



shc NEWS

May 2018

A joint venture

Sheffield Housing Company (SHC) is Sheffield City Council's joint venture development company with private sector partners Keepmoat and Great Places Housing Group. Our goal is to improve the quality and choice of housing across the city, while creating jobs, encouraging investment and supporting the communities in which it works.

Over a period of 15 years, 2,300 new homes, available to buy and rent, are planned in seven neighbourhoods helping Sheffield to remain one of the best places to live in the UK.

To date, we have built 557 new homes, invested over £15M in the local business economy and created 454 jobs.

contact...

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Phase 3 now in development!



At the beginning of August last year the Council approved our proposals for 256 new homes to be built at Manor Top. And then, in September, proposals for a further 77 new homes to be built on the former East Hill school site in Norfolk Park were also approved. We have now begun work on building the first of the 333 of our 'Phase 3' new homes, which will comprise a mixture of open market sale units and private rented sector properties- the latter of which will be available via Sigma Capital, under the 'Simple Life' brand. Both sites have seen better days and have stood empty now for years. With Phase 3 underway we are beginning to develop these underutilised areas and help them to become positive assets for Manor and Norfolk Park.

The new developments will include a mixture of high quality 3 and 4 bedroom homes. As part of the proposals we'll also be investing money into improving Woodthorpe Ravine, an area of green space that sits adjacent to the Manor Top site.

We expect the first of the new homes available to buy and rent to be completed in the next few months.

To view the approved planning applications please type the following references into the Sheffield planning application website:

Manor Top reference:
17/01443/FUL

Norfolk Park reference:
17/01442/FUL



A solid foundation in construction

As soon as Keepmoat's Site Manager - Craig Hughes- and Assistant Site Manager - Neil Scott-Hibbert- heard that local bricklayer Daniela was looking for a helping hand onto the career ladder; they knew supportive subcontractor; AC Brickwork, would give Daniela the two week placement she needed.

Daniela really fitted in well with the team. She said "I have really enjoyed my time on site, it's hard work but I have learnt lots. I'm looking forward to staying within the industry".

Keepmoat's Neil Scott-Hibbert said, "It's been a pleasure having

Daniela on site gaining advice and guidance from Stuart's team at AC Brickwork. We would like to wish Daniela good luck in the future".

Martin Elliott from JCP said, "Daniela has worked hard and shown such dedication. I am sure Daniela's success will encourage others to follow".

John Clephan, SHC's Director added, "Credit should be given to all partners involved and to



Daniela who worked very hard to make the most of the opportunity. We wish her the best for the future".

Helping film student to set the scene

A film student at Sheffield Hallam University was delighted when we offered to let her use our new show home at the Birchlands development, off Earl Marshal Road in FirVale, as the location for her latest film.

MA Filmmaking student Wenling Zhong, from Sichuan, in China, was put in touch with the development by one of her lecturers and we were more than happy to allow her to get the camera rolling - on days when the show home wasn't open to the public.

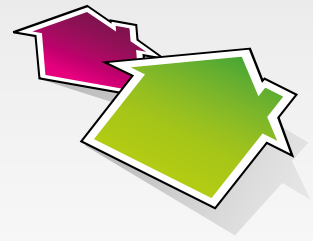
The short film - entitled 'Still Waters, Run Deep' - focuses on teenage mental health issues and the stresses of day to day living and Wendy is truly grateful that the opportunity to film in a real home came about.

She said: "Being an international



student, and not knowing so many people in Sheffield, it was harder for me to find the right place to shoot my film. I needed a home setting and my lecturer suggested contacting Sheffield Housing Company and I was so happy that they agreed to let me film there. "The house is beautiful and it really improved the overall look of my film and makes it look so much more professional."

Sarah Hopkinson, Community Engagement & Investment Coordinator at Keepmoat Homes, added: "We have a strong commitment to supporting students throughout the city in their learning and skills development. This was a rather unique request but we were delighted we were able to assist Wenling in creating her film."



Director's Update

We have just come to the end of the biggest year of housing delivery since SHC was established. 191 new family homes were built in 2017/18 on six development sites across the city. This is far from a one-off as we have another very busy development year ahead of us with a target of 250 new homes to be built over the next 12 months.

It is very important to us that as the number of new homes that we are building increases, we still retain our core values and the purpose behind the SHC partnership. Those values being:

- Delivering Quality
- Valuing the Environment
- Investing Locally
- Championing Inclusivity and Communicating Clearly

This needs to be seen in the quality of the housing that we build for Sheffield residents and also in the manner in which we go about

our business in the city.

We have had a real challenge in recent months in respect to how we communicate with residents and home buyers. The Government's move to reduce the number of leasehold new build homes has caused some residents to become concerned about their own leasehold homes through SHC. As a result, over the past three months, we have been busy producing information sheets and organising drop-in sessions to answer people's questions and to provide reassurance that the SHC leaseholds are not a matter to be concerned about.

If you are an SHC leaseholder and you have missed the various opportunities to ask questions, then please do not hesitate to get in touch with us at customerservices@sheffieldhousingcompany.co.uk. There are also information sheets on the SHC website about



various subjects from leasehold to management companies and service charges.

All the best,
John Clephan
(Project Director, Sheffield Housing Company)

Shared ownership homes now available at Eclipse, Manor

A stylish collection of ten, 2 and 3 bedroom homes (4 x 2-beds and 6 x 3-beds) Shared Ownership properties are now available at our Eclipse development.

Under Shared Ownership, a government-backed scheme which helps local people with an affordable way to buy a new home, the buyer purchases a share of the new home (usually between 35 and 75 per cent) and pays a small rent on the remaining part until they can take further shares to own the home.

The new homes are being made available from award-winning affordable homes provider Plumlife, who we have been working with to provide this opportunity.

Alex Sanderson, sales manager at Plumlife, said: "There is a shortage



of affordable housing and we know it can take up to eight years for the average first time buyer to save a deposit. Shared Ownership, such as that at Eclipse in Sheffield is ideal for a range of people – from first-time buyers to second steppers with families looking to get into a bigger home. If you think Shared Ownership might be right for you,

come and talk to us to see how we can help."

Our Eclipse development has lots to offer everyone and has many amenities close by

Commuters are also well served with Eclipse being half a mile from Sheffield Parkway A630 and junction 33 of the M1. Spring Lane tram station, with connections to Sheffield City Centre, is only a mile away and a regular bus service opposite the development runs between Sheffield and Chesterfield.

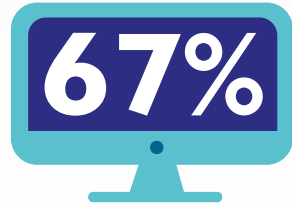
Two house types are on offer – the two bedroom Barlow and the three bedroom Bradfield. House prices start at £43,575 for a 35 per cent share and £106,875 for a 75 per cent share (full value £124,500) Minimum five per cent deposit at £2,179.

For more information visit
<http://www.plumlife.co.uk/development/eclipse-sheffield>.

The picture so far...



Investing Locally



of site operatives from within **Sheffield City Region**



of **construction** contracts spent with SMEs based in **Sheffield City Region**



training initiatives created

Creating Stronger Communities...



bought by first time buyers or young families (the vast majority of whom are **between 25 and 35 years old**)



All figures based on returned data from SHC homeowner surveys