

Annual Review 2024

Year Two



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1. Foreword

Together as a city, Sheffield has put deep partnership at the heart of our plans to deliver ambitious housing growth and place-based regeneration. The work it takes to revitalise urban areas and deliver high quality neighbourhoods is never simple. But with close partnership working between key public sector agencies and the private sector now embedded through the Sheffield Together partnership, we are overcoming challenges; navigating budgetary constraints and technical, legal and regulatory complexity.

We are joining things up, embracing sustainable design principles, actively engaging stakeholders and prioritising and phasing the action needed to grow the economy and improve living standards in our city. The work has required flexibility, collaboration and a shared commitment to regular monitoring and evaluation of our performance.

The people of Sheffield are at the heart of what we do and defining clear and achievable goals and objectives for our work is proving essential to ensuring our projects are aligned with our desired end outcomes and that our plans remain on track.

During 2024 we saw the city's policy architecture strengthened to support the delivery of our ambitions for Sheffield. A new 10-year Housing Strategy was approved in October, the draft Local Plan reached the formal examination in public stage during the Autumn, the city's first ever 10-year Growth Plan and the Sheffield Housing Delivery Plan were both approved with cross-party support in the Council in December.

This strengthened policy position puts Sheffield on a strong and sure footing as we work within a changing national policy context, ready to seize future opportunities arising from a new National Government with clear ambitions on housing growth.

For place-based housing growth and regeneration to be delivered successfully, excellent working relationships across partners must be built and sustained. As Sheffield Together partners we have had to challenge each other along the way, with give and take at times, to agree the best practical way forward. But by working in this way we are building a team for Sheffield that can achieve more than the sum of its parts. Success will require sticking to our plan, determination and hard work, and it won't be easy – but then if it was, everyone would be doing it.



Kate Josephs,
*Chief Executive of Sheffield City Council,
Chair of the Sheffield Housing Growth Board*



2. Our city - Sheffield inspires

The unique blend of urban and rural communities combined with the city's industrial heritage, creates a distinct and vibrant locale.

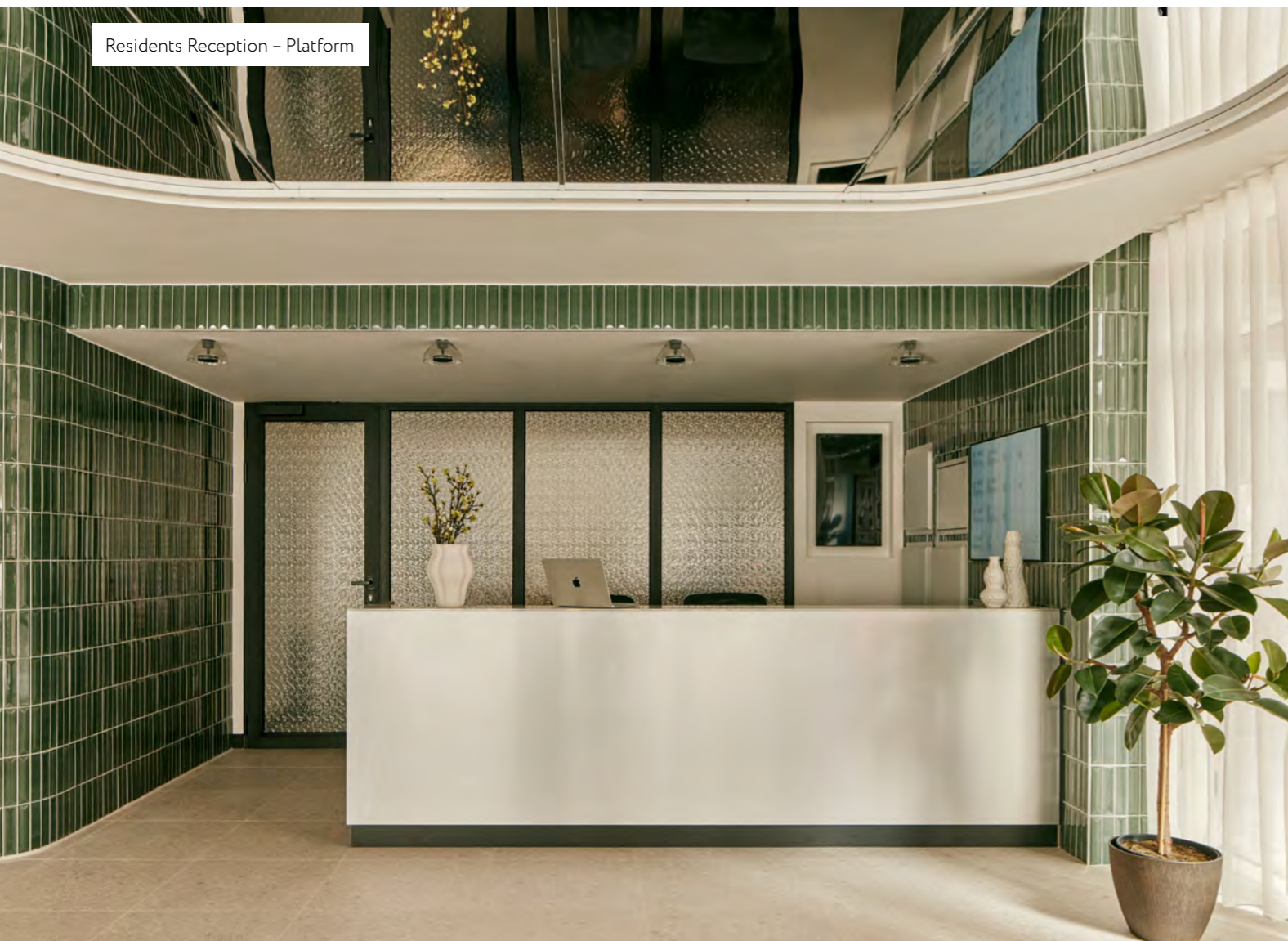
Sheffield is also a growing city with a population of 573,252 (2023 Mid-Year population estimate) and this is projected to increase by c. 11% to 648,419 by 2043. The existing city population is diverse, including a significant student population, with over 60,000 students residing in the city. Sheffield is also an ethnically diverse city, with around 19% of the population from black or minority ethnic groups.

Now known as the "Outdoor City" Sheffield provides a strong offer in culture, heritage, music, and art whilst also being home to two universities, the world snooker championships and a rich footballing heritage. The city was awarded the title of the UK's most sustainable city in 2021 (independent survey by Natwest and the University of Southampton), the top UK city for a European Break in 2023 (Time Out survey) and the best global city for Greenspace, with the city comprising 61% of green space; more than any other in the world. One third of the city's boundary falls within the Peak District National Park.

The economy has experienced continued steady growth (averaging around 5% annually) and is currently worth over £11 billion. The City's people, businesses and institutions are a great asset. Through partnerships with key stakeholders, from local communities, through business and academia, to local and national government, Sheffield is now seeking to co-create an economy that supports innovation and enterprise, with a wider and more equitable distribution of its rewards. The Sheffield City Goals set out a shared, long-term strategic direction for the city across six stories Sheffielders want to be able to tell in 2035 that describe the city they want it to be. The Growth Plan 2025-35, developed with partners over the course of 2024 and approved in December sets out four missions that Sheffield needs to address to meet its economic ambitions:

- > **Our economy: global, green and growing** – We will grow the economy and improve living standards in Sheffield by scaling-up our business base and generating more and better jobs for residents.
- > **Grow our neighbourhoods together** – We will deliver high quality neighbourhoods, offering a good choice of homes and ensure people are able to play an active role in their community and local economy.
- > **Celebrate and grow a vibrant, cultural and creative Sheffield** – We will grow our reputation internationally, attract visitors, create vibrancy and pride of place through growing our cultural and creative industries and harnessing our rich heritage.
- > **A city on the move, connected with the infrastructure to grow** – We will deliver the reliable and low carbon infrastructure network that the city needs by securing large-scale and long-term investment.

The city is home to some of the highest quality and most affluent neighbourhoods in the country but also some of the most deprived areas, with 8 wards falling into the 10% most deprived. The housing needs of its population are equally diverse. Sheffield's future offers the chance to deliver new housing, better transport, improved infrastructure and a world-class innovation economy. Sheffield will be launching a new brand positioning and campaign in early 2025, which will help support this messaging at major events such as UK REIIF.



3. Our partnership



Sheffield presence at UK REIIF

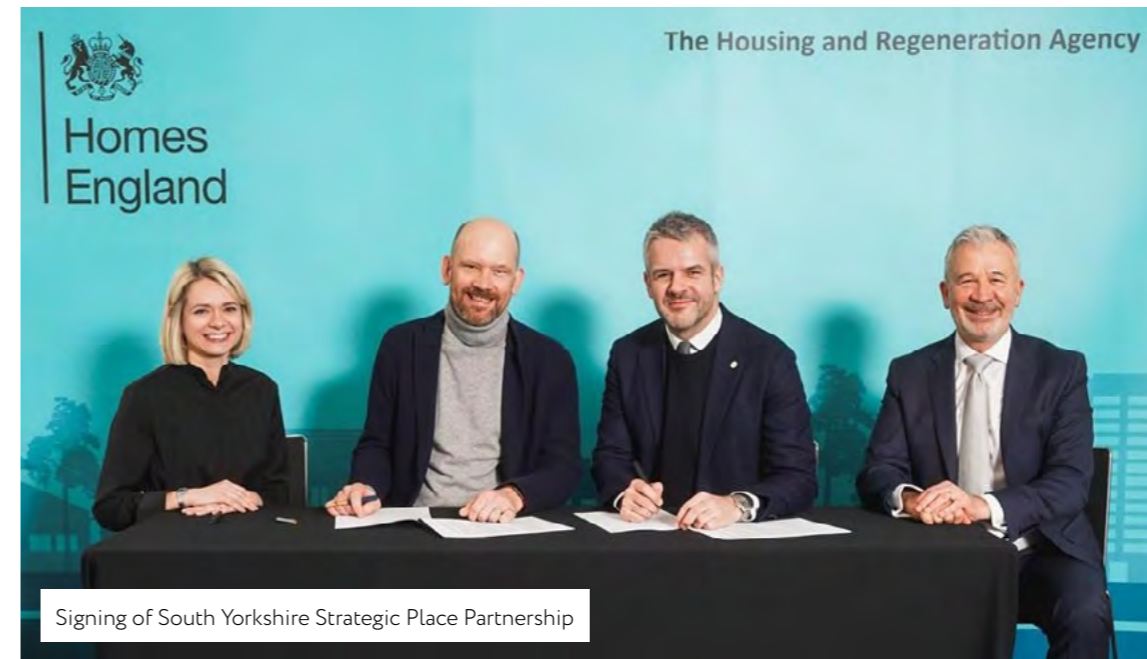
Partners have an agreed Mission to build the correct type, quantum and quality of new homes in the city, and this guides the programme of activities.

Throughout 2024, this work has continued to be overseen by the Sheffield Together Housing Growth Board, which draws its membership from Sheffield City Council (SCC), Homes England (HE), the South Yorkshire Mayoral Combined Authority (SYMCA), the South Yorkshire Housing Partnership (SYHP), and the Sheffield Property Association (SPA).

Sheffield's strategic place-based relationship is intended to facilitate collaboration between landowners, private sector partners and the public sector with interventions deployed where necessary to unlock the delivery of new homes across the City and to address past shortfalls in provision. The key Objectives of the Sheffield Together Housing Growth Board remain as:

- > Work collaboratively and establish new ways of partnership working to support the delivery of more new homes in Sheffield
- > Progress the delivery of a joint Housing Pipeline of sites to enable between 2,500 and 3,000 housing (all tenure) starts per annum over 3, 5 and 7 years
- > Prepare a five-year (rolling) Integrated Affordable Housing Programme, ramping up to 1,000 starts per annum
- > Review partners own existing land ownerships and identify key third party owned acquisition opportunities which will support the delivery of residential development initiatives across Sheffield
- > Utilise the partners market relationships with developers and funders to target sites within Sheffield and to try to resolve any development constraints to the delivery of those sites
- > Secure access to public funding sources and private sector finance to assist in programmes of acquisition, land remediation and the provision of core infrastructure

- > Co-develop business cases to support investment in critical infrastructure to support growth
- > Consider and agree the most appropriate means of existing land holdings and acquired sites being taken to market, and develop core competencies in relation to place-making to provide the most favourable conditions for investment and the creation of sustainable places
- > Use partners existing tools/ skills/ programmes to proactively unlock public and private sector land for housing
- > Focus available resource on the delivery of strategic residential growth in the City Centre Strategic Plan priority neighbourhoods and catalyst sites. Activities undertaken in these areas shall act as an exemplar of how any strategic partnership between the parties will function.



During February 2024, Sheffield also joined the South Yorkshire Strategic Place Partnership, along with neighbouring districts Barnsley, Doncaster and Rotherham, plus the South Yorkshire Mayoral Combined Authority and Homes England.



4. Our workstreams

Workstream 1: Sheffield housing pipeline

In order to accelerate market and affordable housing starts in Sheffield, there is a need to increase the supply of readily available 'deliverable' sites.

Following a filtering and prioritising exercise undertaken by partners, with support from Cushman & Wakefield, a report was issued in June 2023 which includes high level two-page site-specific Delivery Plans for 48 sites with an estimated capacity of approximately 5,700 units. The report contained:

- > A prioritised Housing Pipeline.
- > The Housing Pipeline categorised by deliverability.
- > A manageable list of sites for targeted intervention.
- > An understanding of the extent of intervention required for each site to unlock delivery.
- > Timings more clearly understood of when housing sites might come forward.

During 2024, a further five sites were added to the pipeline to reflect funding proposals being progressed by partners, resulting in a pipeline of 53 sites. A recent analysis of this pipeline has been undertaken which is shown in the table below:

Sheffield Residential Pipeline (53 Sites)

Ref	Status	No of Homes	No of Sites
1	Completed	284	1
2	Under Construction	932	3
3	Planning Permission secured	1,599	8
4	SCC Future Disposal 2025	629	5
5	Aftercliffe Masterplan	458	6
6	Allocated in Local Plan	643	8
7	Longer Term	1,873	17
8	Added sites	1,266	5
Total		7,684	53

Two sites from the pipeline are being prioritised for early progression in 2025, these being:

- > Fitzwilliam Square: 191 homes proposed by Capital and Centric, including 10% affordable units.
- > Park Hill Phase 4: 125 new homes proposed by Urban Splash, including 30 affordable units to be delivered by Great Places.

"With three projects now in Sheffield, we have a long-term commitment to the city, not just as a developer but also as an owner and operator. Sheffield has all the raw ingredients that we look for in a city; an ambitious, place-based housing strategy, a forward-thinking local authority, and support from Homes England and the Combined Authority. This really builds confidence for a business like ours to do more in Sheffield."

Tom Wilmot, Managing Director, Capital & Centric

Workstream 2: City centre strategic plan

From a housing growth perspective, the City Centre Strategic Plan provides the Vision to help accelerate the delivery of new homes in the Central Area (the City Centre and areas surrounding it). It will drive the creation of new, distinctive neighbourhoods.

The Vision sets the context. Below this sits Priority Neighbourhood Frameworks (PNFs) which will see the creation of new mixed-use neighbourhoods underpinned by a master plan approach to development. Furnace Hill, Neepsend and Moorfoot are identified in the PNFs as Priority Locations and Catalyst Sites which are considered to have the greatest potential impact on the acceleration of regeneration, alongside the Station Campus area.

The master planning work for 3 new city centre Neighbourhoods was therefore commissioned in late 2022 to support the PNFs and advance a series of spatial strategies as detailed below:

Sheffield Station Campus Neighbourhood

- > Centred upon Sheffield Railway Station this campus will create a new gateway to the city. Working in partnership, the Council, the Combined Authority, Homes England, Network Rail and London Continental Railways operate a Project Board to oversee master planning work to deliver c. 900 new homes and 20,000 sqm of commercial floorspace. Progress recorded during 2024 includes:
 - > Preparing a market assessment and viability testing.
 - > Completing the options for a podium deck – a proposed platform to raise the level of the building.
 - > Developing the station bridge concept design.
 - > Further testing of the highway design and flood modelling to support the finalisation of the draft Development Framework.
 - > A Project Concept business case for funding support was prepared in December 2024 for advancing in the New Year.

Furnace Hill and Neepsend Neighbourhood

A Development Framework concluded in 2024 for this locality, which considered opportunities, constraints, development mixes and strategies for land use, transport, and infrastructure. The below progress was recorded over the past 12 months to take forward this new neighbourhood:

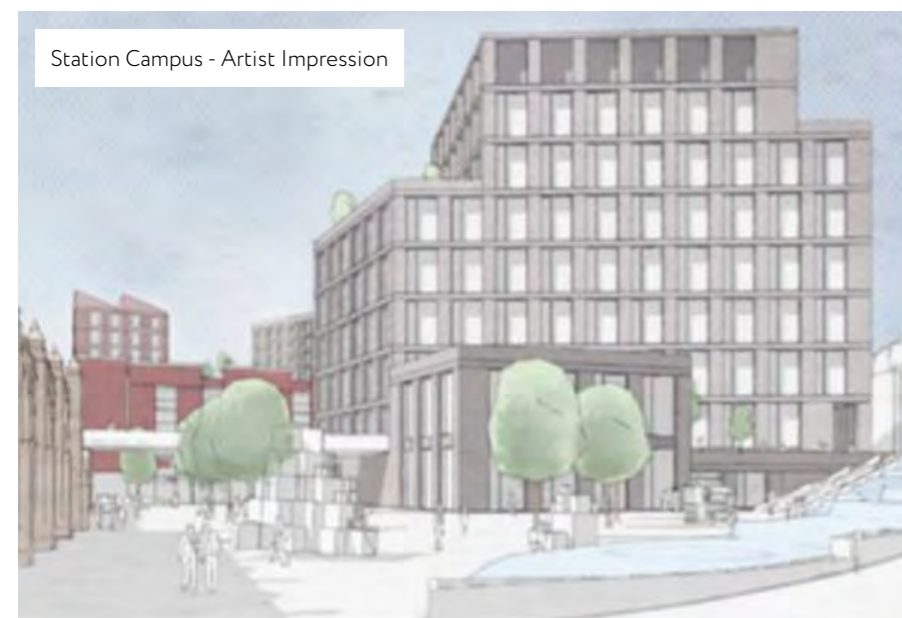
- > Approval of £67M Brownfield Infrastructure Land (BIL) funding was secured in February 2024, via Treasury approval, to deliver c. 1,300 new homes.
- > In principle approval was received from the Homes England Board in April 2024, to use the Agency's full range of Powers to take forward land assembly at Furnace Hill & Neepsend.
- > The Development Framework for Furnace Hill & Neepsend was signed off by the Sheffield Housing Growth Board in July 2024.
- > The acquisition of the Matthew Street site by Homes England from the Council was approved in October 2024.
- > Homes England went out to Tender for Furnace Hill & Neepsend in November 2024 to procure developer partners, following the receipt of 37 expressions of interest at the prior information notice (PIN) stage earlier in the Autumn.



Moorfoot Neighbourhood

Moorfoot offers the opportunity to create a distinctive city quarter, providing quality housing with a neighbourhood feel via well connected high quality public spaces. Progress recorded during 2024 on advancing this new Neighbourhood includes:

- > A Whole Life Carbon Assessment (WLCA) and Sustainability Passport was produced in September 2024.
- > A Public Realm Strategy was also produced in September 2024.
- > Homes England Acquired the former Wickes Plot in October 2024, with capacity for 364 new homes.
- > A Design Panel was also held for this proposed new neighbourhood in October 2024.
- > A Project Concept business case for funding support for Moorfoot was prepared in December 2024, for advancing in the New Year.



"We've been working in Sheffield for two decades and the sense of momentum and possibility right now is palpable. Sheffield Together has brought clarity, urgency and joined-up working to the multiple complex challenges of housing and regeneration delivery in the city – as a private developer, that is gold dust and gives us the confidence and excitement to continue to want to invest and drive change, working hand in hand with other public and private players across the city."

Mark Latham, Regeneration Director, Urban Splash



Workstream 3: Affordable housing



Partners have agreed to explore how affordable housing growth opportunities in Sheffield might be expanded and accelerated through different ways of working.

The core objective of this Workstream is to produce a five-year rolling Integrated Affordable Housing Programme, to increase current expectations on delivery. The Workstream has been broken down into a number of sub-elements:

Sheffield City Council - Stock Increase Programme – 860 units

- > A review of the programme was completed in 2024 with a reset to address rising build costs.
- > The rescoped programme will deliver a total of 860 affordable homes between 2024/25 and 2029/30, a mix of new build and acquisitions of all types and tenures.
- > 2024 also saw progress towards the delivery of the Council's first Net Zero development at Duffield Place 'move on' from temporary accommodation.

Sheffield City Council land disposal for 100% affordable housing – 500 units

- > A review has been completed of all Council owned sites, including those identified in the draft Sheffield Plan, to establish which may be suitable for affordable housing - 14 sites have been identified.
- > A soft market testing exercise has been completed in 2024 with Housing Associations on all the sites.
- > An initial £50,000 of revenue support has been secured from Homes England to undertake Technical Due Diligence.
- > Currently it is anticipated that the first sites will be marketed in Spring 2025.

Sheffield Housing Infill-sites Programme (SHIP) – c.200 units

- > Phase 1 sites were progressed in 2024 with heads of terms issued.
- > 3 sites from Phase 1 are progressing with agreement of sales contracts.
- > An initial batch of phase 2 sites has been identified, with due diligence being undertaken and the sites being prepared for marketing.

Housing Association Delivery on privately owned land

- > The Pipeline of sites produced by Cushman and Wakefield in 2023, has been shared with Housing Associations at two separate workshop sessions. Some 34 sites were identified as being suitable for affordable homes.
- > The sites were matched for suitability with Housing Associations (based upon nearby stock held/ and type of product), with Housing Associations encouraged to pursue conversations with the private land owners.

South Yorkshire Housing Partnership

- > The South Yorkshire Housing Partnership was formed back in 2022, is attended by the major Housing Associations across the patch, and continued to meet bi-monthly throughout 2024.
- > The Partnership has a dedicated Prospectus which is centred upon delivering five workstreams: (i) Pipeline (ii) Net Zero (iii) Housing and Health (iv) Economy and Employment (v) Homelessness. These workstreams are currently being reviewed and consolidated.
- > The work of this Partnership continues to seek to demonstrate how Housing Associations can use their combined contribution to achieve more impact in the delivery of the housing priorities across the region.

"Great Places are proud to work in Sheffield as a longstanding partner of the City Council. We are passionate about our neighbourhoods and communities in Sheffield and are always seeking to maximise the impact of our investment in the city. Right now, Sheffield is a place where partnerships are blossoming, and opportunities are coming forward at pace; the city has a clear vision, ambition and determination.

