

October 2022



Artwork leads the way to green spaces

An arts programme encouraging people to enjoy the city's outdoor spaces, has been installed at Norfolk Heritage Park.

Funded by Sheffield Housing Company (SHC) - Sheffield City Council's joint venture development company with private sector partners Keepmoat Homes and Great Places Housing Group - the six sculptures are inspired by the shapes and structures of leaves.

Created by artist Howard Bowcott, they explore the relationship between the built, urban environment and the organic natural world.

With each sculpture weighing two tons, the artworks were installed adjacent to SHC and Build to Rent provider Simple Life Homes', Cutler's View and East Hill Gardens housing developments in the Norfolk Park area.

Howard said: "The idea was to create artwork installations that lead people towards the open spaces between the new homes, encouraging them to enjoy nature. This has become increasingly important as people recognise the emotional, mental and physical benefits of the great outdoors."

A short film about the project can be viewed at: <https://youtu.be/ukRz0MN-c98>

A word from Steve

“Autumn already and what a busy nine months it has been since the last edition of SHC News!

“Details of work starting on news sites, new faces joining the team and an innovative community public arts programme, are just some of the highlights covered over these nine pages.

“By the end of this year we anticipate being live on seven sites which will deliver more than 600 homes for the city.

“The current economic climate is challenging for all developers – inflation is placing extra pressure on costs. However, sales values are still strong which gives optimism for the future.

“Accordingly, the remainder of 2022 looks promising with work set to start on two more developments – Malthouses and Corker Bottoms – which will offer a mixture of two to four bedroomed homes. These have been planned for private sale to address a shortfall in the neighbourhood, however we do continue to consider options to deliver affordable homes where possible.”



Steve Birch

Steve

Steve Birch, Project Director with Sheffield Housing Company.



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***Front page picture caption:** (L-R) are Richard Williams, Chair Community, Parks and Leisure Policy Committee with Sheffield City Council; Paul Kirby, Construction Manager with EQUANS; Howard Bowcott, Artist; Andrew Skelton, former Art Officer with Sheffield City Council; Howard Young, Development Manager with SHC; Azizul Haque, Property Manager with Plumlife; Raymond Kinsella, Head of Neighbourhoods at Great Places Housing Group; Penny Baker, Deputy Chair of the Housing Policy Committee with Sheffield City Council; Steve Birch, Project Director with SHC; Sean McClean, Chair of SHC Board of Directors and Head of Capital Delivery Service at Sheffield City Council; Suzanne McCutcheon, Sales Manager at Keepmoat Homes.

Work starts on new sites

Work started on a duo of developments in the city at the beginning of the year, which will create over 300 new homes.

Eclipse Phase 2, on Harbrough Avenue and Pennine Village off Manor Lane, are the latest developments to be delivered to the city and are being constructed by Keepmoat Homes.

Funding of £3.2m from the government's housing accelerator Homes England, will ensure that the properties built at both sites, will address local housing need.



(L-R) Sean McClean, Chair of SHC Board and Head of Capital Delivery Service at Sheffield City Council, Steve Birch and Thomas Hemingway, Assistant Site Manager with Keepmoat Homes.

210 distinctive new homes will be built at Eclipse Phase 2, and 101 at Pennine Village.

Steve Birch said: “It is testament to the hard work, commitment and drive of our partners and Homes England support, that we are able to start work on these two sites.

“Looking ahead, we aim to complete up to 2,300 properties on 23 sites by the end of 2027 – delivering further economic stimulation, job creation and community investment for Sheffield.”

Meet the SHC board

Over the next few pages, we would like to introduce you to our board members, who play a pivotal role in the delivery of our programme. Listed in alphabetical order is:



Steve Armitage, Operations Director, Keepmoat Homes West Yorkshire

Steve has over 25 years' experience working in the house building industry and his day to day role at Keepmoat is to ensure operational effectiveness in the Yorkshire West Region, working closely with the developers land, build, commercial, technical, sales and customer service teams.

Steve has worked on - or been involved in - the majority of SHC schemes and is the operational lead between Keepmoat and SHC, from design concept all the way through to handing over the keys to excited new homeowners.



Phil Elvy, Executive Director of Finance at Great Places Housing Group.

Phil has worked at Great Places since 2006, previously spending eight years at two other housing associations - and before that - nine years with British Gas. His role with Great Places involves reporting to the CEO, leading the financial reporting, financial transactions, management accounting, business planning and treasury functions for the business.

He is also responsible for procurement, governance, business assurance and colleague health and safety.

For Sheffield Housing Company, Phil brings financial expertise, commercial insight and governance discipline to the Board, providing robust challenge and scrutiny.





Matthew Harrison, Chief Executive, Great Places Housing Group

Matthew has vast experience in urban regeneration and has led many iconic developments and projects. He became Chief Executive of Great Places in 2013. As well as overseeing award winning initiatives, he played a central role in a number of mergers - most recently, leading Great Places' merger with Equity Housing Group in April 2020.

A collaborator at heart, in addition to his role with SHC, Matthew is an active member of the Greater Manchester Housing Partnership, a Board member with Halton Housing and Forge New Homes and Chair of Hive Homes - the innovative house-building joint venture, led by Greater Manchester Housing Providers.



