

Mixed Tenure and Private Sector House Prices

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Tenure dynamics in England

- Postwar boom in owner-occupation: now 70%
- Marginalised social rented sector: 20% owned by local authorities or by RSLs
- Sectorised private renting: 10%
- Government policy, implemented by local planning authorities, to create "mixed and inclusive communities, which offer a choice of housing and lifestyle".

Local planning authorities

- May require developers to build an element of affordable housing (tenure unspecified) in all larger residential developments, or to accept a payment in lieu: s. 106, Town and Country Planning Act 1990.
- In practice, many accept payments in lieu – or affordable housing is built on separate part of the site, in different style, and lack of integration leads to divided communities.

Sheffield planning authority

- General concern to achieve mixed communities, against a background of recent property price increases, and huge rise in city centre living developments;
- Indications in Plan that various areas are suitable for residential development;
- City Centre Living Strategy (2004): "because of available social housing stock in the city centre ... no requirement for new housing developments to include an affordable element".

Research hypotheses

- Resistance by private developers to include housing for social renting;
- Privately owned properties on mixed tenure estates would sell at lower prices, and their value would not increase over time at the same rate as exclusively private developments;
- The dynamics of the housing market in inner city Sheffield would affect the objectives of national and local policies.

Location of Sheffield case studies



Broomsprings

- Replacement for notorious council estate, demolished in 1988
- Five-hectare site redeveloped by city council in partnership with a housing association, to create a mixed tenure community
- 270 dwellings, including 32 for sale
- Terraced, semi-detached houses, and blocks of four-storey flats
- Families and single occupancy, mixed ethnically and socio-economically



West One

- 200 yards from Broomsprings
- Phase One completed in 2002; Phase Three still under construction
- Landmark building - 500 flats targeted at top end of the growing city centre living market
- Mixed use – retail outlets, leisure facilities, bars and restaurants
- Mainly young, middle class, professionals

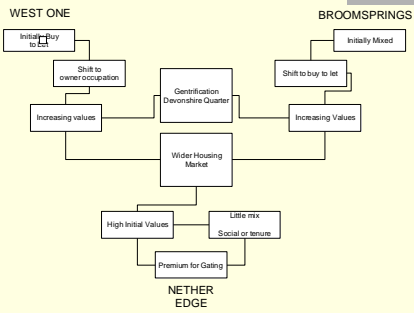


Nether Edge

- First gated community in Sheffield, in affluent suburb, with own leisure facilities
- Redevelopment of 10 hectare site of former workhouse / hospital
- Listed building, with surrounding stone wall
- First occupiers moved in 2000; final phase still under construction
- 180 dwellings – range in both size and type
- Upper end of the property market in Sheffield



Market Processes



Market Processes

