



# South Yorkshire Housing Partnership

Annual Report 22/23

---



**Housing is a key factor in people's health, wellbeing and overall life experience. We know that the supply of housing needs to be greatly increased. We owe this to the many people across the region who are living in housing that doesn't meet their needs.**



# Chair's update

## The first year... Welcome to the first annual report of the South Yorkshire Housing Partnership.

When we launched the partnership, we had very clear aims of what we wanted to achieve. Our vision was to bring together housing associations, the four local authorities, and the combined authority to align our priorities for housing with the Mayoral ambitions for the region. The partnership provides a single focus for all social housing related policy and delivery across South Yorkshire.

I'm pleased to say that over the last 12 months we've been laying the foundations to achieve this. Together with the four local authorities and South Yorkshire Mayoral Combined Authority (SYMCA), we are working to develop the housing agenda for the region. Our shared priorities to ensure a strong pipeline of new affordable homes, supporting South Yorkshire to achieve its net zero ambitions, and contributing to the economic growth of the region are all moving forward at pace.

We're also collaborating on homelessness and homelessness prevention as we move forward with a shared agenda for housing and health across the region, as we all know that housing is a key factor in people's wellbeing and quality of life.

This year has seen a series of economic challenges with the impact of the cost of living crisis, high inflation and energy prices creating financial hardship for many people across South Yorkshire. This has led to the housing crisis worsening, meaning the need for affordable homes is greater than ever. There are now 32,000 households on waiting lists across South Yorkshire. As a partnership we're working hard to play our part in meeting the housing needs of local communities across South Yorkshire.

We also have ambitious plans to build new low carbon homes and decarbonise our existing homes to contribute towards the region's drive to net zero. This huge investment in a low carbon housing future has the potential to create new local jobs in the fast-growing green sector.

Being part of a devolved region also brings opportunity, and we're jointly looking at funding opportunities, for initiatives including retrofit projects and getting brownfield sites ready for new homes. We also welcome the new Homes England strategic plan with its emphasis on driving regeneration and creating thriving places.

Being a housing provider isn't just about putting a roof over someone's head. A home should be a safe and secure place. As a partnership we've collectively responded to the failures in the housing sector after the tragic death of Awaab Ishak due to damp and mould. We're working together to ensure that our homes are of a good standard and a healthy environment where people can flourish.

We are encouraged by the true partnership work taking place in South Yorkshire. We know that our collective strength is greater when we work together and at scale.

There is plenty more to be done but we're proud of the start we've made.

This report showcases some of the things we've achieved during our first year and what's to come over the next 12 months. I hope you find it useful.

**Matthew Harrison**

**Chair, South Yorkshire  
Housing Partnership**



# Making an impact in South Yorkshire...

12

Member associations



4

Local authorities



31,131

Homes across South Yorkshire

£87.9m

Added to the regional economy

1,900

FTE jobs supported

350

Affordable homes built by housing associations



228

Affordable homes started by housing associations



**Matt**  
Harrison  
Chair



**Nick**  
Atkin  
Vice chair





# Affordable homes

South Yorkshire has faced similar challenges to the rest of the country over the last year in the delivery of new homes due to economic uncertainty, high levels of inflation and the impact of the cost of living crisis.

High interest rates have made it difficult for people to afford a mortgage and high inflation on the cost of materials has made it more expensive to build. Yet the need for affordable homes is greater than ever. During 2022, around 32,000 households were on housing waiting lists across South Yorkshire.

As housing associations, local authorities and Arms Length Management Organisations (ALMOs), our members are committed to providing affordable homes across the region. We continue to explore a variety of ways we can build the homes the region desperately needs.

We're working closely with the four councils, SYMCA and Homes England to produce a shared pipeline, to unlock grant funding for brownfield sites, and to remove any barriers to delivering the affordable homes local people need. It's about building the right homes in the right places and that's why we're also looking at specialist housing for those who need additional support.

Partners of the South Yorkshire Housing Partnership (SYHP) have been actively seeking opportunities to increase the supply of new affordable homes. Through seven partners, 228 new affordable homes were started, and 350 new homes were completed across the full range of affordable tenures.

Through collaboration and the momentum built over the last year, there is capacity and ambition to scale up development in South Yorkshire. Collaborations such as the Forge New Homes joint venture that five of our members are involved with could help us deliver more affordable homes in South Yorkshire.

It's important that the region continues to lobby and have a strong voice when it comes to influencing Government policy. That's why we've submitted coordinated responses to key consultations that could impact the delivery of affordable homes in South Yorkshire, such as National Planning Reform and the Infrastructure Levy.