Russell Jones, Financial Controller with Keepmoat Homes

Russell joined Keepmoat Homes in March 2017, as a Regional Accountant for the Yorkshire West region. Since then, he has held the positions of Finance Manager and Senior Finance Manager, before moving up to Financial Controller in April 2021.

As head of the finance function for the Yorkshire West region, Russell is responsible for financial control and operational cash management. During his five years at Keepmoat Homes, he has worked on the majority of SHC schemes and joined the SHC Board in 2022.



Sean McClean, Chair of SHC Board and Head of Capital Delivery Service at Sheffield City Council

Sean is responsible for the Capital Delivery Service that provides a hub for the best practice delivery of projects within Sheffield City Council, offering a wide range of skills and expertise - particularly around construction, building and capital projects.

The service is the Council's design development and delivery agent for all council-led and procured building and construction projects. It is a fully traded operation with a turnover of £5m and 100 staff, providing the full range of construction disciplines.

Sean is Chair of the SHC board.



Michael Orgill, Regional Managing Director with Keepmoat Homes

Michael is Regional Managing Director for Keepmoat Homes Yorkshire West, which is the largest delivery partner for SHC. He has over 15 years of experience working in house building and construction and has undertaken a range of technical and land roles.

As part of his role for SHC, he works closely with the board on pre-development and construction matters. He also provides support when needed, to the SHC directors when communicating with other delivery partners.



Anna Peysner, Housing Growth Delivery Service at Sheffield City Council

Anna is ACA qualified and has over 20 years' experience working in Housing and Finance - within both the public and private sector. She currently works for the Housing Growth Delivery Service within SCC which drives, influences and delivers the ambitious housing growth programme in Sheffield.

The team focuses on need, tenure, location, type, quality and the environment in line with SCC's over-arching growth ambition.

Anna has had an active role at SHC since it was established. Within the finance subgroup, she is a key conduit between SHC and SCC. She has been involved in securing a number of external grants and plays a vital role in the management of internal governance for SHC.





Janet Sharpe, Director of Housing, Sheffield City Council

Janet has enjoyed a successful housing career, combining the delivery of significant housing investment and estate-based regeneration schemes with a passion for improving the quality and safety of homes regardless of tenure.

She leads the Council's delivery of a comprehensive landlord and housing regulatory service; focussing on whole-family support; close-working with tenants and residents to shape services and joint-working with private landlords to improve the quality of rented homes.

Janet's priority is developing a new Housing Strategy for Sheffield, ensuring the quality of homes, preventing homelessness, addressing fuel-poverty and creating safe, vibrant, affordable and sustainable Neighbourhood's for the future.



Tim Wray, Group Director, Keepmoat

Tim has extensive experience in the housebuilding sector and has worked with Keepmoat for over 25 years, holding a number of key roles within the business.

He established and headed up the developer's North West operations as regional Managing Director before taking up the position of Financial Director in 2008. He became Group Development Director in 2018.



Partnership builds workforce

SHC has grown the workforce, with the appointment of a new Development Manager.

Joining us is Howard Young, from Greenhill, whom will be responsible for managing delivery of over 550 houses on existing live sites, as well as planning for the next phase of six sites and more than 350 homes to be brought forward over the next five years.

He brings a wealth of experience to the role having worked in architecture and both public and private sector housing, including the transformation of the renowned Kelham Island.



Howard Young and Steve Birch

He said: “Born and bred in Sheffield, I have an affinity and passion for the region, so when the opportunity arose to apply to work for SHC, I was very interested.

“Over the last few years, SHC and its partners have been responsible for delivering new, high quality, affordable housing that has enabled many to step onto the property ladder in their home city and encouraged others to move to the area.

“I am really looking forward to this role and the challenges ahead, most of which I feel will be influenced by the current economic climate, pressures on supply chain, employment and household incomes. I am confident that SHC’s proven track record and expertise will continue to find innovative and creative ways to address housing need in Sheffield.”

In his spare time, Howard enjoys time with his family, dog walking, cycling and watching local football.

Building opportunities

Graham Morley Ltd is celebrating after the business and its team were awarded sub-contractor of the quarter, for its commitment to providing local training and employment opportunities.

To date it has created 17 training positions and 21 jobs whilst supporting our developments in the Manor and Norfolk Park areas of Sheffield, with build partner EQUANS UK and Ireland.



(L-R) Graham Morley, Managing Director of G Morley Ltd; David Nottingham, Contracts Manager with G Morley Ltd; Howard Young, Development Manager with SHC and Amy Wheatley, Social Value Coordinator with EQUANS.

As a thank you Graham and his team were given a trophy and some retail vouchers.

Graham said: I'm thrilled to be recognised for supporting local people. We always need good staff and recruiting locally and developing people to our own standard is a great way of doing it.

We are committed to supporting organisations, communities and individuals within the city. To date we have delivered 800 local jobs, 75 apprenticeships and over 200 work placements.

Howard Young said: "It is great for sub contractors to be recognised for their contribution to our housing schemes. Where possible we strive to provide local training and employment opportunities and Graham Morley's business reflects this, achieving the highest rate of local recruitment within the quarter.

"The overall impact of this is felt by the wider community, as it helps stimulate investment and growth in regional trades and businesses."