

Devolution, housing and planning: a perspective from the Sheffield City Region

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I will cover

- Housing Policy Context
- The Sheffield City Region
 - Current Performance
 - Devolution
 - “More New Homes”



- “Generation Own” not “Generation Rent.”
- Starter homes can replace social rented housing in S106

“£6.9b of new money to deliver “the biggest affordable housebuilding programme since the 1970s with over 400,000 new homes across England.”



**South Yorkshire
Housing Association**
Delivering quality local living

“The country’s housing challenge is an urgent issue as it affects productivity”

Philip Hammond



It's official! Housing is infrastructure





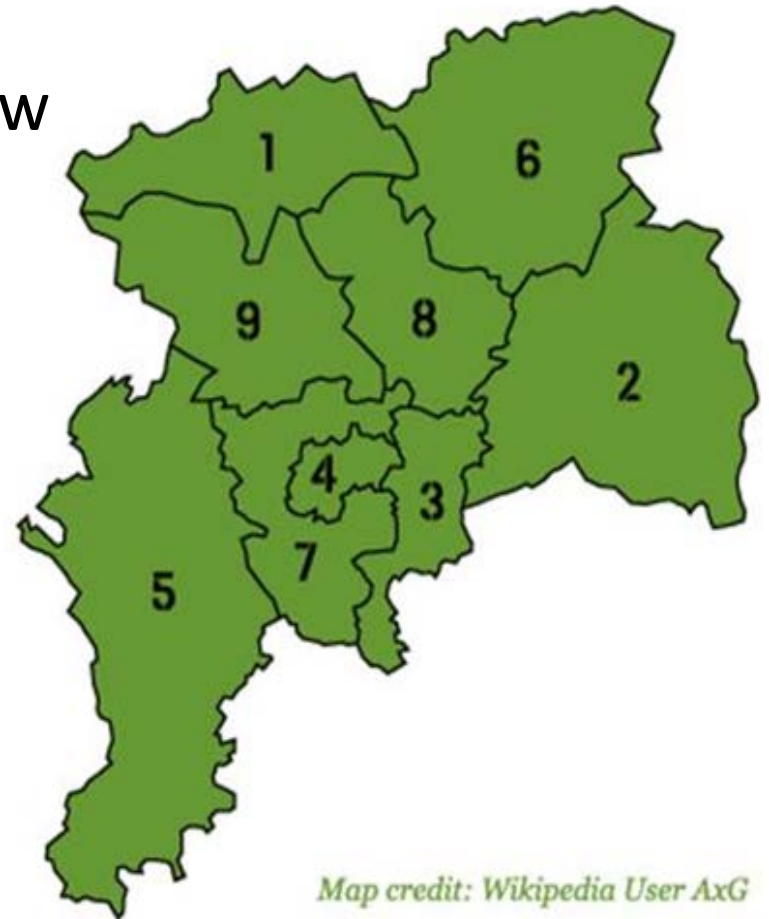


- Homelessness concern
- Homelessness Reduction Bill
- All tenures
- VRTB
- But ... Bradford!



The Sheffield City Region

- LEPs' Plan provides for 70k new jobs
- Initially housing excluded
- Now the plan provides for new supply to double/treble
- Only 9/25 top house builders work here



Sheffield City Region – new supply

2013/14	3,200
2014/15	3,100
2015/16	3,440
Target	7,000-10,000

Land Supply

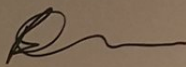
- Ed Ferrari (Sheffield University)
commissioned by Housing Executive Board
- 55,000 plots identified (public & privately owned)
- Traffic lighted

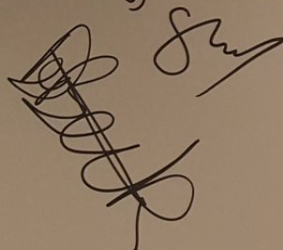
Devolution

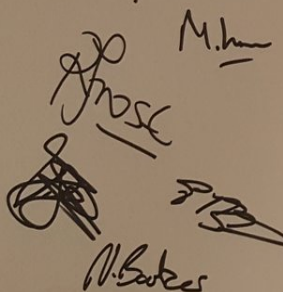
- SCR second wave
- Metro Mayor
- Derbyshire County Council
- Manchester Place
- Combined Authority
- No housing devolution plan

Housing Compact for the Sheffield City Region

#homesforSCR


M. Frogg

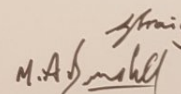



M. Frogg

We will sign the Compact to demonstrate a commitment to work collaboratively as housing providers across the Sheffield City Region, underpinned by the core values of fairness, openness and transparency.

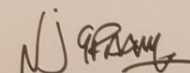
Our objectives:

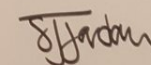
- ❑ Expand the supply of new housing across all tenures and help the City Region meet its targets for housing growth.
- ❑ Create sustainable and thriving communities.
- ❑ Support and invest in existing stock.
- ❑ Understand the products and services we need to deliver to meet housing need.
- ❑ Ensure vulnerable people can continue to access good quality affordable housing.
- ❑ Enhance and increase opportunities for joint working and shared services across a range of delivery areas.
- ❑ Maximise opportunities provided by national policies and funding streams, and ensure they are coherent at a local level.
- ❑ Engage with the wider public sector reform agenda.


M. Frogg

Babara Webb









Sheffield
City Region

MORE NEW HOMES

in the Sheffield City Region

A bid to the Homes and Communities Agency
Shared Ownership & Affordable Homes Programme 2016-21
from Sheffield City Region's Housing Executive Board.
September 2016

New supply of sub-market housing in the SCR

Out-turn 2015/16	600 (of which only 35 are shared ownership)
Current plans 2017/18	427
Target for 2017/18	1560
Aspirational plans	2000