

Annex One: Specification for Phase One of Housing Review

SPECIFICATION

Scope and Approach

The brief for the review is in two parts, both involving the appointment of an organisation for SCR to partner with to form a collaborative approach in undertaking a housing review. The first part is primarily to complete a desk-based research piece giving an **Overview of the SCR Housing Market(s)**, using existing documentation. The second part requires bidders to take this baseline position and consider **Trends and potential Options for the Future** in addressing potential future housing market changes that could occur. We want to understand how bidders propose to identify trends and develop potential future options, including involving a range of individuals and bodies; for example, taking account of other relevant policy and data sources and analytical techniques beyond just those informing traditional housing market characteristic, that would support the proposed methodology. This second part will particularly draw on the broader policy and technical knowledge and experience of the bidders.

Further detail of the two parts:

i) Overview of Housing Market(s): The first element will need to draw together current evidence on housing, focusing particularly on immediately available information including capturing and rehearsing the key conclusions from Local Plans and other locally derived data in the four South Yorkshire districts. This element should be largely empirical and address basic questions such as:

- where are new homes being developed and where are we planning to develop new homes in the future?
- how do different housing issues play out differently across different localities?
- how affordable is housing in different parts of the city region and how much more affordable housing is required?
- what type and tenure of homes would best serve the needs of local communities and the wider economy?
- where are the gaps in our knowledge and understanding of housing?
- is housing delivery meeting local need, based upon national and local housing requirements?

ii) Trends and options for the future: the second element will be much more qualitative and seek to take our understanding of housing into a new area. Part reflecting the housing market characteristics, which only take one so far, it would assemble evidence and develop insights across a broader sweep of related housing issues. We are reluctant to set pre-defined ideas or assumptions for this element, but require a range of more open-ended questions to be explored and analysed to draw some conclusions, such as:

- what is the true state of the housing market(s) across South Yorkshire, when compared against each other, benchmarked against other areas or compared with what stakeholders feel is needed?
- what do consumers really want and are these housing preferences being met by the typical range of current new housing on offer?
- is the supply of premium housing as well as genuinely affordable housing likely to deliver the ambitions and priorities emerging through work on the refreshed SEP? e.g.
 - how far does the quality and range of market housing on offer in our area support or impede business investment and growth?

- how far does the supply of social housing and genuinely affordable housing constrain economic progress and employment growth?
 - how does housing currently impact on health and wellbeing in local communities and how could work with local Health Services be improved?
- with 20% of the existing housing below minimum acceptable energy efficiency standards, what are the options to upgrade this and future proof existing stock?
- what is the potential for increasing the proportion of residential growth on the city centre and our other urban centres and what role does this play in the mix of housing we offer?
- what is the potential for more innovative approaches to deliver new homes and address the underlying needs of the city region at scale, for example through the uptake of Modern of Construction Methods (MMC) or for a more direct role by local authorities in the development of new social housing?