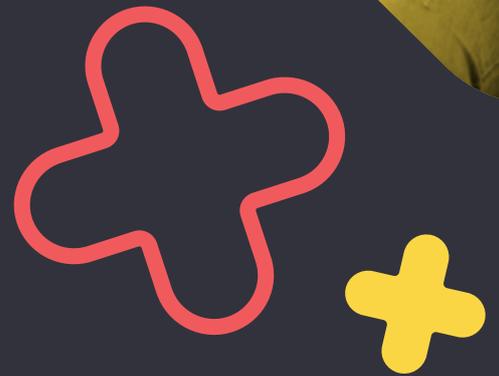




South Yorkshire Housing Partnership



Prospectus 2025



South Yorkshire is a region that has bold ambitions. Devolution has brought new opportunities and has set the region on a firm path to building a strong and thriving economic future under the leadership of the Mayor.



South Yorkshire Housing Prospectus

Housing has a vital contribution to make to this future. Providing the affordable homes needed by local communities will boost the economic growth of the region and has a crucial role to play in making South Yorkshire an attractive place to live, work and invest.

The South Yorkshire Housing Partnership (SYHP) has worked closely with the South Yorkshire Mayoral Combined Authority (SYMCA), the four local authorities, Homes England and other partners across the region to unlock the delivery of affordable homes.

Together we have collaborated on how good quality affordable homes can tackle inequality, homelessness and improve the health and wellbeing of residents.

Our shared housing priorities support the Mayor's vision for an economy which works for everyone. A vision for inclusive and sustainable growth, building on the region's strengths in innovation and manufacturing to enhance the lives of over 1.4 million people who proudly call South Yorkshire their home.

Housing's vital role in driving the region's success means it should be prioritised in policy decisions and investment plans. By placing housing at the heart of the drive for regional economic growth, we can create a stronger, greener, fairer South Yorkshire and unlock the potential of communities, businesses and places so they can thrive.

This Prospectus builds on the great work already achieved and looks at how we can continue to work alongside SYMCA and the local authorities in delivering South Yorkshire's affordable housing ambitions.



About the Partnership

Housing providers are in a unique position to help create a stronger, greener, fairer South Yorkshire and unlock the potential of communities, businesses and places so they can thrive.

Last year, partnership members built 1,307 affordable homes across the region, demonstrating their commitment to providing low-cost housing and supporting thriving communities in South Yorkshire. With a proven track record and deep roots in the area, the SYHP is uniquely positioned to play a key role in building new homes and driving economic growth throughout the region.

As trusted partners, the partnership members bring valuable expertise, from cutting-edge sustainable construction techniques to innovative green technologies, paving the way for the energy-efficient homes of the future.

By leveraging our investment capacity, we can establish a pipeline of affordable homes, ensuring we meet the region's targets and create opportunities for more people to access the homes they need. Together, we can build a better, more sustainable future for South Yorkshire.



Our offer

This Prospectus highlights how housing providers can support the South Yorkshire Mayor and the Combined Authority through a strategic approach to deliver the high-quality affordable homes the region urgently needs.

It gives an overview of the SYHP's work in response to the housing priorities set out by SYMCA, local authorities and the Strategic Place Partnership, all of which is underpinned by South Yorkshire's Housing Framework.

The offer is based on three key themes:

1

New affordable homes

2

Low carbon future

3

Healthy homes & homelessness



New affordable homes

It is widely accepted there is a housing crisis. In South Yorkshire there are more than 40,000 people on social housing waiting lists and almost 6,000 people are classed as homeless.

This has been exacerbated by soaring house prices and rising private rents across the region. Many can't find a suitable home that they can afford, highlighting the urgent need for secure, affordable housing that meets the diverse needs of our communities.

To address this, the Partnership is committed to delivering high-quality, affordable homes in the right places. This is vital not only to tackle the housing crisis but also to support economic growth and improve the quality of life for the people that call South Yorkshire home.

The SYHP is uniquely positioned to lead this effort and to deliver much-needed housing solutions. A key focus will be aligning new developments with local needs, ensuring the right mix of housing types and tenures for South Yorkshire's diverse population.

The economic legacy of South Yorkshire provides opportunities for housing development, particularly on brownfield sites that can be

regenerated through brownfield funding. Additionally, the increasing popularity of city-centre living, driven by a growing younger demographic, has created demand for affordable, high-quality urban housing.

By working collaboratively with SYMCA and Homes England, the Partnership can deliver low-carbon, affordable homes that align with regional growth strategies. A long-term, place-based partnership approach will enhance the ability to tackle larger and more complex sites, ensuring the delivery of homes that truly meet local needs.

To ensure long-term success, a strategic approach to land acquisition and planning is essential. A streamlined planning process, combined with strategic interventions to prepare land for development, will accelerate the delivery of new homes. Housing associations' proven commitment to placemaking and community regeneration sets us apart from private developers, as our focus is on delivering high-quality, affordable homes rather than profit.

40,000

On social housing waiting lists

6,000

People classed as homeless



New affordable homes

Affordable housing solutions must also address environmental challenges. Homes accounted for 14% of the UK's annual carbon emissions, underscoring the need for energy-efficient, low-carbon homes.

The SYHP can lead the way by delivering low-carbon developments that enhance biodiversity, green infrastructure, and access to natural spaces, which are proven to support mental wellbeing.

Delivering affordable housing relies on a robust pipeline of development sites and a clear understanding of regional capacity. Over the past few years we have been collaborating in South Yorkshire to establish a pipeline of sites regionally and this work will continue and develop further.

By aligning housing delivery with the Strategic Economic Plan, South Yorkshire can address the housing crisis while creating economic growth. Together, we can build a future where everyone has access to a high-quality, affordable home.

