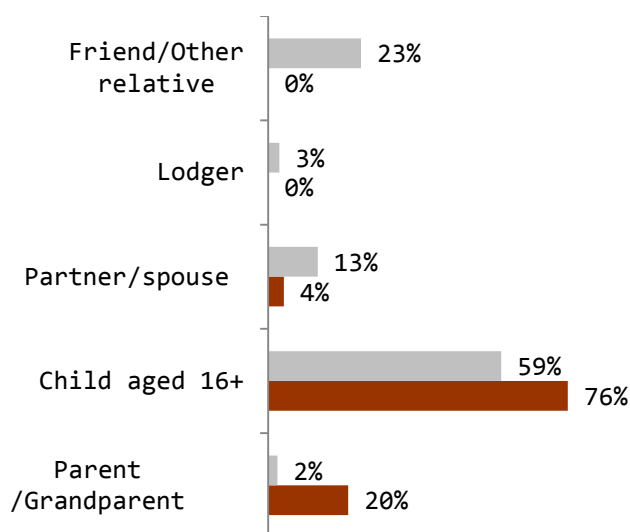


Figure 6.2: Destinations of newly forming households

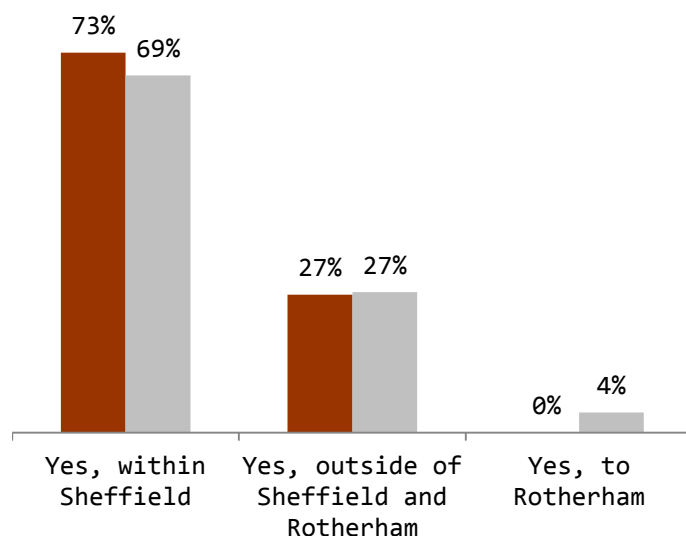


Figure 6.3: Expected bedroom size

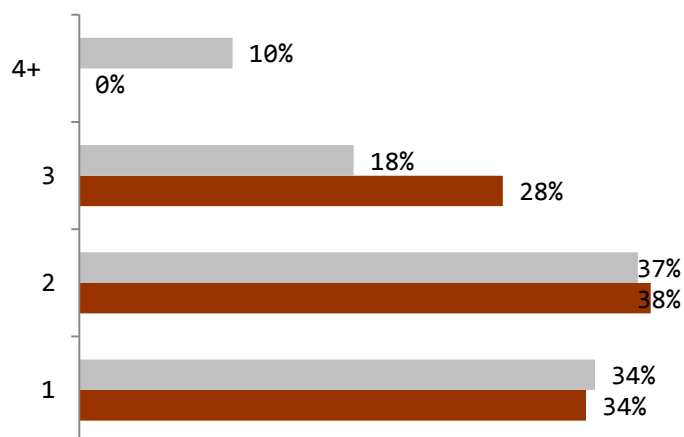
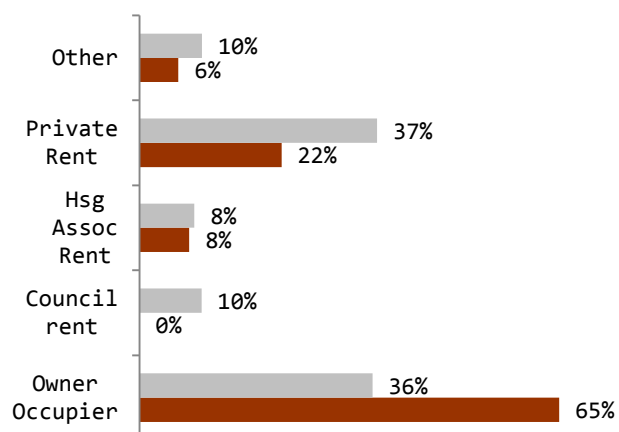


Figure 6.4: Expected tenure



Commentary

Newly forming households are people who are currently part of an existing household who will move into separate accommodation in the next three years. The SHMA estimates that 739 new households will form from within this HMA.