## Affordable homes

### Our progress this year:

- We've developed strong working relationships with SYMCA, the four stock holding local authorities at chief executive and director of housing level, and Homes England. This collaborative approach is helping us move the housing priorities for the South Yorkshire region forward together.
- Working with SYMCA we've successfully secured Brownfield Land Release Fund Grants to remediate and unlock sites ready for new homes to be built.
- We're sharing intelligence on what homes are needed, tenure types, volume and pipeline priorities.
- Submitted joint South Yorkshire responses to a National Planning Reform Consultation as part of the government's Levelling-Up and Regeneration Bill, and a consultation on the Infrastructure Levy.
- Held a session on specialist housing and collaborated with the NHS on the requirements for learning disability and autism housing schemes.
- Started an affordable housing scheme on London Road, Sheffield with 51 social rent apartments funded through the Homes England Strategic Partnership. This will be a useful case study on the role of affordable homes in the city centre.
- Considering the key housing issues for the region such as affordability, low carbon homes, regeneration and the importance of place so we build strong communities.



# Our plans for 23/24:

- 1** Use data collected on new homes delivered in 2022/23 for discussions with local authorities around unlocking any barriers to help us deliver more.
- 2** In addition to developing a shared development pipeline and assessment of capacity, we'll collect information on how many homes the partnership's members will be delivering in 2023/24 and 2024/25.
- 3** Continue to work with SYMCA around future opportunities to access Brownfield Land Release Fund Grants to support the delivery of affordable homes.
- 4** Collaborate and share insight on approaches to delivering low carbon homes.
- 5** Access the new Off-Site Homes Alliance (OSHA) procurement framework for building homes using modern methods of construction.
- 6** Explore a range of funding options to build new sustainable low carbon homes across the region.
- 7** Work with the four local authorities to maximise the benefit of combined development delivery across both registered providers and local authorities.

# 2



## Roadmap to net zero carbon

South Yorkshire has bold and ambitious plans to become a net zero economy by 2040.

The partnership appreciates that as housing providers we have a big 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 major focus for us.

England's homes produce more carbon emissions every year than is produced by all the country's cars. This means that housing has a crucial role to play in helping South Yorkshire achieve its net zero ambitions.

The government has set a target for all social homes to achieve an Energy Performance Certificate (EPC) rating of C by 2030. Working together allows us to access funding for the region, such as the Social Housing Decarbonisation Fund (SHDF) and improve the energy efficiency of our homes at scale creating new 'green' jobs and boosting the local economy.

It's important we adopt a joint approach to improving the energy efficiency of our homes. That's why we've developed a survey to better understand how our members plan to improve the energy efficiency of their stock. This will help us to achieve economies of scale, bolster the supply chain and identify demand for training and new 'green' skills.

### Our progress this year:

- Collated an improved understanding of how each SYHP member plans to improve the energy efficiency of their stock.
- Developed a plan to collate data from each member so we can measure and track our progress towards net zero carbon and agree areas where we can collaborate.
- Working with EN:Able Communities to explore 'green' training opportunities.
- Secured representation on SYMCA's programme board for retrofit, so that we're better connected with skills providers.
- Started work on a roadmap for net zero focusing on procurement and supply chain development.



**“England's homes produce more carbon emissions every year than is produced by all the country's cars”**



# Our plans for 23/24:

- 1** Continue to develop and finalise our roadmap for net zero using best practice.
- 2** Complete our retrofit survey and data collection to identify areas where we can collaborate on procurement and shared learning.
- 3** Identify places and house archetypes where we can work together on procurement, skills and funding opportunities.
- 4** Working with SYMCA to access funding, such as the Social Housing Decarbonisation Fund, to improve the energy efficiency of our homes.
- 5** Continue to collaborate and share insight on approaches to improving the energy efficiency of our homes.

# 3



## Housing and health

Housing is a key factor in people's health, wellbeing and overall life experience. As a partnership we understand the direct links between health and housing, and how we can ensure that people living in our homes have the support they need to thrive.

We know that lower income households are more likely to experience poor health and have a lower life expectancy. We also know that the cost of living crisis will exacerbate the existing high levels of deprivation in some parts of the region.

The SYHP spent the last year working alongside health and support services across the region. We are strengthening these joint working arrangements to develop services that will enable residents to live in safe, high quality affordable homes and have access to the support they need to stay healthy and well.

### Our progress this year:

- Extended the workstream membership to include colleagues from both health and housing services and strengthened relationships to ensure that all members act as ambassadors for the workstream priorities externally.

- Sought out best practice from other regional partnership initiatives to support our direction and focus.
- Developed the priorities of the workstream in line with the direction and key goals of other key health and housing partnerships within the region.
- Created and implemented a landlord's pledge. This focuses on providing safe and affordable homes, connecting services to create a strong network of provision and, to develop an accessible homes register to make better use of homes with substantial adaptations.



