

Developers selected to transform two former hotbeds of Sheffield industry into thriving new neighbourhoods with up to 1,300 new homes

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Capital&Centric and Great Places to jointly regenerate Furnace Hill, while igloo Regeneration to lead transformation of Neepsend.

Sheffield City Council and Homes England, the government's housing and regeneration agency, have appointed developers to transform brownfield sites at Furnace Hill and Neepsend into two thriving urban communities and a new gateway to the city.

At Furnace Hill, Capital&Centric and Great Places Housing Group will work together through a joint venture to deliver a neighbourhood including circa 750 new homes, with one third affordable, one third for home ownership, and one third for build-to-rent.

At Neepsend, igloo Regeneration will deliver circa 430 new homes, with around one fifth affordable and one tenth for later living.

Together the two neighbourhoods will bring five hectares of brownfield land - the equivalent of around seven football pitches - back into use for Sheffield communities, for generations to come.

Alongside new homes, green spaces and transport links, the neighbourhoods will celebrate heritage - including the Doncaster Street Cementation Furnace, Cornish Works and Don Cutlery Works, and links to nature - including the River Don.

The project has been backed by nearly £70m of government funding, announced in February 2024, to support land assembly and infrastructure provision.

Kate Josephs, Chief Executive of Sheffield City Council, said:

These developments show what is possible when strong local and national partnerships come together with a shared ambition for our city. Densifying and revitalising our central neighbourhoods is a core part of Sheffield's plan for growth and will enable us to play a key role in the Northern Growth Corridor. Sheffield aims to set the standard in creating the kind of vibrant, connected places where people want to live, work and invest.

Amy Rees CB, Chief Executive of Homes England, said:

Collaboration between local, regional and national teams matters. Together we can boost communities with new homes and thriving places that people want and need. Homes England will continue to use our expertise and resources in this way, working tirelessly alongside mayors, local leaders and partners, to help deliver for people in this

city and in hundreds of other places across England.

John Moffat, Joint Managing Director at Capital&Centric, said:

This latest announcement demonstrates our long term commitment to Sheffield. It's our fourth major project in the city. It highlights the strength of our partnership with Homes England, who we're also working with on the £860m Impact & Places Partnership together with Swiss Life Asset Managers. By aligning public and private investment, we can unlock complex brownfield sites and create the neighbourhoods cities need. Together, we're turning partnership into new homes, communities and lasting impact.

Helen Spencer, Executive Director of Growth at Great Places, said:

We're delighted to be partnering on this transformative regeneration opportunity for Sheffield. Bringing new homes, green spaces and vibrant, well-connected neighbourhoods to Furnace Hill reflects exactly the kind of long-term, community-focused investment we're passionate about. By working closely with our partners across the city, we're helping to unlock the potential of these historic sites and create quality, sustainable homes that meet the needs of local people for generations to come. This is a pivotal moment for the area, and we're proud to play our part in shaping its future.

Joe Broadley, Development Director at igloo, said:

The Neepsend scheme marks an important milestone for Sheffield, bringing high-quality, people-centred homes and public spaces that celebrate local heritage and create long-term social value. As igloo's first project in the city, we are applying our Footprint approach to deliver distinctive, community-focused placemaking, building on our experience of creating thoughtful, regenerative developments elsewhere. We look forward to working closely with our partners to bring this scheme to life.

Councillor Tom Hunt, Leader of Sheffield City Council, said:

We are regenerating brownfield land to build the homes that Sheffield needs. With nearly 1200 homes, and 330 new affordable homes, the new neighbourhoods at Furnace Hill and Neepsend will be significant developments and a sign of our ambition to deliver good quality homes for our residents. Working with our partners, we will turn empty brownfield land and derelict buildings into thriving new neighbourhoods, connected to the tram.

Regenerating brownfield land at Furnace Hill and Neepsend is a key part of our wider plan to build 20,000 homes in the city centre in brand new neighbourhoods. We want Sheffield to be the best place to grow up, get on and grow old and we are working to ensure everyone can have a good quality home at a price they can afford. Major regeneration schemes like this are a big part of making that happen.

The announcement comes as nearly 500 experts from housing and regeneration organisations gather at Sheffield City Hall for Homes England Live, a national event aiming to help accelerate the creation of new homes and thriving places for communities across England.

Notes to editors:

1. Some numbers in this press release have been rounded to the nearest 10.

About Homes England

We are the government's housing and regeneration Agency, and we're here to drive the creation of more affordable, quality homes and thriving places so that everyone has a place to live and grow. We make this happen by working in partnership with thousands of organisations of all sizes, using our powers, expertise, land, capital and influence to bring investment to communities and get more quality homes built.

Learn more about us: <https://www.gov.uk/government/organisations/homes-england/about>

For media enquiries contact media@homesengland.gov.uk or 0207 874 8262

About Sheffield City Council

Sheffield City Council is the local authority for the City of Sheffield, serving its diverse population. As a unitary authority, it delivers a wide range of essential public services including council tax, housing, social care, education, planning, highways, public health, waste and recycling, parks, libraries and community facilities.

The Council works to support residents, businesses and communities across 28 wards. It also plays a key role in local and regional governance. Its focus is on delivering efficient, accountable services that improve quality of life and ensure Sheffield continues to grow as a vibrant, inclusive and forward looking city.

For more information visit: <https://www.sheffield.gov.uk/>

For media enquiries contact: leigh.sanders@sheffield.gov.uk

About Capital&Centric

Social impact property developer Capital&Centric is delivering some of the most creative communities across the UK - bringing historic buildings back to life alongside imaginative new builds. Co-founded by Tim Heatley and Adam Higgins, it has an enviable pipeline of regeneration projects featuring over 6,000 homes and totalling nearly £2bn. Expanded across the UK from its foundations in Manchester, it now spends an average £3 million a week on regeneration, with over 1,000 people employed on their sites. You can follow Capital&Centric on Instagram, Facebook, LinkedIn, and TikTok

About Great Places

Social purpose is at the heart of Great Places Housing Group. A not-for-profit organisation, Great Places owns over 26,000 affordable homes in more than 30 local authority areas across the North West and South Yorkshire. In 2024/25 Great Places delivered 726 new affordable homes and sold 196 homes for shared ownership. It invested over £230 million into building new homes as well as running a wide range of projects and initiatives to help our customers and their communities

(www.greatplaces.org.uk). It currently has over 2,300 homes on site.

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About igloo Regeneration

igloo is the original sustainable developer. Established in 2002, igloo became the world's first responsible real estate investment fund (as recognised by the UN) and became the UK's first real estate B Corp in 2016. Today, igloo continues to lead the way and push the boundaries of impact-led investment and development, delivering large-scale regeneration UK-wide, working with communities, investors and partners to create transformative places that set new standards for People, Place and Planet. igloo is a wholly owned subsidiary of Thriving Investments, part of the PfP group.

www.iglooregeneration.co.uk

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<https://www.gov.uk/government/news/developers-selected-to-transform-two-former-hotbeds-of-sheffield-industry-into-thriving-new-neighbourhoods-with-up-to-1300-new-homes>