As is the case with most HMA's adult children leaving the family home are the most common source of newly forming households. Parents and grandparents currently part of a multi-generational household are also the source of some newly forming households in S&D, although the small sample of new households in the area means the true proportion may be more of less than 20%.

The majority of new households are looking to move to a one or two bedroom property and 65% expect to be owner occupiers. The relatively low availability of smaller homes to purchase in the area may hinder those expecting to remain in S&D. Older households requiring age friendly smaller homes will find their options further reduced.

Figure 6.5: Annual Income

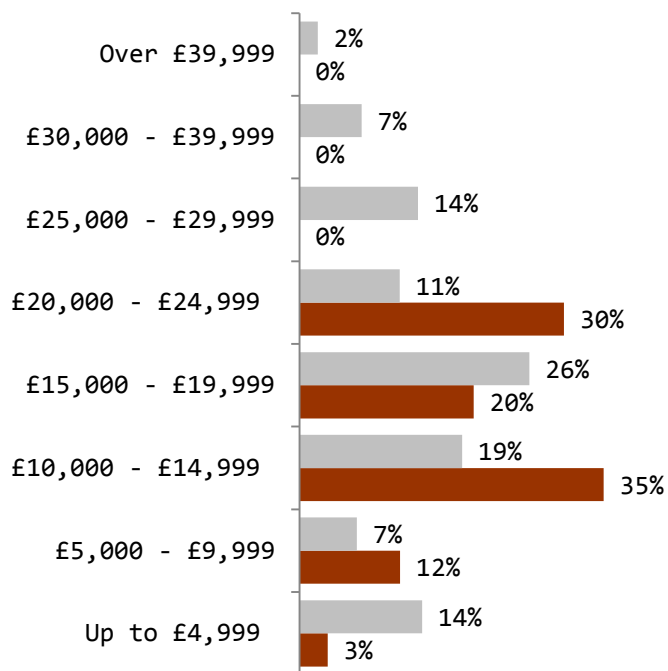
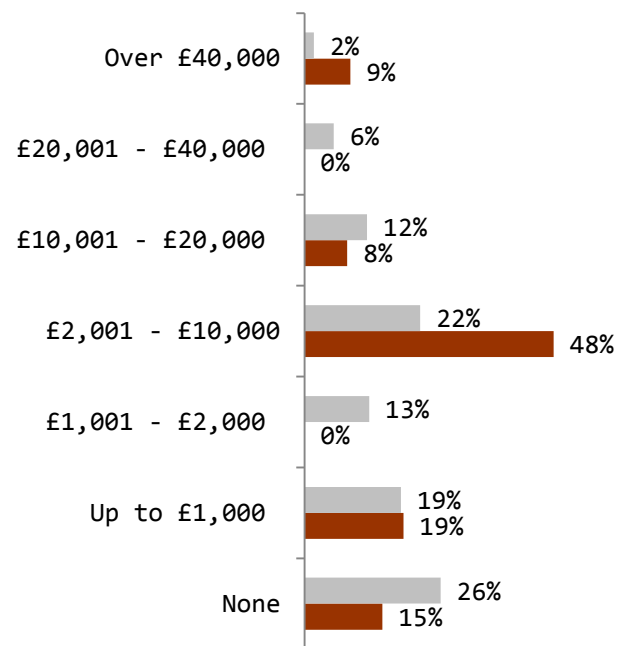


Figure 6.6: financial resources



Commentary

For those with access to a 5% deposit (£5,800) an income of £22,355 would be required to purchase the area's lower quartile priced property (Fig 5.8). While the deposit would be available to some new households, the income requirement is at the very top end of what is affordable, as just 30% of new households expected to have an income in the £20,000 to £25,000 range.

This does suggest that those who expect to be owner occupiers may have some difficulty achieving this. The income of £21,000 required to afford the average private rent would be within reach to 30% of newly forming households.

For many newly forming households the options would be smaller, cheaper homes in the private sector or the social sector.