**“Services that enable residents to live in safe, high quality affordable homes”**



# Our plans for 23/24:

- 1** Ensure our social housing continues to be safe and compliant in full accordance with new regulations and standards.
- 2** Explore opportunities to influence the South Yorkshire Integrated Care Structure, including demonstrating the role SYHP has and can have in delivering the [South Yorkshire Integrated Care Partnership Strategy](#).
- 3** Review the home investment plans across the partnership to ensure they're well managed and we maintain the health of our tenants, focusing on damp and mould and fuel poverty.
- 4** Improve our offer and routes to temporary accommodation and family housing across the region.
- 5** Map the availability of mental health support across the region to better support tenants, and continue to help those impacted by the cost of living crisis.
- 6** Develop an accessible homes register to make better use of homes with substantial adaptations. The register will also aid with planning for future provision.
- 7** Continue to collaborate with organisations across the region and sector to build a professional support provision, set shared standards and align our approaches.

# 4

## Economic growth and employment

Over the last year the economic landscape has been increasingly challenging. Inflation peaked at a 40-year high of 11.1% in October, pushing up interest rates and the cost of borrowing for individuals and businesses, further deepening the cost of living crisis.

This has made the need to create opportunities to develop and enhance the provision of employment support in South Yorkshire more important than ever.

Creating jobs, volunteering and training opportunities has wider benefits for our local communities, including improving health and wellbeing and creating community resilience.

As social landlords, we have a key role to play in supporting skills, talent and workforce development, helping our residents and communities to prepare for, find, secure and progress in decent jobs that allow them to live comfortable, rewarding and fulfilling lives.

SYHP has a strong and longstanding commitment to local communities. That's why we're working on a series of initiatives to create new employment opportunities in the region.

### Our progress this year:

- Collaborated to share best practice on how we deliver employment support activities.
- Worked with a major South Yorkshire employer to develop a plan that connects residents who are receiving support through our employment programmes with job opportunities.
- This plan includes a commitment to create 200 local employment opportunities over the next 12 months.



# Our plans for 23/24:

- 1** Continue to deliver on our commitment to driving economic growth and creating employment opportunities.
- 2** Develop and pilot innovative approaches to employment support.
- 3** Identify opportunities to secure grant funding and contracts that will support our economic growth and employment agendas.
- 4** Develop an offer that's aligned to the priorities of all the key regional stakeholders.
- 5** Ensure our approach is fully inclusive and benefits our communities by developing the skills of people who are in and out of work, and improving the quality of jobs available to them.

# 5

## Preventing homelessness

Preventing homelessness is a significant societal challenge that requires long term solutions. The cost of living crisis is having a severe impact on low income households, leaving many in more insecure housing situations.

As a partnership we understand the importance of effective regional collaboration and why this is more critical than ever in preventing homelessness. Households across the region need good quality affordable accommodation underpinned by effective and accessible support services. We're making good progress in establishing a collaborative approach to tackling the challenges faced in the region, working not only as a housing partnership but also with SYMCA and the four local authorities.

### Our progress this year:

- Embedded and formalised relationships across the partnership to create a truly collaborative working approach to tackling homelessness.
- Delivered homes through the rough sleepers accommodation programme.
- Focused on best practice approaches in tackling homelessness, including exploring how the Housing First model could potentially deliver successful outcomes across the region.
- Worked closely with the South Yorkshire Mayor and SYMCA to raise awareness of the scale of homelessness and explore approaches to providing specialist homeless accommodation and support with key stakeholders across the region.
- Developed principles for future collaborative working on homelessness and homelessness prevention in South Yorkshire.
- Attended the Mayor's homelessness round table in March 2023 to scope future activity in the region, including agreement of principles for future collaborative working.
- Some of our local authority members have bid for funding from the Single Homelessness Accommodation Programme, used to deliver homes for people who are currently or are at risk or rough sleeping.
- Further developed our workplan to prevent homelessness in the region.



# Our plans for 23/24:

- 1** Support members of the Mayor's homelessness round table to commission research on homelessness to develop a greater understanding of gaps in homelessness prevention activity, what works well and how key partners and stakeholders can work collaboratively to prevent homelessness and work effectively with those experiencing homelessness.
- 2** Build on our understanding of Housing First models and our approach to support those experiencing single and family homelessness.
- 3** Extend invitations to other regional combined authorities to learn from other approaches to sub-regional working.
- 4** Continue to have a place at the South Yorkshire Mayor's homelessness round table to raise the profile of homelessness prevention activity and challenges in the region, including a round table event with key stakeholders.
- 5** Continue to promote and support collaborative working and lobbying across the region.



We're pleased that this year all four Local Authorities in South Yorkshire have joined the partnership:

