

SHEFFIELD TOGETHER

Annual Review 2025
Year Three



10,000

new housing starts

£130M

investment already committed

4,000

projected new jobs in the city centre

WORKING TOGETHER

to get things done.

CONTENTS

1. Foreword

2. Our Partnership

3. Our Workstreams

Workstream 1: Sheffield Housing Pipeline

Workstream 2: City Centre Strategic Plan

Workstream 3: Affordable Housing

Workstream 4: Attercliffe & the Don Valley Growth Area

Workstream 5: Performance

Workstream 6: Communications

4. Forward Look

5. Conclusions





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

FOREWORD

Cities grow successfully when people believe in them. When residents can see a future for themselves, when investors have confidence to commit, and when partners work together with clarity of purpose. Over recent years, Sheffield has reached that point again, with growing momentum, stronger collaboration, and renewed ambition across the city.

At the heart of this is housing. Good homes underpin inclusive growth by supporting people to build stable lives, strengthening communities, and enabling the local economy to thrive. As Sheffield continues to grow, ensuring that the right homes are delivered in the right places and at the right pace remains one of the most important challenges we face.

To meet the needs of Sheffield as a growing City, there is a requirement to build over **38,000 new homes by 2039**, which is the projected end date of our new Local Plan. This housing growth will be critical to support economic uplift, including the projected **4,000 new jobs to be created** in the Sheffield City Centre Innovation Spine.

The City can already demonstrate an excellent track record of delivery with recent successes in the City Centre including the £400m Sheffield City Council backed Heart of the City redevelopment and the £150m investment by Legal and General in West Bar. Sheffield is also one of only 6 locations to be part of the Royal Foundation Homewards Programme – to end homelessness.

When the Housing Minister visited Sheffield in 2025, he was enthused to see that our Sheffield Together Partnership has a 'very clear plan' to trigger the delivery of **10,000 new housing starts** in the near, medium and longer term in our City, as highlighted.

NEAR TERM:

2,000 housing starts during 2025 and 2026 from a dozen early win sites.

MEDIUM TERM:

4,000 housing starts in the run up to 2029, through the provision of catalyst sites that provide new city centre neighbourhoods.

LONGER TERM:

4,000 housing starts in the run up to 2032 through the Don Valley Growth Area urban extension.

Encouragingly for our partnership, our Sheffield Together work is recognised by Government as best practice - with the Housing Minister saying: **'Sheffield is now, in my view, an exemplar of ambitious housing growth and place-based regeneration.'**

Through the Sheffield Housing Growth Board we are aligning vision, policy and delivery across the city to activate a really innovative partnership that is making a real difference. Our work is very much about seeing the bigger picture through local eyes, creating hope, firing imagination and fostering creativity. Through joint working and team effort, we now have a plan that is supported by a clear pipeline of sites.

Sheffield is an ambitious city. We are willing to work differently, to challenge ourselves and one another, to remain focused on long-term place-making rather than short-term solutions. This annual review captures the momentum built over the past year and the foundations now firmly in place.

I would like to thank all partners involved for their continued commitment, collaboration, and belief in what **Sheffield can achieve together.**

OUR PARTNERSHIP

Sheffield is the fourth largest city in England and one of the eight English cities that make up the Core Cities Group. The unique blend of urban and rural communities combined with the City's industrial heritage, creates a distinct and vibrant locale.

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 with a rich footballing heritage. Some 61% of the City is green space, with one third of the city's boundary falling within the Peak District National Park.

Partners active in the City have come together to agree a shared Mission to build the correct type, quantum and quality of new homes in the City. The partners established the Sheffield Together Housing Growth Board in 2021, which includes: 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 and foster collaboration between landowners, private sector partners and the public sector with targeted interventions deployed where necessary to overcome barriers and ensure the delivery of new homes across the city, addressing past shortfalls in housing supply.

The key Objectives of the Sheffield Together Housing Growth Board remain as:

- Work collaboratively to support the delivery of more new homes in Sheffield.
- Progress the delivery of a joint Housing Pipeline.
- Prepare a five-year (rolling) Integrated Affordable Housing Programme.
- Review partners own existing land ownerships and identify key third party owned acquisition opportunities which will support the delivery of new homes.
- Utilise market relationships with developers and funders to resolve any development constraints.
- Secure access to public funding sources and private sector finance.
- Co-develop business cases to support investment in critical infrastructure.
- Agree the means for sites being taken to market and develop core competencies in relation to place-making.
- Use partners existing tools/ skills/ programmes to proactively unlock public and private sector land.
- Focus available resource on the delivery of strategic residential growth in the City Centre Strategic Plan priority neighbourhoods and catalyst sites.

Sheffield is also an active member of the South Yorkshire Strategic Place Partnership, along with neighbouring districts Barnsley, Doncaster and Rotherham, plus the South Yorkshire Mayoral Combined Authority and Homes England.

61%

of the city is green space.

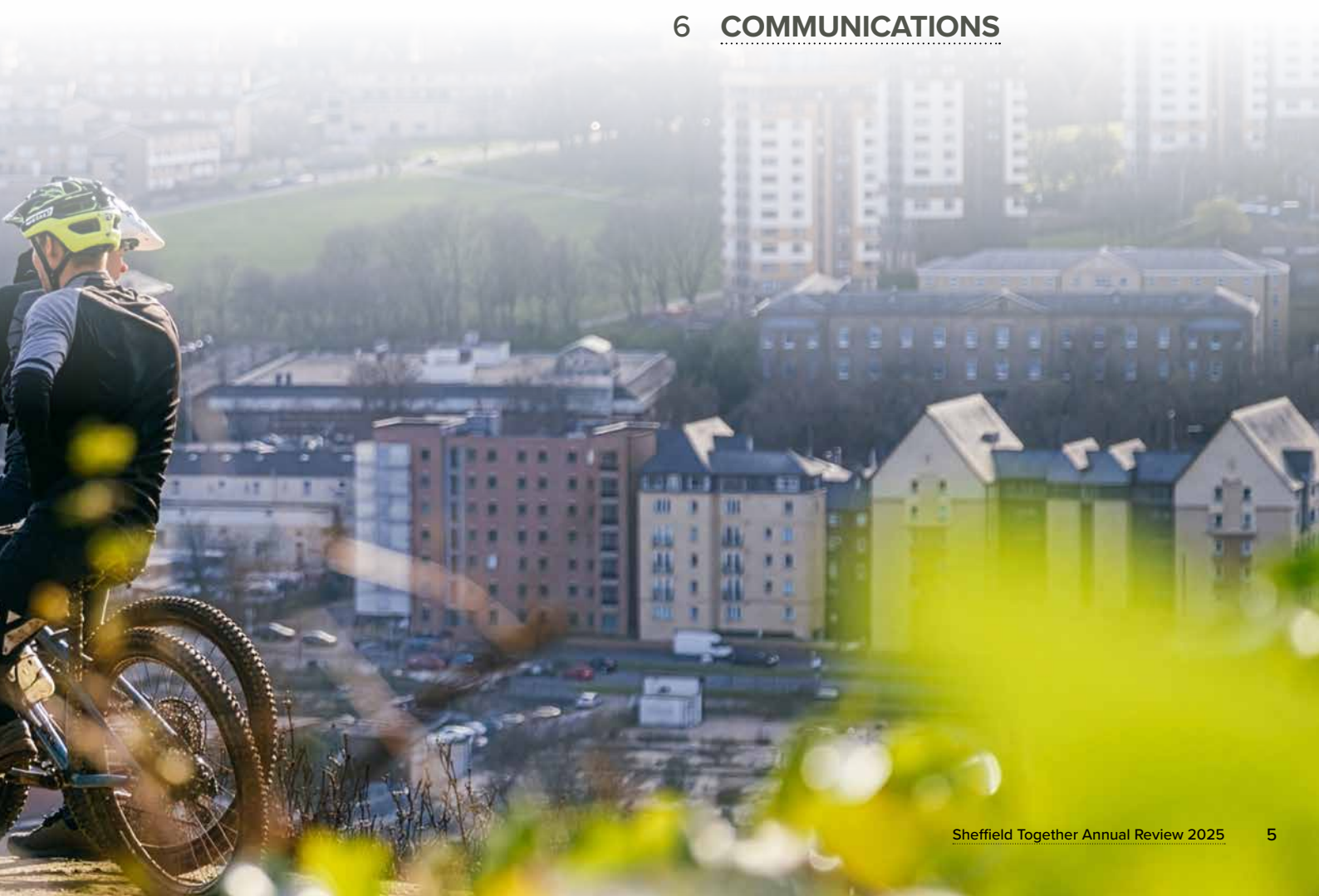


Sheffield is:

MISSION POSSIBLE

OUR WORKSTREAMS

- 1 SHEFFIELD HOUSING PIPELINE
- 2 CITY CENTRE STRATEGIC PLAN
- 3 AFFORDABLE HOUSING
- 4 ATTERCLIFFE & THE DON VALLEY GROWTH AREA
- 5 PERFORMANCE
- 6 COMMUNICATIONS



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 and provide an environment which supports these to come forward. During 2025, our ‘dozen early win’ pipeline sites were all actively progressed, which will generate 2,000 housing starts.



FITZWILLIAM SQUARE

Capital and Centric are moving forward with their plans to deliver **191 new homes** at Fitzwilliam Square in the Devonshire Quarter. The site will provide high quality build to rent homes, including 9 discount to market homes, plus **1,689 square feet of new commercial space**, **a landscaped central courtyard** and **new pedestrian links**. During July 2025, the developer secured approval of £9.5M funding from Homes England through the Brownfield Infrastructure Land Fund to help support this planned development. A planning application was submitted during Autumn 2025, with a start on site being targeted for late 2026.



PARK HILL PHASE 4

The joint venture between Urban Splash and Places for People, working alongside Great Places, have advanced their plans to deliver **125 new homes** at Phase 4 of the Grade II Listed Park Hill neighbourhood. It is anticipated that the scheme will also comprise 24% affordable housing, accounting for 30 new affordable homes. The development will also provide **commercial space of 4,820 square feet**. This will accommodate new jobs and create additional placemaking alongside external landscaping and publicly accessible open space.

Park Hill Phase 4 is the second to last phase of a transformational redevelopment of this iconic place in Sheffield dating back to 1957. During May 2025, the developer secured approval of £6.4M funding from Homes England through the Brownfield Infrastructure Land fund to help support the next phase of this award-winning neighbourhood. The funding complements existing support from the Homes England Affordable Homes Programme and the SYMCA Brownfield Housing Fund. A start on site is being targeted for Spring 2026.



THE BALANCE

Zensudo Developments Ltd (the former development team of Rise Homes) are progressing **173 new homes** at The Balance in the Cathedral Quarter of the City Centre. During May 2025, the developer secured a £21M loan from Homes England through the Home Building Fund to assist with this conversion from offices to residential apartments.

The accommodation will comprise 38 studios, 71 one bed apartments and 64 two bed apartments. The site will have 120 parking spaces, a gym, and a communal lounge area. The scheme is aimed at the more affordable end of the rental market with residents expected to include key workers such as NHS staff, university employees etc. A start on site is being targeted for Spring 2026 for a 12 month build period, with internal strip out works already underway during 2025.

HIVE CENTRAL

Grantside are progressing **100 homes** at the Hive for co-living in Kelham Island, regenerating a 0.2 hectare former industrial plot. The development will also feature **6,535 square feet of commercial space** on the ground floor, a central courtyard and communal living and working amenity spaces.

Demolition of existing buildings will make way for the construction of the seven-storey scheme, which aims to achieve zero carbon. The building is centrally located and provides secure cycle storage to encourage active travel and public transport. During November 2025 the developer secured approval for £2M Brownfield Housing Funding from the South Yorkshire Mayoral Combined Authority to deliver the scheme. A start on site is being targeted for early in 2026.



ONE RIVERSIDE

Brickland are progressing **268 homes** at One Riverside, a 0.3 hectare site which was a former derelict razor blade factory. The development faces the River Don and will deliver 1, 2 and 3 bed apartments, resident's amenity and two commercial units. The development will also add to the area by delivering two new areas of high-quality landscaped amenity. During September 2025 the developer secured approval for £4M Brownfield Housing Funding from the South Yorkshire Mayoral Combined Authority to deliver the scheme. A start on site is being targeted for early in 2026.

PROJECTS





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The progress made in Sheffield has been impressive despite challenging circumstances and we are very pleased to have made a contribution in helping to secure successful outcomes to land negotiations and building positive relationships with remaining landowners.

PAUL ASTBURY, PARTNER, CARTER JONAS

CANNON BREWERY

Capital & Centric are progressing **263 homes** at phase 1 of the former Cannon Brewery site at Neepsend. The developer has previously secured £11M from the South Yorkshire Mayoral Combined Authority's Brownfield Housing Fund for the wider scheme that will deliver a total of **550 new homes**. The landmark site, which dates back to the 1800s and was once one of Sheffield's biggest employers, will also have **20,000 square feet of commercial space, a new public square and green space, and padel courts**. Enabling works on the Phase 1 plot began in the Summer of 2025, with construction of the new homes scheduled to start in late 2026.

550

new homes & 20,000 square feet of commercial space, a new public square and green space, and padel courts.

ATTERCLIFFE WATERSIDE

Citu are moving forward with their plans to deliver **362 new homes** at Phase 1 of the Attercliffe Waterside development on the edge of Sheffield City Centre. The developer has previously secured approval of £8.4M funding from the South Yorkshire Mayoral Combined Authority through the Brownfield Housing Fund to help support this planned development and has been supported during 2025 to help bring on board a Housing Association partner to deliver an element of affordable homes. A start on site is being targeted for early 2026, with enabling works already underway during 2025.



NEWSTEAD

Sheffield City Council has commenced the delivery of **77 new affordable homes** at Newstead. During January 2025, the Council secured approval of £8M funding from Homes England through the Affordable Homes Programme to help support this planned development. The properties are being made available for the social rent tenure and are a mix of 41 houses and 36 apartments. The development started on site during February 2025. Enabling works on the Phase 1 plot began in the Summer of 2025, with construction of the new homes scheduled to start in late 2026.





CORKER BOTTOMS

Sheffield City Council has taken forward 47 new affordable homes at Corker Bottoms. During January 2025, the Council secured approval of £4M funding from Homes England through the Affordable Homes Programme to help support this development. The funding supported the acquisition of the homes from Sheffield Housing Company. The development provides a mix of social rent and shared ownership tenures for residents. The development was underway on-site during January 2025.



BOLEHILL

Sheffield City Council has commenced the delivery of 36 new affordable homes at Bolehill. During June 2025, the Council secured approval of £4M funding from Homes England through the Affordable Homes Programme to help support this development. The scheme comprises new build homes which are one bedroom flats for the social rent tenure. All the homes are low carbon with air source heat pumps, mechanical ventilation with heat recovery systems and are fully accessible and adaptable. The development started on site during September 2025.

SHEFFIELD CITY COUNCIL: SMALL SITES CLUSTER

Sheffield City Council have made great progress to deliver 35 new homes across a small sites cluster in 2025. Following receipt of £220,000 funding from Homes England to progress technical and legal due diligence, 7 sites have been marketed, including: Remington Road, Neville Drive, Daniel Hill Street, (which are all now in legals), and Knutton Rise, Catherine Road, Morral Road and Malton Street.

SHEFFIELD CITY COUNCIL: 9 PLOTS CLUSTER

In November 2025, Sheffield City Council took 9 plots of land out to market, with capacity for 192 new affordable homes (along with Ardmore Street for a further 30 homes, being delivered by Places for People).

The plots include: (i) Land at Fife Street, Wincobank, 20 homes (ii) Lavender Way at Wincobank, 25 homes (iii) Chapelwood Road at Darnall, 8 homes (iv) Wordsworth Avenue at Parson Cross, 16 homes (v) Longley Hall Road at Longley, 15 homes (vi) Milton Street Car Park, 45 homes (vii) Ridgeway Road at Hollins End, 19 homes (viii) Former Sweeney House, Oxley Close at Stocksbridge, 20 homes (ix) Former Castelayn Care Home at the Gleadless Valley, 24 homes. The land disposal is being targeted at South Yorkshire Housing Partnership members, to maximise affordable housing delivery.

The sale of these sites is expected around February 2026, with planning permissions anticipated around August 2026, and starts on site at the end of the year. Funding bids will be in Spring 2026. The next batch of 4 sites, delivering 184 homes, will also go out to the market in 2026.

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Sheffield is being renewed for the 21st Century with transformative investments that will not only deliver new homes but also support the city's drive for innovation-led jobs and economic development. The Partnership deserve credit for their integrated approach to place-making.

TIM THORLBY, DIRECTOR, BEAUTIFUL ENTERPRISE

TOGETHER



THEER

CITY CENTRE STRATEGIC PLAN

The Council's City Centre Strategic Plan provides the Vision to accelerate the delivery of new homes in the Central Area (the City Centre and areas surrounding it), and 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 lifetime neighbourhoods underpinned by a master plan approach to development. Furnace Hill, Neepsend and Moorfoot are being progressed by the Partnership 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.



A prominent gateway into the city.

FURNACE HILL AND NEEPSSEND NEIGHBOURHOOD

As part of the plans of the Sheffield Together partnership, a comprehensive programme of place-based regeneration activity is focusing upon Catalyst Sites 2 and 3, known as Furnace Hill and Neepsend, which sit at a prominent gateway into the City.

Here, partners have identified an opportunity to create two thriving new neighbourhoods across 5 hectares of brownfield land with the potential to unlock over a thousand new homes, of which at least 20% will be affordable.

£67m of government support from the Brownfield Infrastructure Land fund has been committed to aid with land assembly and infrastructure provision. Complementing this, the Homes England Board has agreed to use its compulsory purchase powers, if required, to support assembling the sites. During 2025, plans to bring four plots of land into Homes England ownership were secured.

A development framework is in place to guide future development and the opportunity was widely promoted to the market to procure two development partners. Tender returns were received by Homes England in August 2025 and the successful submissions were approved in December 2025.

A joint venture between Capital and Centric and Great Places has been selected to take forward 750 new homes at Furnace Hill.

Key components of the proposed scheme include:

- A new public square focused on the historic Cementation Furnace.
- Strengthening the historic street pattern and legibility with integration of blue/green streets and new public spaces.
- An enhanced relationship to Hoyle Street and a new arrival space at Shalesmoor tram junction.
- A varied townscape with low to mid rise apartments, maisonettes and townhouses with a range of tenures to appeal to a diversity of households.

750

new homes





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The close and constructive relationship between Homes England and the City Council has created genuine momentum for transformative projects, fostering an energy that both supports and motivates the design teams working alongside them.

GARETH BANSOR, DIRECTOR, G PAD

PfP Igloo has been selected to take forward 427 new homes at Neepsend.

Key components of the proposed scheme include:

- A new neighbourhood square and Riverside walkway.
- Reintroduction of the historic street pattern and integration of blue/green streets and new public spaces.
- A varied residential offer with a mix of low and mid-rise apartments including ‘later living’ alongside duplexes and townhouses to appeal to family households.
- Integration of heritage assets and repurposing of the Listed Building at Cornish Works.

427

new homes



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We are proud to have supported work on Sheffield’s Neighbourhood Priority Areas. Through our ‘Total Design’ approach, we have worked as an integrated design team to unlock the potential of these sustainable sites, demonstrating the strength of true partnership.

LAURA MARCHANT, ASSOCIATE DIRECTOR, ARUP



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 2025 on advancing this new Neighbourhood includes:

A Concept Business Case for funding support for Moorfoot was approved by Government in January 2025. Confirmation of an appropriate funding source to support a Full Business Case is anticipated in early 2026.

- A Development Framework was refreshed during 2025 which will (i) underpin the business case and (ii) provide design guidance for prospective development partners that will inform the delivery of the new urban neighbourhood.
- Pre-procurement consultation was progressed with 7 interested developers, which showed:
 - Retention & refurbishment of the Moorfoot Building is challenging but supported, given its iconic status.
 - A mixed-tenure model is favoured, combining market sale, build-to-rent, and affordable housing.
 - Early focus is advised to be on high-quality public realm.
 - Preference is for a collaborative risk-sharing approach.
- Property Agents and Legal consultants have been jointly appointed in October to support the securing of a developer partner.
- Technical due diligence to assess the feasibility of retention of Moorfoot Building and wider neighbourhood site constraints was progressed.
- A ‘major’ cost review exercise has been progressed alongside a development appraisal over the Summer of 2025, which advised of viability challenges that partners are looking to address.
- Market Demand Assessment work is concluding, to provide comfort to the market of demand.
- Social value work has commenced.
- Next steps will include finalising a Full Business Case for funding, and marketing of the site.

An enhanced sense of arrival into the city.

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 (now operating as Platform 4) operate a Project Board to oversee master planning work to deliver c. 700 new homes and 20,000 sqm of commercial floorspace.

Progress recorded during 2025 includes:

- A Concept Business Case for funding support for the project was approved by Government in January 2025. Confirmation of an appropriate funding source to support a Full Business Case is anticipated in early 2026.
- A Development Framework was refreshed during 2025 which will (i) underpin the business case and (ii) provide design guidance for prospective development partners that will inform the delivery of the new urban neighbourhood.
- Pre-procurement consultation was progressed with 7 interested developers, which showed:
 - The Homes England plot next to the Station provides an opportunity for an early win.
 - Developers very much want to be engaged early in any further master planning.
 - Most expressed interest in delivering a mix of residential tenures, including Build to Rent, Co-Living, affordable, and for sale housing.
 - Clear information on flood risk is required.
 - Developers stressed the need for a lean and efficient procurement process.
- Preliminary flood modelling undertaken in Spring 2025 identified areas of floodplain on some plots. The latest flood report received back in the Autumn, encouragingly indicates there is now a strong likelihood of technical solutions allowing development in line with the original vision (measures including: raising floor levels, increasing in-channel storage, use of sunken courtyards, below-ground tanks, engineered flood walls, and off-plot compensatory storage).
- Next steps will include finalising a Full Business Case for funding, and marketing of the site, alongside target marketing of office end users being advanced.

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Our ongoing work in Sheffield has potential to have a transformative impact, creating an enhanced sense of arrival into the city. This will deliver all the components needed for a vibrant compact city including new homes, workspace, infrastructure and improved connectivity.

NICK ECOB, DIRECTOR, STALLAN-BRAND ARCHITECTURE + DESIGN



AFFORDABLE HOUSING

Partners have continued to explore throughout 2025 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 delivery.

SHEFFIELD CITY COUNCIL **- STOCK INCREASE PROGRAMME**

A further review of the programme was completed in 2025, with a renewed focus on strategic and general acquisitions for Council stock and potential specialist new build. The rescoped programme will deliver a total of c. **1,000 affordable homes** by 2028/29, a mix of new build and acquisitions of all types and tenures.

SHEFFIELD CITY COUNCIL **- LAND DISPOSAL PROGRAMMES** **FOR AFFORDABLE HOUSING**

The Council has continued to advance land disposal activity, through three programmes, which seek to deliver **1,500 new homes** by 29/30 (i) the Small Sites Programme, which has capacity of 0-10 homes per site (ii) restricted disposal to Registered Providers, with capacity for 10-60 homes per site, and (iii) mixed tenure site disposals, with capacity of 60+ homes per site.

SOUTH YORKSHIRE **HOUSING PARTNERSHIP**

The South Yorkshire Housing Partnership has continued to focus on strengthening its role in driving housing delivery and regeneration across the region. Great Places have secured three sites from the private market, and new entrant Vico Homes have been the largest contributor to delivery in the region. 2025 also saw a number of affordable housing focussed planning applications enter the system.

COUNCIL SUPPORT TO **HOUSING ASSOCIATIONS**

The Council's approach to supporting active Housing Associations throughout 2025 has included: formal structured meetings; one-to-one liaison with key council account managers to further enable information sharing on pipeline opportunities; a brokerage service with internal planning, legal and property services to facilitate faster decisions on developments; and site assembly work with property colleagues to create future housing sites which may be suitable for Housing Association development. A dedicated 'affordable homes planning officer' has been put in place to provide further targeted support of affordable housing focussed planning applications enter the system.

SHEFFIELD PROPERTY ASSOCIATION AND OTHER PROPERTY DEVELOPERS

2025 saw the Council working much more closely with both the Sheffield Property Association / private developers and RPs to drive out more delivery.

SMALL SITES AGGREGATOR

The Ministry of Housing, Communities and Local Government (MHCLG) is proposing to develop three place-based pilots to progress a small sites model. In 2025, Sheffield, Bristol and Lewisham Councils were announced as Pathfinders. These Local Authorities will provide an opportunity to test, iterate and develop the Small Sites Aggregator programme and test the Government's aspiration to develop a national programme that can be scaled to deliver 10,000 homes per year.

9,000

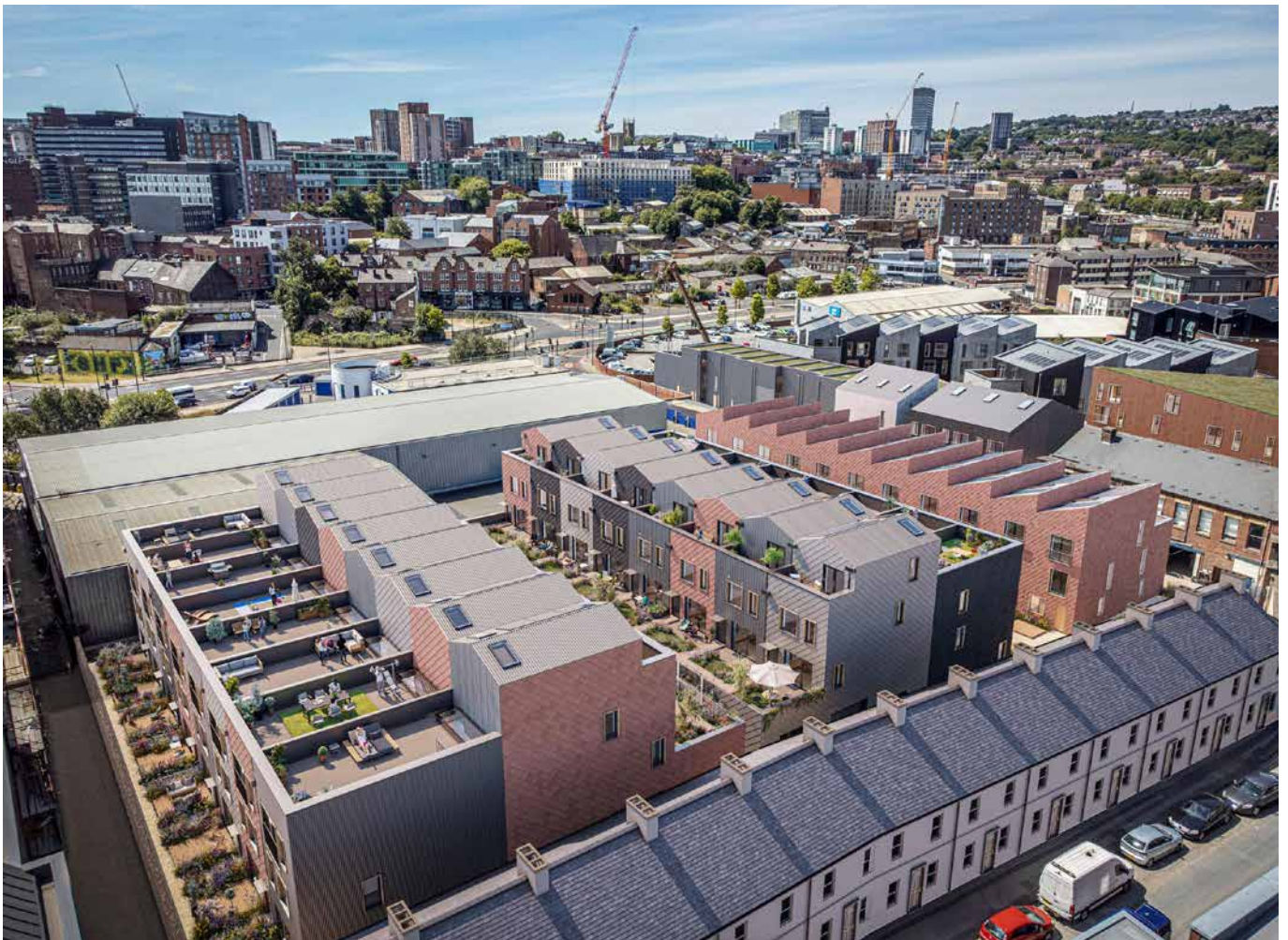
affordable homes across South Yorkshire.

SOCIAL AND AFFORDABLE HOMES PROGRAMME (SAHP)