The average one bed rent is affordable with an income of £14,000 and the average one bed sale price (with a 5% deposit) would need an income of £13,000. This would be affordable for many more of the areas new households but availability of one bed homes is very limited.

This further strengthens the case for additional smaller properties in the area.

Figure 7.1: Current social housing stock by number of bedrooms (18/19)

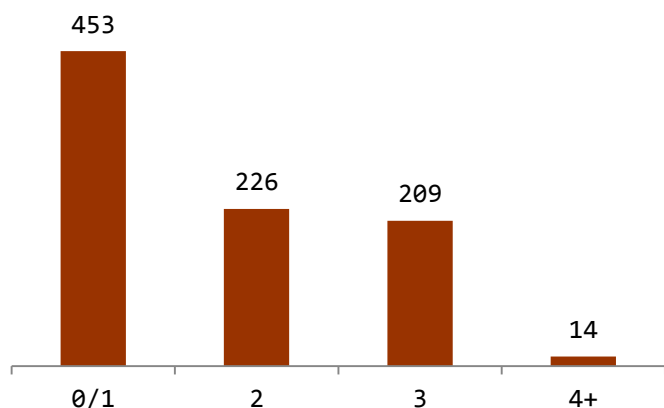


Figure 7.2: Lets by number of bedrooms (18/19)

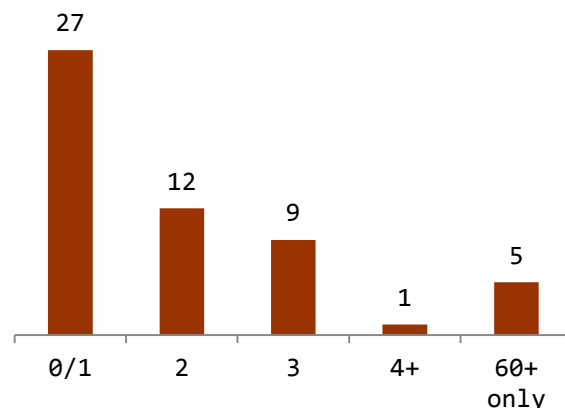


Figure 7.3: Average bids by number of bedrooms (18/19)

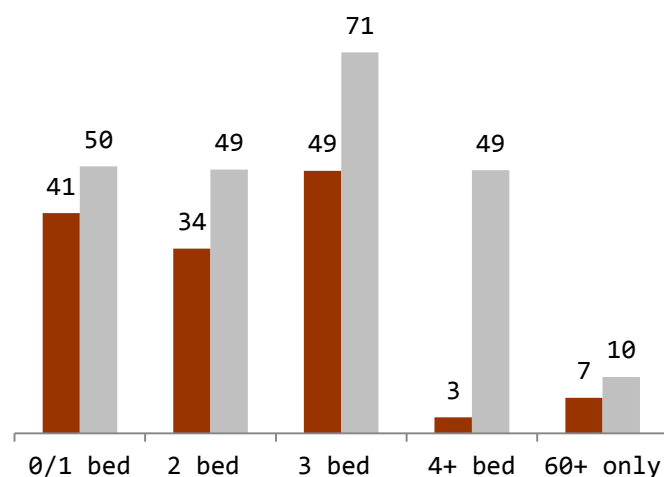
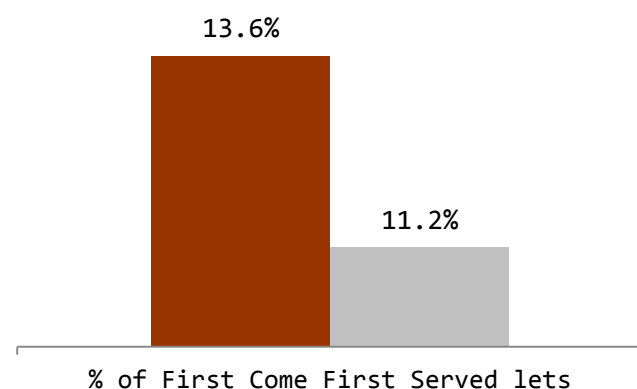


Figure 7.4: % of properties let by First Come First Served (18/19)



Commentary

The S&D has 903 social housing properties and during 2018/19, 6% of this stock was let which was the same as citywide. Most the stock are one and two bedroom council properties located in the neighbourhood of Stocksbridge.