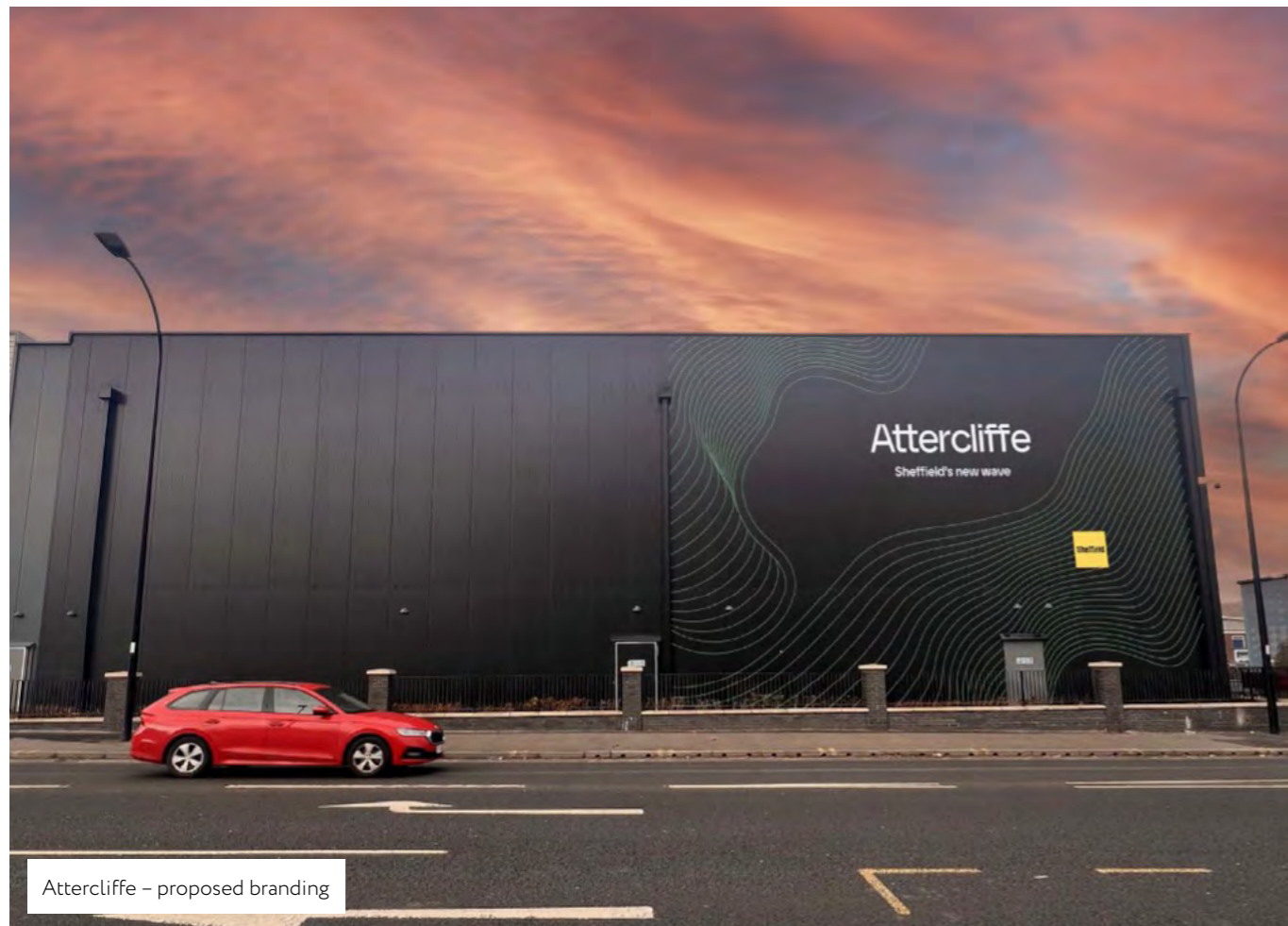
We are excited to be part of the City's journey and are actively engaged in supporting delivery of that vision. Alongside our partners in the South Yorkshire Housing Partnership, we are confident that the City's vision will enable affordable housing to be delivered at accelerated pace for the benefit of Sheffield's residents and places. Great Places look forward to being part of Sheffield Together through its next steps."

Helen Spencer, Executive Director of Growth, Great Places





Attercliffe – proposed branding



Attercliffe – proposed branding

Workstream 4: Attercliffe and Don Valley

Attercliffe is an important local centre, a key gateway to Sheffield from the M1 and the east. Located in Sheffield's industrial Lower Don Valley area, it supports local businesses and significant employment, as well as a growing residential population.

Just 10 minutes from the city centre, the area is on the tram route, and it has great access to the river Don and the canal. An Attercliffe Partnership Board was set up in 2023, which is Chaired by local MP Clive Betts, to take forward ambitious plans for a thriving new neighbourhood.

Attercliffe Development Framework

The Attercliffe Partnership Board commissioned a new Development Framework for the area, which was prepared during 2024, and now provides:

- > An updated vision.
- > Catalyst projects, particularly the expansion on Attercliffe Waterside.
- > Mapping opportunity sites for housing.
- > Proposed enhancements to blue and green infrastructure (River Don and Canal).

The Development Framework will support the recently secured funds for the area, which are bringing forward three significant projects: Centre for Child Health Technology, Connectivity and Movement and Adelphi Square.

Attercliffe Waterside

Construction started at the end of 2024 on the new Attercliffe Waterside housing development. This project will bring brownfield land on either side of the Sheffield and Tinsley canal back into use. Across 23-acres, circa 1,000 new zero-carbon homes will be built by Citu, an award-winning developer with a track record of creating successful neighbourhoods in Sheffield and Leeds. Phase one of the project will provide c. 360 new homes and will also see existing buildings in the area converted to provide new workspaces as well as arts and leisure facilities.

Attercliffe Branding

Re-branding was progressed for Attercliffe during 2024. Once a gritty industrial area, it is now being reimagined as a vibrant, eco-conscious community. 'Sheffield's New Wave' represents an ambition that reimagines how we live, work, and play, turning one of the City's most historic areas into a vibrant and modern hub. Messaging will include "Attercliffe 2.0" "Sheffield's Strength, Reinvented" "Where Green Meets Growth" "Forging the Future" and "Steel Roots, Green Horizons" to evoke a sense of reinvention and modernity.



