

## **SENT ON BEHALF OF CLLR DOUGLAS JOHNSON**

Dear Mr Cronshaw,

Apologies for the delay in responding to you, please see the below responses to your Public Question to the Housing Policy Committee November 2023,

### **Question**

#### **1. When will The Newstead Estate Development in S12 be built?**

### **Answer**

The Council's currently approved Stock Increase Programme (which includes Newstead) is due to be completed in 2028/29 is made up of the following programmes of work:

#### **General Market Acquisitions**

#### **Acquiring Homes from Developers (Strategic Acquisitions)**

**Direct Delivery** on a small number of Council owned sites for General needs, Older Persons Independent Living Schemes – the current programme is assuming:

In terms of the number of new homes that we will be directly built by the Council over the next 2 years we will have the following:

| Estate       | No. Units | Estimated Completion Date |
|--------------|-----------|---------------------------|
| Arbourthorne | 73        | December 2023             |
| Woodseats    | 6         | January 2024              |
| Total        | 79        |                           |

#### **2. Can you confirm what council housing is planned in the next 2 years by Ward?**

### **Answer**

Sheffield City Council is also currently developing its pipeline for Stock Increase Delivery within the next 5 years.

Wards by area, anticipated numbers of new build units, some are likely to be mixed tenure, all will be subject to will be brought forward by site for approval by the Council, subject to approval at its Committee Meetings.

| <b><u>Area</u></b> | <b><u>Ward</u></b> | <b><u>Units</u></b> |
|--------------------|--------------------|---------------------|
|--------------------|--------------------|---------------------|

|                  |                      |           |
|------------------|----------------------|-----------|
| South East       | Birley<br>Mosborough | 467<br>25 |
| Norfolk Park     | Park & Arbourthorne  | 50        |
| Hillsborough     | Hillsborough         | 25        |
| Crookes          | Walkley              | 36        |
| Gleadless Valley | Gleadless Valley     | 197       |

During the planning of the schemes the Council will be consulting with tenants and residents, local elected members and, securing financial approval prior to applying for planning permission and, then they will be brought forward for formal Council approval.

In addition to the Council's Stock Increase Programme Sheffield is working closely with Sheffield's Registered Providers to accelerate their own development programmes to increase the numbers of affordable housing in the city.

3. **Could you please let me know how many vacant Houses/Flats and Bungalows the council has in its housing stock?**

**Answer**

As at w/c 6/11/23, there are currently 932 void properties (however not all of these will be re-let. Included in this figure are properties that have been identified for disposal but not yet sold etc).

4. **What % of empty properties does that equate to in relation to the total housing stock and how does that compare to other local authorities?**

**Answer**

We manage 37,834 properties, so this equates to 2.46%.

At present, as we include all properties in our reporting, including Long Term Voids/Acquisitions/Disposals etc, unlike other authorities who just report 'standard voids,' we are not therefore measuring 'like for like'.

Some of the better performing organisations range from about 0.6-1.6 %. SCC are in the process of amending how we report so are reporting in the same way as other authorities.

If SCC just counted our 'standard voids,' as at w/c 6/11 we have 400 so this would be 1.05%.

5. **Could you tell me what the average turnaround from a tenant handing in the keys, to the property being taken on by another tenant moving in?**

**Answer**

The current average Calendar days between property quit, to sign up of next tenant is 98.1 (but as above this figure currently includes long term voids etc).

6. **Is it council policy that when a tenants leaves a property they are asked to remove all the carpets within the property?**

**Answer**

When a tenant gives notice we are now carrying out a pre-quit inspection, at this point we would identify what can be left in the property and what may attract a re-charge if left.

In certain circumstances we would allow carpets to be left but this would be dependent on condition etc.

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