The SHMA estimates that the S&D has an annual shortfall of 54 affordable properties over the next 5 years

Reflecting the stock in the area one bedroom properties made up the majority of new affordable lettings. The demand for social rented properties is lower in this area than citywide. Average bids for all properties were below the city average and 13.6% were let through First Come First Served (FCFS) although this only equates to 8 properties. This picture could be due to the isolated location of the HMA rather than the properties on offer.

The length of time new tenants had been waiting for a property is another guide to the availability of affordable rented homes in the area, and this indicates that those in S&D had been waiting longer than was average for the city. In the year to September 2019 the average waiting time for new tenants without a priority was 4.8 years compared to 3.8 years citywide. This could suggest a need for new affordable rented homes in the area, with all property sizes being in demand.

Figure 8.1: Most common reasons older households need/want to move

	S & D	Sheffield
1	To move to a smaller home	To move to a smaller home
2	To be nearer family and friends	Problems getting around my home (e.g. stairs)
3	Problems getting around my home (e.g. stairs)	Other
4	To move to a better neighbourhood	To make it easier to receive care and support
5	Other	To be nearer family and friends

Figure 8.2: Reasons older households have moved (last 5 years.)

	S & D	Sheffield
	To move to smaller home	To move to smaller home
	A bigger garden	To move closer to friends/family
	Low response numbers	Other
		Access problems e.g. stairs
		To make it easier to receive care/support

Figure 8.3: Existing schemes and tenures

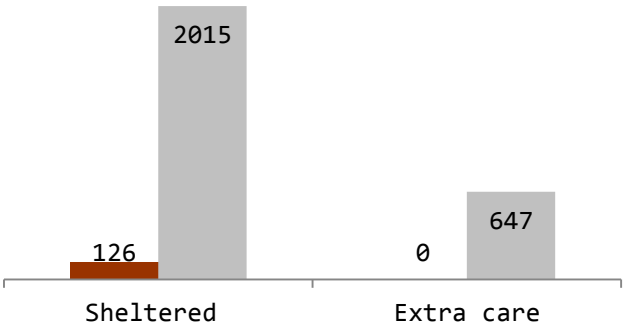


Figure 8.4: Estimated shortfalls of older peoples housing, 2016 & 2014

	S & D	Sheffield
2016	-65 (shortfall)	-2430 (shortfall)
2034	-126 (shortfall)	-4767 (shortfall)

Commentary

As the evidence in Chapter 1 shows S&D has a large proportion of older residents who include ‘Comfortable Seniors’ and ‘Poorer Pensioners’. This mix of economic circumstances suggests that suitable homes for older households are required in both the private and affordable sector.

The main reason S&D’s older households need to move is for a smaller home. The evidence for affordable housing in chapter 7 and for the private market in section 5 indicates a lack of one and two bed properties in S&D in both sectors, even before their suitability for older people is considered. Age-friendly, accessible housing should be a priority for new housing being planned for this area.

There is a similar picture for specialist housing for older people, as the estimated shortfalls in fig 8.4 show. There are currently two social rented sheltered schemes and no extra care provision. even the isolation of this HMA provision within the area would be preferable.

Housing development opportunities

Stocksbridge and Deepcar has seen some new housing development in recent years, in particular the Fox Valley development.

There are 5 further large sites (10+ capacity) expected to deliver 319 homes in the 5 years to 2022/23. They are all private sites and there are no sites in the area included in Sheffield City Council's stock increase programme.

Recommendations for future development**One and two bed homes for sale**

The evidence suggests a need for additional 1 & 2 bed homes for sale. Demand from moving households, newly forming households and downsizing older households is unlikely to be met by the current stock. To meet the needs of downsizers the homes should have good levels of storage space and be located in accessible neighbourhoods.

Social/affordable rented housing

New affordable homes are required to address the undersupply. These should be a mix of property types and sizes in order to cater for all household sizes, as the self-contained nature of the market limits opportunities to meet their needs in other HMA's.

Intermediate Housing

A limited number of properties available at an intermediate tenure such as shared ownership would provide opportunities for those households who don't currently own a property, but will struggle to afford to purchase outright.

Older People

In addition to age friendly general needs properties for downsizers this HMA would benefit from additional specialist housing for older people. As the current provision is social rented sheltered housing, the provision of private sector sheltered accommodation and mixed tenure extra care would complement this.