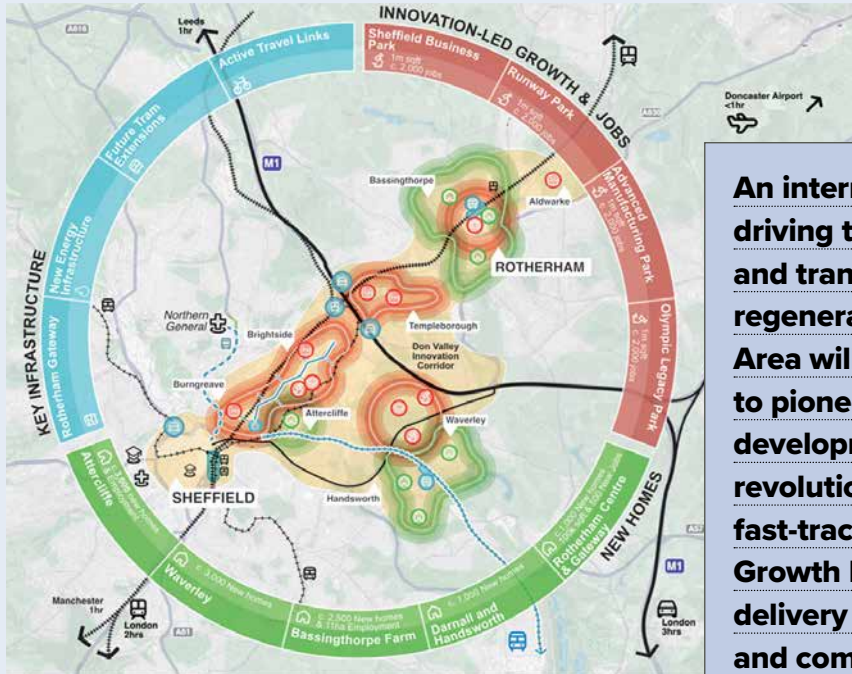
The SAHP represents a major opportunity for Sheffield and wider South Yorkshire. It is a £39 billion, ten-year programme, with investment rising to £4 billion annually by 2029/30. At least 60% of funding will support social rent, and regeneration flexibility will remain for schemes delivering net additional homes. 2025 saw the announcement of a £700M funding envelope to support 9,000 affordable homes across South Yorkshire over the next 10 years. Sheffield's priorities within this envelope are listed as: the Innovation Spine area - including the Catalyst Sites of Neepsend & Furnace Hill and Moorfoot, Attercliffe and the Gleadless Valley.

COUNCIL HOUSING SUPPORT FUND

During 2025, Sheffield City Council were successful in their application for Council Housing Support Funding, which will provide revenue support of £232,000 for Technical Due Diligence to help bring sites forward for affordable housing, as part of a wider £950,000 budget. This will bolster the £370,000 spent during 2025 on activity to accelerate Council Housing.



ATTERCLIFFE & THE DON VALLEY GROWTH AREA



THE VISION FOR THE AREA

An internationally recognised hub driving the 4th industrial revolution and transformational place-based regeneration. The Don Valley Growth Area will link world-class businesses to pioneering new research and development infrastructure delivering revolutionary growth opportunities, fast-tracking the Government's Growth Mission. Complimented by the delivery of major new neighbourhoods and communities, investment into new energy infrastructure and transformative national connectivity, the Don Valley Growth Area will set a benchmark for place-based regeneration and serve as the gateway to the North and South. Through accelerated delivery, the Growth Area will super charge growth and productivity, restoring pride, purpose and prosperity to South Yorkshire.

DON VALLEY GROWTH AREA

This is a strategic programme aimed at driving growth across housing, employment, innovation, transport, and infrastructure between Sheffield and Rotherham. It provides a major opportunity for South Yorkshire, promoting high-quality place-making and economic development through an integrated transport network and strong partnerships. Collaboration with landowners, developers, and stakeholders will maximise investment and regeneration.

Progress with taking this initiative forward during 2025 includes:

- A review of previous studies & policy.
- The assessment of opportunities for economic outputs e.g. significant housing growth (4,800 homes in Sheffield), plus 10,500 direct jobs across the wider Don Valley.
- Engagement with partners on key interventions.
- Production of a high-level Spatial Plan.
- Assessment of future delivery vehicles.
- An outline programme of delivery opportunities (short / medium / long term).
- Alignment with the launch of the South Yorkshire Growth Plan.
- A visioning exercise with key partners.



ATTERCLIFFE

Attercliffe sits within the Don Valley Growth Area. It is an important local centre and a key gateway to Sheffield from the M1 and the east, which 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.

The Attercliffe Partnership Board, which is Chaired by local MP Clive Betts, continues to take forward ambitious plans for a thriving new neighbourhood. The new Development Framework prepared by WSP on behalf of the partnership, was taken out to public consultation in 2025. Following a range of comments and feedback, this document is now being finalised and will be used as a tool to provide the overall vision for the area, map opportunity sites for housing, and detail the proposed enhancements to infrastructure, including the River Don and Canal.

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Working with partners in Sheffield to realise their plans to deliver an extensive pipeline of ambitious new residential neighbourhoods through strategic regeneration partnerships and site/land disposals has been really refreshing because all parties are aligned in putting all parts of the delivery jigsaw in place at speed so that plans become reality.