Attercliffe Waterside – under construction

"We're investing in Sheffield because the city has a really clear and ambitious vision for the future. This vision is highly aligned with our own at CITU where we look to create the most impactful places for our planet."

Sheffield City Council has the culture and leadership to deliver on their vision and together with their partners at Homes England are making fantastic progress in unlocking regeneration of key sites in the city."

Chris Thompson,
Founder, Citu

Workstream 5: Performance

The Sheffield Housing Growth Board provides a mechanism for quarterly tracking of performance against targets, which includes starts and completions, tenure, and location.

The spatial strategy for new homes delivery is focused on brownfield land within key areas including the City Centre. Of the homes to be delivered by the end of the new Local Plan period, up to 20,000 homes are planned in the Central Area, with the remaining additional homes planned for the wider suburbs. At present, adopted planning policy does not require a percentage of affordable homes in the Central Area. The Local Plan will change this approach and will require a 10% contribution from adoption. This approach will help to balance the need for affordable homes.

Completions for 2023/24 finalised at 3,717 homes, which is a significant uptick on previous years, and comprised:

- > Private delivery: 3,414
- > Affordable housing: 303 (of which 69 are apartments and 234 are houses)

A large proportion of completions and apartments are within the Central Area, and 1,230 of these units alone can be attributed to one Heart of the City 2 scheme at Wellington Street and Trafalgar Street. In addition, a high figure in the East sub-area is due to multiple Stock Increase Programme and Sheffield Housing Company schemes that completed.

The Housing Requirement figure for Sheffield in the draft Local Plan is 2,040 homes per annum, which the City has largely been meeting over previous years – see table below:

	Housing Growth Delivery Plan 2025 - 2030						Total
	24/25	25/26	26/27	27/28	28/29	29/30	
Affordable Homes	105	247	494	496	541	441	2219
Future Ambition Affordable Homes	0	0	0	139	239	489	867
Private Homes	1062	1118	1094	2719	572	1999	7502
Net completions	1167	1365	1588	3354	1352	2929	10588
Requirement	2040	2040	2040	2040	2040	2040	10200
Shortfall	-873	-675	-452	1314	-688	889	388



"Sheffield is a great place to be able to work together to make our investment go further. By having access to the right partners and networks, the viability of our investment in new, quality housing can be realised quickly and efficiently. Together Housing has been a major stakeholder in social housing in South Yorkshire for over two decades and the investment landscape today means we're able to continue to play our part in providing the region with much needed housing."

Kevin Ruth,
Chief Executive, Together Housing

The draft Sheffield Local Plan – Our City, Our Future, was submitted to Government for examination in October 2023, and is currently undergoing the Examination in Public stage of the process. The draft plan identifies an ambition to deliver over 34,000 new homes by 2039, with the majority of future growth on previously developed sites within existing urban areas. At this point in time Sheffield expects the 5 year land supply represented in the City's Housing Growth Delivery Plan to be as follows:

Sheffield Gross Housing Completions by Year - Actual and Forecast											
18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
2,000	3,101	1,866	1,790	1,684	3,717	1,167	1,365	1,588	3,354	1,352	2,929

Model - Furnace Hill and Neepsend



Workstream 6: Communications



Skyhouse - Copper Street

A key aspect of the work of the Sheffield Together partnership is to promote the city and raise awareness of the positive developments being made and to improve the perception and image of Sheffield amongst the investor community.

This will assist in promoting more inward investment which is vital to complement the extensive public sector work that is well underway.

Events

UK REIIF: Team Sheffield had a busy time at UK REIIF during May 2024, sharing the exciting things that have been happening in the city. A new dedicated Prospectus was produced and promoted widely at the event, providing details on the planned new City Centre neighbourhoods. A roundtable on the regeneration of the City was also run, attended by a wide range of partners. Our commitment to continued communications and engagement with local communities, businesses and residents will be maintained throughout the programme.

Insider Property Awards: The Insider Yorkshire Property Industry Awards 2024 brought together the people and businesses shaping the built environment in the region to celebrate achievements in the property sector. Martin McKervey, former Chair of the Sheffield Property Association, facilitated a presentation from Tamsin Hart Jones from Homes England at the event held in Sheffield during July 2024, which provided participants with an update on the work of the Sheffield Together partnership.

Homes England Live: This pan Northern event was held in Sheffield during February 2024, hosted by the Homes England Chief Executive, which attracted over 400 visitors from the development industry into the City.

Sheffield Together Web Site

During September 2024, partners set up a new website to showcase activity underway and hold a series of key documents that visitors to the site can view and download e.g. Annual Reviews, Prospectus, Development Framework for Furnace Hill & Neepsend, Brochure for Furnace Hill & Neepsend. Links to partners web sites were also attached, along with contact details for officers at the Council and at Homes England www.sheffield-together.co.uk

Openings and Press

Three openings of major residential developments were progressed in September 2024:

- > Eyewitness Works - Capital Centric, 97 apartments.
- > Little Kelham - Citu & Great Places, 16 affordable homes.
- > Ferras Road - Together Housing, 93 affordable homes.

The openings were covered by the Estates Gazette, The I, the Sheffield Star and the Council's press team. Film footage was taken throughout the day and released on social media. Articles were run by both Citu and Together Housing. Coverage was also run on LinkedIn, generating a significant number of follow-on posts.



"We are investing in Sheffield because this is a City where partners are working together in a truly joined-up way, to tackle housing and regeneration issues head on. This approach is exemplified by the work of the South Yorkshire Housing Partnership, which I have the pleasure of chairing, and which has a vision to bring together housing associations, the four South Yorkshire local authorities, the Combined Authority and Homes England to provide a single focus for all social housing related policy and delivery across the sub region."