Type	1 bed	2 bed	3 bed	4+ bed
Houses for sale	X	X		
Houses for intermediate market		x	x	x
Houses for social/affordable rent		x	x	x
Houses for private rent				
Flats for sale				
Flats for private rent				
Flats for social/affordable rent	x	x		
Flats for intermediate market				
Age friendly general needs for sale		X		
Age friendly general needs for shared ownership				
Age friendly general needs for social/affordable rent				
Specialist OPIL for sale	x	x		
Specialist OPIL for shared ownership				
Specialist OPIL for social/ affordable rent	x			
Bold = highest priority				

Data sources	
Location	© Crown copyright and database rights 2018 OS 100018816. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.
Chapter 1	Fig 1.1/1.2/1.3 – Census 2011
Chapter 2	<p>Fig 2.1/2.2/2.3 – Census 2011</p> <p>Fig 2.4 – SHMA survey 2018</p> <p>The key primary data source for the Strategic Housing Market Assessment is the household survey. This is a carefully stratified random sample of households in Sheffield and Rotherham. There were 3,836 valid responses in total, and 2,647 from Sheffield households. A statistical technique - known as raked weighting - was used to weight responses by HMA, age of the household reference person, tenure and household type. This compensated for non-response bias, so that the frequencies produced better reflected the nature of housing and households in the area. At a HMA or city wide level confidence levels are very high in the survey results, the answer given by the survey is within 2% of the 'right' answer 95% of the time. The confidence interval widens when survey responses from single HMA's or population groups are looked at in isolation. For more details see the SHMA report.</p>
Chapter 3	<p>Fig 3.1/3.3/3.4 – SHMA survey 2018</p> <p>Fig 3.2 – Private Sector Stock condition survey (BRE 2015) Hazards refers to Housing Health Safety Rating System, these are 29 hazards considered to be a serious risk to a person's health and safety, Category 1 hazards are those considered s=a serious and immediate risk to a person's health and safety..</p>
Chapter 4	Fig 4.1/4.2/4.3/4.4/4.5/4.6/4.7 – SHMA survey 2018
Chapter 5	<p>Fig 5.1/5.2 – Land Registry</p> <p>5.3/5.4 Based on 'Rightmove' house price and rent data</p> <p>5.5 – calculation based on 'Acorn' incomes data & Land registry house price.</p> <p>5.6/5.7 – Calculation based on SHMA survey & year to July 2018 house prices</p> <p>5.8 based on Land registry& rightmove data</p>
Chapter 6	Fig 6.1.6.2/6.3/6.4/6.5/6.6 – SHMA survey 2018
Chapter 7	<p>Fig 7.1/7.2/7.3/7.4 – SCC bids and lettings data</p> <p>SHMA 2019 estimated shortfall of affordable housing – quoted in text. A key output from the SHMA is an estimate of the annual shortfall of affordable housing. This uses evidence from the household survey to estimate the number of households unable to meet their needs in the private housing market and data on the size and turnover of the social housing stock to estimate the number of additional affordable housing units likely to be required in the city annually in the next 5 years. For more details see the SHMA report.</p> <p>Fig 7.2/7.3/7.4 SCC data on its housing stock, stock managed by Private registered Providers (PRP) and records from the Choice Based Lettings (CBL) Database.</p> <p>CBL is the process used to let SCC and most Housing Association properties in Sheffield. Applicants 'bid' on available properties, subject to eligibility criteria. The number of bids is one measure that can be used to determine the relative demand for that property type or area, though demand or popularity is not the only factor affecting the number of bids.</p>
Chapter 8	<p>8.1/8.2 – SHMA survey, responses from households where the person completing the survey was aged 65 or over.</p> <p>8.3/8.4 – Sheffield University led research project 'DWELL'</p>
Further Reading	<ul style="list-style-type: none"> - Strategic Housing Market Assessment- add link - Housing Market Bulletin - https://www.sheffield.gov.uk/home/housing/sheffield-housing-market
Contact	<p>The Housing Market Area Profiles are produced by the Strategic Housing and Regeneration Team. Please contact the team with any questions about the profiles, or with any requests for further information.</p> <ul style="list-style-type: none"> • Tel: 0114 237 6396 • Email: housingstrategy@sheffield.gov.uk