ANDY TEAGE, DIRECTOR, WSP

Attercliffe

Sheffield's new wave

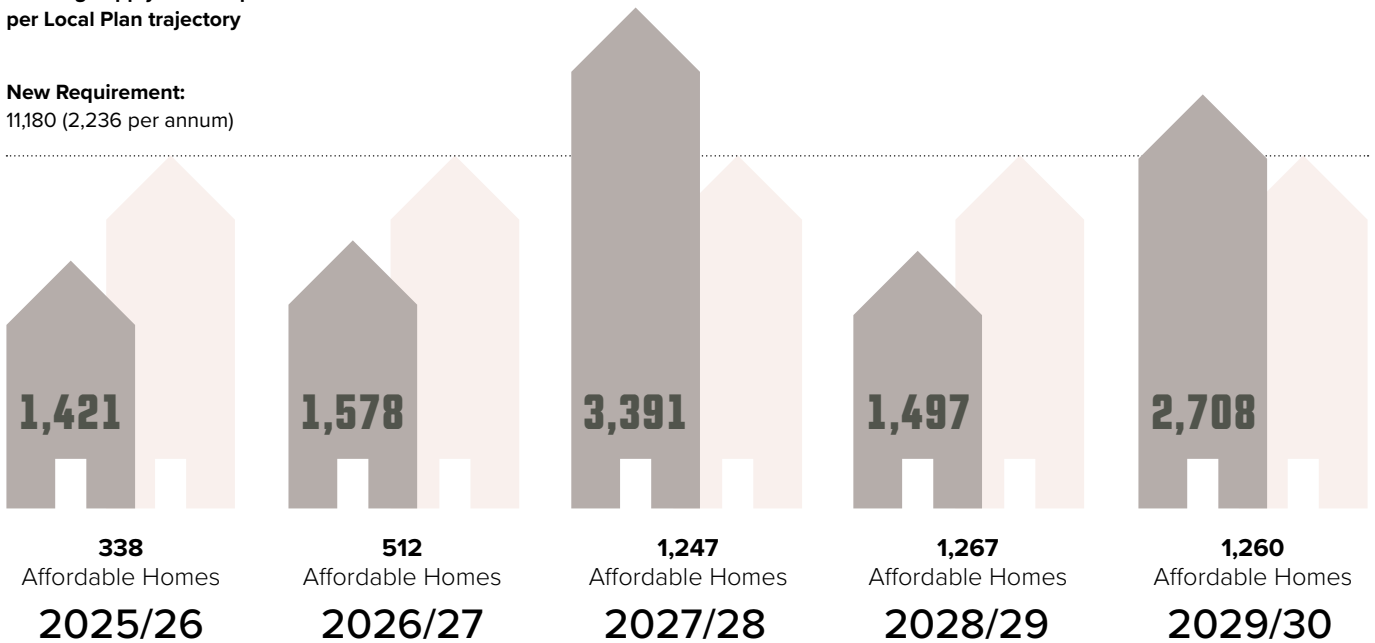
PERFORMANCE

The Sheffield Housing Growth Board provides a mechanism for quarterly tracking of performance against targets. The spatial strategy for new homes delivery is focused largely on brownfield land within key areas.

10,595

Housing supply net completions per Local Plan trajectory

New Requirement: 11,180 (2,236 per annum)



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 vast majority of 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 new Local Plan will change this approach and will require a 10% contribution from adoption. This approach will better reflect the need for affordable homes.

Housing completions for the period 2024/25 levelled out at 1,167, following a significant spike of 3,717 the year prior. A further spike in completions is forecast for 2027/28 as indicated above.

20,000

new homes in the City Centre.

The draft Sheffield Local Plan - Our City, Our Future, underwent Examination in Public during 2025 with the expected adoption date being in 2026.



COMMUNICATIONS

A key aspect of the work of the Sheffield Together partnership is to promote the city, 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.

SHEFFIELD TOGETHER COMMUNICATIONS PLAN

A communications plan was prepared in 2025 to support the Sheffield Together work, which includes: a background of the partnership's activity, a resume of recent promotional activity, details on target audiences, key messages & worthy quotes, branding details, tactics, roles and responsibilities, guiding principles, budget estimates and an action plan.

UK REIIF 2025

Team Sheffield had a busy time at UK REIIF during May 2025, 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 round table was held, titled 'Sheffield's housing growth plan – boosting the delivery of more homes and greater housing choice'. Timber models of the Moorfoot and Station Campus opportunities were displayed. A summary of the round table was circulated to over 40 development partners after the event.



VISITS

The Housing Minister Matthew Pennycook visited Sheffield in March 2025, attending a plenary session at the Housing Summit in Cutlers Hall, and then touring Heart of the City and the Moorfoot building to view the plans of Sheffield Together.

The Property Leadership Conference was held in May 2025 in Sheffield at the Radisson Blu Hotel, and was opened by Mark Chivers, the Chief Property Officer from the Cabinet Office.



WEBSITE

The Sheffield Together web page, which holds a series of key documents for download, was refreshed in 2025 prior to UK REIF. A series of key documents were added, such as Sheffield's Housing Strategy and Sheffield's Housing Growth Delivery Plan, alongside further details on the new neighbourhood opportunities.

PROMOTIONAL HOARDINGS

Promotional hoardings at the Moorfoot site (Wickes plot) were erected in 2025, including QR codes that take visitors to the Sheffield Together web page. The Council's Place Branding and Marketing Lead provided advice on incorporating the Sheffield Inspires Branding. This approach has also now been rolled out at the Station Campus.

SHEFFIELD HOUSING GROWTH FILM

A short film was commissioned and shot in 2025, highlighting the partnership work to stimulate housing growth in Sheffield. The footage demonstrates the significant progress made to date and will be used in different forms across multiple channels. The targeted reach of the exercise is 535,000 partners. Emmy award winning local company Warp Films assisted with the film, with Niall Shamma providing the narration.

535,000

partner reach



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Sheffield is a vibrant and continually evolving city. A consistent theme throughout our work is the pride people take in living and working in Sheffield, alongside a shared commitment to driving the city's ongoing improvement.

MAISIE BURGESS, PRODUCER, MOTIV PRODUCTIONS

FORWARD LOOK

Following on from a number of key city centre schemes securing funding support in 2025, these sites are expected to start construction in 2026.

FITZWILLIAM SQUARE

PARK HILL PAHSE 4

THE BALANCE

THE HIVE CENTRAL

ONE RIVERSIDE

CANNON BREWERY

ATTERCLIFFE WATERSIDE



SOURCING OF FUNDING

The Government's Spending Review in Summer 2025 announced a series of measures to stimulate housing growth, including: a new £39 billion Social and Affordable Housing Programme, a £5 billion National Housing Delivery Fund providing capital grant funding for infrastructure and land, and a new National Housing Bank with greater flexibility around equity and the ramping up of guarantees. There still remains lots of detail to work through so partners early focus will remain on working up the projects that can align with this support, including the proposals at Moorfoot and the Station Campus, alongside other key regeneration opportunities in the City.

DON VALLEY GROWTH AREA

Proposed next steps for advancing plans in the Don Valley Growth area in 2026 include: developing robust costings for delivery, preparing an investment prospectus, developing options for a delivery vehicle, prioritising and phasing projects, launching the opportunity to the market.

STRENGTHENING THE PLANNING FRAMEWORK

In 2025, the Planning Inspectors concluded that 38,012 additional homes are needed in Sheffield over a 17-year Plan period. This is more than was set out in the Draft Local Plan submitted for examination, so additional land release was identified over the Summer of 2025 which has now been the subject of public consultation and further public examination. In 2026, Main Modifications to the plan will be the subject of a further period of public consultation, after which adoption of the plan is anticipated in mid-2026.

EVENTS

The Government Team looking after the Sheffield Civil Service Policy Campus, are working up plans for a two-week "Sheffield Festival" to help showcase the best of the city to their wider colleagues in the Civil Service. The event will take place in early February and be supported by a series of tours of the City's regeneration achievements and future plans.