Larry Gold, Chief Executive of South Yorkshire Housing Association/ Chair of the South Yorkshire Housing Partnership



Mural - Pounds Park

Workstream 7: Investment

Sheffield City Council, Homes England and the Combined Authority have put in place a Protocol for managing investment and development approaches from the market in the city:

- > Stage 1: Logging the details of approaches and responding with an agreed stock of supporting documents.
- > Stage 2: Following up any approaches with a meeting, explaining how the public sector may be able to support bringing schemes forward – for example via land assembly, putting in place new public realm, etc.
- > Stage 3: Potentially holding follow on site visits, where relevant.
- > Stage 4: Inviting investors/ developers to share their thoughts and any proposals they might have.

From the above steps, an inner core of interested parties is now materialising for the new neighbourhoods that are being proposed in Sheffield.

On the back of this information and intelligence, Delivery Strategies and Phasing Plans are being worked up by the Sheffield Together partnership. Following dialogue with the market, Furnace Hill & Neepsend is being progressed via development agreements. Tendering is also being progressed with an emphasis on quality (70%) over price (30%). The pros and cons of a joint venture approach are currently being explored for the other neighbourhoods.



Sheffield Investors Dinner



Homes England Live Event

During September, an Investors Dinner was held which attracted representation from major investors (Abrdn, Aviva, L&G, Ginkgo, UK Investment Bank) developers (British Land, Bruntwood, Capital & Centric, Citu, Igloo, London Continental Railways, Muse, Rise Homes, Sky House) and Housing Associations (Clarion, Great Places, Places Group, Together). At the dinner, guests got to hear first hand about the plans for the City from the Council's Leader and Chief Executive, along with the Chief Executive of Homes England.

"Sheffield is a city on the rise – a young, dynamic city with a strong economy, leading universities, and major employers driving growth. Its high affordability and ambitious regeneration plans make it a compelling place to invest. Sheffield Together has helped create a collaborative investment environment, meaning the city aligns with platform's vision of place-making - delivering sustainable, high-quality homes that foster a vibrant and inclusive community. We're excited to be part of Sheffield's future."

Harry Burgess Corporate Finance Director, Platform

5. Forward look

Key activity planned for the coming 12 months is summarised below:

Advancing the pipeline of residential development sites

The pipeline of 53 residential sites that has been assembled for Sheffield will be refreshed and consolidated, with some longer-term sites removed, and with some nearer term 'wins' brought in. The pipeline will again then be tested for how best to bring each site forward e.g. marketing, technical due diligence, loans, grants or acquisitions. The sites will be assessed on an ongoing basis throughout the next 12 months for fit with the funding programmes of Homes England, the Council and the Combined Authority.

Furnace Hill & Neepsend

2025 will see development partners procured by Homes England to deliver 825 new homes at Furnace Hill and 480 new homes at Neepsend. Following the shortlisting of the standard questionnaire returns early in the New Year, dialogue will be progressed with parties, prior to the submission of tenders. Upon successful parties being appointed, scheme design will commence with a view to planning applications being submitted in early 2026.

Moorfoot

Further technical due diligence and land assembly work will be undertaken at Moorfoot during early 2025, with a view to having a Full Business Case for public funding support ready for the summer. The procurement of a development partner will also commence in the summer, after further market engagement, design of the selection process, preparation of information packs and agreeing the technical/ commercial/ financial evaluation criteria.

Station Campus

Further technical due diligence and land assembly work will be undertaken at the Station Campus during early 2025, with a view to having a Full Business Case for public funding support ready for the summer. Agreeing an approach to flood risk and highways will be key to this. The procurement of a development partner will also commence in the autumn, after further market engagement, design of the selection process, preparation of information packs and agreeing the technical/ commercial/ financial evaluation criteria.

Strengthening the Planning Framework

Sheffield City Council submitted the draft Local Plan to government in October 2023, and held a series of Examinations in Public throughout 2024. The positive progress towards adoption of the Plan will continue across 2025.

Affordable Housing Opportunities

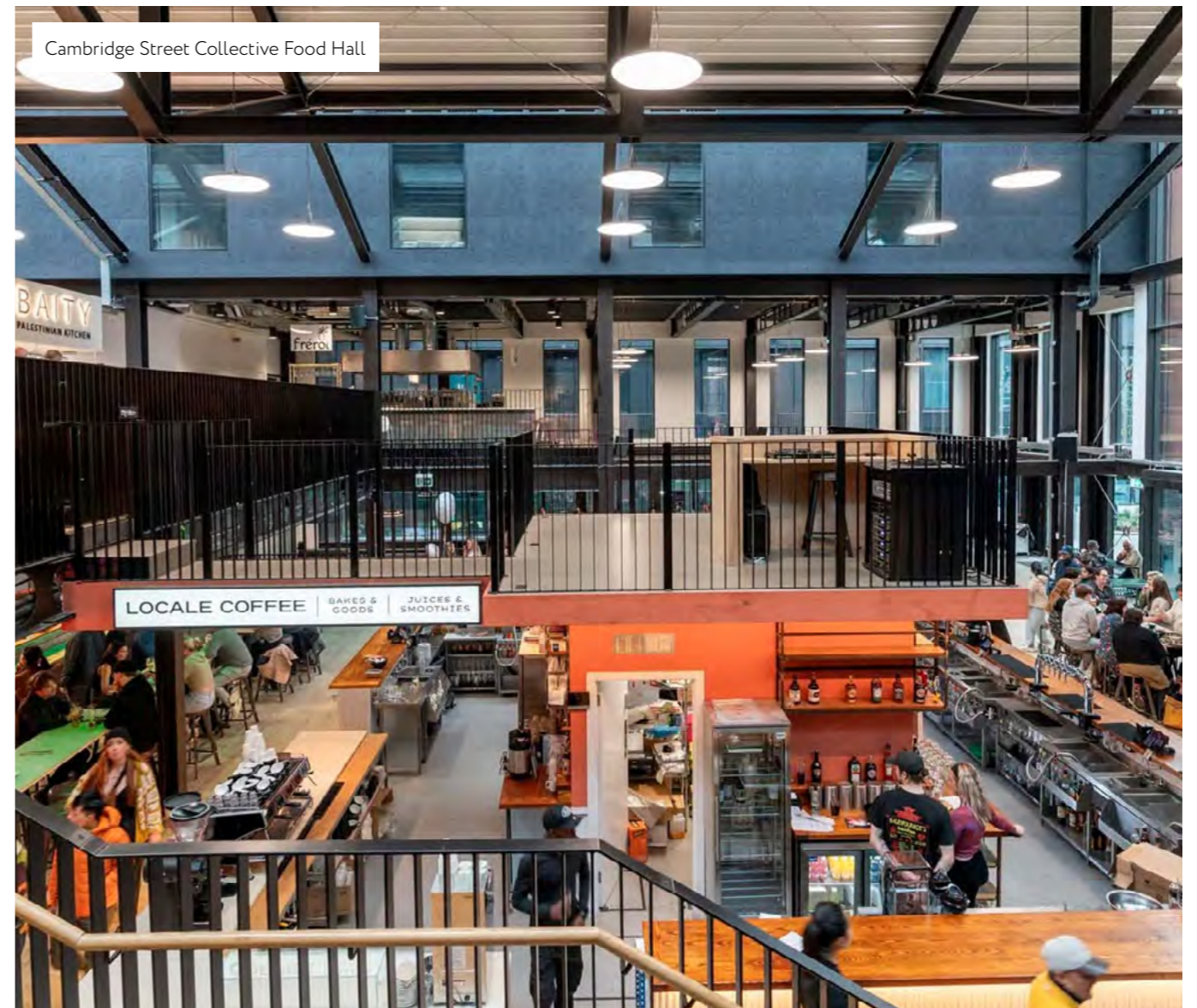
Dialogue will continue amongst all parties on what sites are being progressed for affordable homes within both the formal and informal pipelines of Housing Associations, and how these sites can best be handled to ensure their viability. Partners will be exploring opportunities to bolster the provision of affordable housing in the City and work with funders to support delivery through engagement with developers and landowners.

Partners will also explore the potential impact of improving the planning application process for affordable housing to incentivise and support developers to deliver additional homes of this tenure, including in excess of Section 106 requirements. The Council will identify future phases of their Stock Increase Programme, on sites that could be deemed surplus to requirements in future years.

Further affordable homes could be delivered through the work on the Gleadless Valley Masterplan and in response to the Government's new mandatory housing targets which may require the release of new development sites.

"With its excellent transport links, world-class universities, unrivalled access to the Peak District and a dynamic economy, Sheffield is the perfect location to invest. We are delighted to be working with partners to transform the area around the rail station into a thriving and sustainable neighbourhood, delivering on LCR's commitment to generate opportunities for new homes, jobs and public value for the city and its residents."

Karl Drabble, Regional Director, London Continental Railways





6. Conclusions

2024 represents Year 2 for the Sheffield Together place based housing strategy, following on from the initial mobilisation throughout Year Zero, and early planning work in Year 1. When looking back over the past 12 months, some notable achievements have been recorded, and solid progress has been made on a number of the partnership’s workstreams, as listed below.

A Land Development Pipeline has continued to be advanced and tracked over the past year. Of the potential 7,600 homes in the pipeline, 284 homes have completed, over 900 homes are under construction, with a further 1,600 proposed new homes now having secured planning permission. Sheffield City Council will be taking land out to market in 2025 to bring forward a further 600 homes from the pipeline, whilst land with capacity for a further 1,200 has been added.

The City Centre Strategy has made significant strides in 2024. Catalyst sites 2&3 at Furnace Hill and Neepsend have seen (i) the securing of £67M Brownfield Infrastructure Land funding (ii) a commitment from Homes England to support land assembly with its compulsory purchase powers (iii) approval of a Development Framework and (iv) the release of the opportunity to the market by competitive tender. At Catalyst site 1 Moorfoot, land assembly was progressed by Homes England acquiring the former Wickes site. A Whole Life Carbon Assessment and Sustainability Passport were also produced for this planned new neighbourhood, alongside the production of a Public Realm Strategy and the running of a Design Panel. At the Sheffield Station Campus, a series of development appraisals were completed to prove viability. Further testing of the highways proposals were also advanced, alongside development work on the delivery strategy.

Two affordable housing schemes were opened in 2024, including 93 affordable homes at Ferrars Road, delivered by Together Housing, and 16 affordable homes at Little Kelham, delivered by Great Places & Citu. An Affordable Homes Programme (AHP) grant of £2.4M at Park Hill was also approved to Great Places for 30 new affordable homes.

At Attercliffe, a new development framework was put in place, and branding was progressed to assist with the promotion of the area. Developer Citu started on site at Attercliffe Waterside, which will deliver the first 360 new homes of the wider scheme.

Sheffield was well represented at UK REIIF once again, underpinned via a dedicated Investment Prospectus. Market interest was further stimulated through an Investors Dinner, which attracted representation from major investors, developers, and Housing Associations.

Performance recording continued, with completions for 2023/24 recorded at 3,717 homes, which is a major uptick on previous years, and almost double the housing requirement figure in the draft Local Plan of 2,040.

2025 is now lined up to be a significant year for the partnership, with developers to be secured for the Furnace Hill and Neepsend neighbourhoods, plus the Moorfoot and Station Campus neighbourhoods both being taken out to the market.

“We are investing in Sheffield, not because it’s our home town but because it has enormous growth potential for a boutique developer / place maker like us. It has great leadership from politicians and the CEO right through to the planning teams and directorates.

It is a major city with two great universities and amazing access to the Peak Park and the countryside around. The city centre transformations of late and indeed in the earlier part of this century have created a city like no other and now it needs the homes to complement that.

It’s unusual topography and history create the canvasses for us to make some truly unique new neighbourhoods and homes. It’s a fiercely independent city that does things its own way. We quite like that!”

**David Cross,
Director, Sky House**

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