This workstream will collaborate with Homes England and SYMCA to maximise the delivery of affordable homes across the region, with development on brownfield sites a priority.

Our focus will be to:

- Continue to work with SYMCA, Homes England, Government and developers to maximise investment in new affordable homes.
- Support Homes England to establish a land pipeline and increase delivery across the region.



2



Low carbon future

South Yorkshire has bold and ambitious plans to become a net zero economy by 2040. And with over 130,000 social homes across our region, the Partnership has a crucial part to play in helping to reach this target. That's why making our existing and new homes more energy efficient and sustainable is a key focus.

We have a strong commitment to tackling the climate emergency and are already leading the way by building new homes using low-carbon solutions. This includes the use of air source heat pumps, solar power and enhanced insulation to provide clean energy and reduce residents' energy bills.

We are also scaling up retrofit programmes to decarbonise all our existing homes to make them warmer and more affordable to live in. This comes at a time when many households are struggling with high energy bills, so retrofit and green heating solutions have an important role to play in tackling fuel poverty.

Retrofitting homes can be disruptive, which is why we are ensuring our residents fully understand how to get the best out of the new technology, and the benefits it offers them.

The need to make our existing and new homes more energy efficient presents challenges, but also significant opportunities. As we move towards a low-carbon future, it's crucial that we adopt a collaborative approach working with national and local leaders.

Working together allows us to access more funding for the region, such as the Warm Homes Social Housing Fund. This will help us to achieve economies of scale, bolster the supply chain and identify demand for training and green skills.

Having a well-trained and skilled workforce is also essential to deliver this work. That is why we are addressing the skills gap and looking at how our planned investment can be a catalyst for boosting the net zero economy through the creation of low-carbon jobs and training opportunities. By aligning our focus and efforts with the SYMCA, there is a real opportunity to use the region's net zero ambitions to generate inward investment and employment opportunities.



Low carbon future

This workstream brings members and our key partners together to share best practice and provide economies of scale. Through this work, we aim to have a positive impact on the natural environment whilst ensuring everyone has access to a safe, warm and affordable home.

Our focus will be to:

- Develop a roadmap to decarbonise our existing homes by 2038.
- Establish a shared investment pipeline for low-carbon homes and retrofits to enable our members to explore delivery at scale.
- Collaborate with SYMCA and education providers to explore the provision of training in low-carbon skills to meet future demand.
- Work with SYMCA to access funding such as the Warm Homes Social Housing Fund to improve the energy efficiency of homes.
- Collaborate to share best practice and insight on improving the energy efficiency of homes, including joint procurement opportunities.



“Through this work, we aim to have a positive impact on the natural environment”





Healthy homes & homelessness

Homes are fundamental to our health and wellbeing. And when homes are high-quality and affordable, the comfort and security they provide enriches lives and supports mental and physical wellbeing.

Across South Yorkshire, almost 6,000 people are homeless and more than 40,000 people are on social housing waiting lists. Our region has higher levels of deprivation than the national average.

The provision of high quality, safe and affordable homes, alongside accessible support services is crucial to alleviating these pressures.

Households across the region need good quality, affordable accommodation underpinned by effective and accessible support services.

SYHP also recognises the direct link between health and housing. Poor housing conditions harm the health of residents, and it is estimated that this costs the NHS £1.4 billion a year.

Improving the standards of existing homes is crucial, along with providing adaptations to allow people to live independently at home for as long as possible. This also reduces bed blocking for the NHS and the need for residential care.

This is why we are working with the South Yorkshire Integrated Care Partnership (SYICP), local authorities and other partners to reduce health inequalities, support independent living for older people, and provide safety and security for those who need it most.

And because a healthy population is also a more productive and prosperous one, the benefits are not just for people and communities, but also for the regional economy.

We are taking active steps to address homelessness by providing tenancy support and working closely with our partners to rehouse people who are homeless or at risk of homelessness.

We are also working closely with the SYMCA to raise awareness of the scale of homelessness and explore approaches to providing specialist accommodation and support with key stakeholders across the region.



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We have introduced a landlord's pledge which focuses on providing safe and affordable homes, connecting services to create a strong network of provision, and to develop a register of accessible homes to make better use of homes with adaptations.

We will continue to work with health and support services across the region to develop resilient communities with a focus on improving health, wellbeing and independence. With these changes, we can rebuild a system that provides decent, affordable homes for all and helps everyone live happy, healthy lives.

Our focus will be to:

- Ensure we provide healthy homes that are safe, compliant and meet new regulations and standards.
- Collaborate on best practice for tackling issues affecting health such as damp and mould.
- Continue work with health and social care partners on a joint strategy and shared key priorities – including specialist housing, adaptations and homelessness.
- Work with the SYMCA and key partners to develop a regional and collaborative response to the South Yorkshire Homelessness Research and its recommendations.
- Implement findings from the Housing & Health Summit and the recommendations in the HACT report with the support of the SYICP Board.



“We have introduced a landlord’s pledge which focuses on providing safe and affordable homes”





Members:

- ACIS Group
- Arches Housing
- Berneslai Homes
- Great Places
- The Guinness Partnership
- Home Group
- Ongo
- Places for People
- Sanctuary
- St. Leger Homes
- South Yorkshire Housing Association
- Together Housing
- Vico Homes
- Yorkshire Housing

Local Authorities:

- Barnsley Metropolitan Borough Council
- City of Doncaster Council
- Rotherham Metropolitan Borough Council
- Sheffield City Council

The Northern Housing Consortium provide secretariat for the Partnership.
Please email matthew.wilson@northern-consortium.org.uk if you have any queries.

All data correct as of April 2025.