The Homes England Communications Team will be holding a 2026 Homes England Live event in Sheffield in February 2026, following the success of the previous event held in 2024.

THOUGHT LEADERSHIP PIECE

In early 2026, Sheffield Together will advance a study to (a) identify the key issues for housing viability facing small to medium enterprise (SME) developers in the city, and (b) explore how viability might be improved, and the delivery of housing accelerated, through short to medium term changes deliverable by Sheffield City Council, Homes England and partners. To progress this work, interviews will be progressed with a range of developers to seek their views on (i) Planning for housing – site allocations, speed, issues (ii) Affordable housing programme – how is this going, and (iii) S106/ CIL - how it is working.

FURNACE HILL & NEEPSSEND

After the selection of preferred developers in 2025 for Furnace Hill and Neepsend, the contracting with these parties will progress in early 2026. The detailed design of scheme proposals will then get underway with a view to planning applications being worked up for submission in 2027.



COMPLIMENTARY WORK - GLEADLESS VALLEY

Gleadless Valley is a large post-war housing estate less than two miles from Sheffield city centre. 'Our Vision for the Valley', launched in December 2025, is an ambitious, community-led plan for the transformation of the estate.

This visionary programme, developed in partnership between the council and local community organisations, sets out 12 major projects to be delivered over the next decade, aiming to make Gleadless Valley a thriving, welcoming neighbourhood once again.

The vision includes:

- Around **1,100 new homes** and upgrades to hundreds more, including energy-efficient improvements.
- Three new or improved community centres and vibrant local hubs for shopping, work, and socialising.
- Four new or improved parks, making the most of the Valley's unique and stunning landscape.
- Thousands of residents supported into jobs, apprenticeships, and training, with a focus on local enterprise and skills.
- Cleaner, safer streets through innovative place management and environmental stewardship.
- Improved public transport and walking/ cycling routes, connecting people to opportunities across Sheffield.
- The regeneration programme will be delivered through partnership working with the development industry, central and regional government and the voluntary sector.

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We are enthused to be working in Sheffield because of the commitment from the public sector partners to both invest and work with the private sector to deliver several diverse and imaginative place based projects, providing the transformation needed to achieve the City's growth aspirations and regeneration of the City Centre.

DALE ROBINSON, DIRECTOR, AVISON YOUNG

12

major projects over the next decade.

CONCLUSIONS

2025 represents Year 3 for the Sheffield Together place based housing strategy, following on from the initial mobilisation throughout Year Zero, and early planning work in Years 1 and 2.

When looking back over the past 12 months, some noteworthy achievements have been registered, and robust progress has been made on a number of the partnership's workstreams, as listed below.

The residential pipeline has significantly moved forward. Of an identified dozen early wins with capacity for 2,000 housing starts during 2025 and 2026, three of these have started on site (Corker Bottoms, Newstead and Bolehill) with a further five securing capital funding (Fitzwilliam Square, Park Hill Phase 4, The Rise, The Hive, and One Riverside). Revenue funding was also secured on two packages of Council owned sites, both of which have been taken out to the market (the Council Small Sites Cluster, and the Council's 9 plots which have been ringfenced for affordable homes).

The City Centre Strategy has recorded some key milestones in 2025. Catalyst sites 2&3 at Furnace Hill and Neepsend have seen development partners secured to take forward 750 and 427 homes respectively. Land assembly has continued a pace in this location too, with Homes England securing ownership of four further plots of land.

At both Moorfoot (Catalyst site 1) and the Station Campus, extensive pre-procurement market engagement has been progressed, with several interested parties at each location. This has resulted in Homes England commissioning further studies to ensure the sites are supported by a fully comprehensive package of supporting information when they are taken out to the market to secure development partners; this comprising extensive cost information at Moorfoot and flood studies at the Station Campus. Development Frameworks were also refreshed in 2025 for both neighbourhoods.

2025 saw the announcement of a £700M funding envelope to support 9,000 affordable homes across South Yorkshire over the next 10 years. Sheffield's priorities are listed as: the Innovation Spine area (including the Catalyst Sites), Attercliffe and the Gleadless Valley. The Council also reviewed its Stock Increase Programme during 2025, with a renewed focus on acquisitions and specialist new build, with the rescoped programme now expected to deliver a total of c. 1,000 affordable homes by 2029.

At Attercliffe, a new development framework underwent a wide public consultation programme and is being refreshed to take on board the feedback secured. Plans were also advanced at the Don Valley Growth Area, with a vision being agreed and a work programme identified to progress plans in this location in 2026.

Sheffield was well represented at UK REIF once again, underpinned via a refreshed dedicated Investment Prospectus. Market interest was further stimulated after agreeing a communications plan which focussed upon rolling out a series of visits and tours, promotional hoardings, updating the Sheffield Together web site, and shooting a short promotional film narrated by Emmy Award winner Niall Shamma from Warp Films.

Performance recording continued, with completions levelling out for 2024/25 at 1,167 new homes, following a major spike of 3,717 new homes the year before. Notwithstanding this, completions are once again on an upward yearly trajectory with a further spike of over 3,300 completions forecast in 2027/28.

The forthcoming year of 2026 is now lined up to be a year of delivery for the partnership, with all 12 of the dozen early win sites having started, triggering the building of 2,000 new homes. Planning applications will be prepared by developers for Furnace Hill and Neepsend, and funding applications progressed at Moorfoot and the Station Campus to drive a further 4,000 housing starts in new city centre lifetime neighbourhoods. It is hoped the new Local Plan will also be adopted, which will help underpin ambitions for another 4,000 housing starts in the Don Valley Growth Area.



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Over the past 4 years, Sheffield has demonstrated how sustained collaboration between the public and private sectors and targeted public sector intervention can unlock housing growth and transformational regeneration at scale. We are delighted to be working in Sheffield with partners given their strong commitment to collaboration and the positive impact on private sector confidence and investment that this is evidently generating.

HANNAH GRADWELL, PARTNER, CUSHMAN & WAKEFIELD

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