



# South Yorkshire Housing Partnership



Annual Report 25/26

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# Chair's update

Welcome to the second annual report of the South Yorkshire Housing Partnership (SYHP).

Over the past year, the SYHP has continued to strengthen its role in driving the delivery of affordable homes across our region. Working closely with the South Yorkshire Mayoral Combined Authority (SYMCA), the four local authorities, Homes England, and other partners, we have focused on how good quality affordable housing can tackle inequality, prevent homelessness, and improve the health and wellbeing of people across South Yorkshire.

Our shared housing priorities align with the Mayor's vision for an economy that works for everyone - built on inclusive and sustainable growth, South Yorkshire's strengths lie in innovation and manufacturing and improving the lives of the 1.4 million people who proudly call the region home. Affordable housing plays a vital role in achieving this ambition. By placing it at the heart of regional economic growth strategies, we can create a stronger, greener, and fairer South Yorkshire, unlocking the potential of our communities, businesses, and places to thrive.

This year, a challenging economic climate, including high inflation, rising living costs, and financial pressures on households, has made the need for affordable housing more urgent than ever. We welcome the government's commitment to tackling the housing crisis, including measures announced in the June Spending Review, which provides longer-term funding for new homes and initiatives to help those most in need.

We have renewed our focus on three key areas: delivering new affordable homes, building a low-carbon future, and promoting healthy homes while tackling homelessness. By concentrating our efforts on these priorities, we're ensuring that housing meets residents' immediate needs while also supporting the long-term sustainability and prosperity of the region.

I'm proud of what we've achieved, and I am encouraged by the opportunities ahead. This report highlights our work over the past year and sets out how we will continue to work together to provide homes that support healthier, stronger, and more resilient communities.

**Larry Gold**

**Chair, South Yorkshire Housing Partnership**



# Making an impact in South Yorkshire...

14

Housing association members

4

Local authority members

670



Affordable homes built by housing associations in 2024/25\*

950



Affordable homes started by housing associations in 2024/25\*

130,869

Social homes owned and managed

£120m

Added to the economy each year by housing associations



# New affordable homes

The need for affordable homes in South Yorkshire is more urgent than ever. Around 40,000 people remain on social housing waiting lists in the region, and almost 1,000 children are living in temporary accommodation.

These pressures have come into even sharper focus over the past year. The ongoing cost-of-living crisis, high inflation, and stretched household budgets continue to make it harder for people to find and keep a secure home.

In response, we're focusing on delivery, with an emphasis on providing high-quality, affordable homes in the right places. By bringing together expertise, long-term investment, and local knowledge, we are taking a coordinated, strategic approach to development. A key focus is ensuring new homes align with local needs, so we deliver the right mix of homes for South Yorkshire's diverse communities.

There has also been renewed momentum this year, with our members increasingly confident in their ability to deliver. The government's commitment to tackling the housing crisis, including the new Social and Affordable Homes Programme and measures announced in the June Spending Review, has sent a positive signal.

This additional support for housing delivery has created greater certainty and confidence across the sector, helping us continue to deliver more affordable homes. This has been supported by SYMCA, four local authorities, and Homes England who have all played a role in bringing forward and supporting development sites.

## Our progress this year:

- **New homes** - We delivered 670 new affordable homes, started work on 950 homes on site, and secured planning approval for a further 423 affordable homes, with delivery spanning all four South Yorkshire local authority areas.
- **Regional land pipeline** - We continued to support Homes England in building a regional land pipeline, sharing site information and land data to help accelerate future delivery.

- **Coordinated approach** - We worked closely with SYMCA, Homes England, government and private developers to maximise investment in new affordable homes across South Yorkshire, aligning regional priorities, funding programmes and delivery capacity to support a more coordinated approach to development.



# Our plans for 2026/27:

We will be focusing on delivery and strengthening the pipeline of new affordable homes across South Yorkshire. Our plans will create the right conditions for more homes to come forward - by aligning funding, land opportunities and partnership working over the short and medium term.

- 1 Social and Affordable Homes Programme (SAHP)** - We will maximise the potential from the SAHP Prospectus. This added clarity strengthens confidence, thanks to sustained long-term funding that will pave the way for more affordable homes to be built.
- 2 Land opportunities** - We will work closely with local authorities on land opportunities and other strategic sites. This includes engagement on local authority land as well as wider strategic opportunities, such as identified catalyst sites and longer-term strategic locations to help unlock development and deliver affordable housing at scale.
- 3 Land pipeline** - We will continue to support Homes England in developing a strong regional land pipeline. Partnership members will build on the work already underway, supplying additional information and sharing land data to help unlock future delivery.
- 4 Monitoring delivery** - We will regularly monitor delivery to track progress across the pipeline, spot risks early, and support timely interventions where needed.



# Low-carbon future

South Yorkshire has a bold ambition to become a net-zero economy by 2040. With more than 130,000 social homes across the region and 18% of all carbon emissions coming from domestic properties, our Partnership has a vital role to play in making this a reality.

We've continued to accelerate our work to create warmer, greener and more energy efficient homes, helping to improve residents' health, reduce energy bills to make homes more affordable, and support the region's transition to a low-carbon future.

Our members are continuing to invest in low-carbon building solutions, including air source heat pumps, solar installations and battery storage, enhanced insulation, ensuring new homes are built to modern environmental standards.

At the same time, we are scaling up retrofit programmes across the region. This work is essential for tackling fuel poverty while cutting carbon emissions from our existing homes. We also recognise that retrofit works can be disruptive, which is why we remain committed to supporting residents throughout the process.

Meeting our region's climate goals requires a coordinated and collaborative approach.

That's why we are continuing to work closely with SYMCA, Homes England, the Department for Energy Security and Net Zero (DESNZ), skills providers and the growing retrofit supply chain. Together, we are unlocking investment, sharing expertise and strengthening green skills development across the region.

There are real challenges ahead, from supply chain capacity to developing the future workforce to ensure we have the skills needed to deliver, but there are also significant opportunities. By aligning our investment plans, strengthening training pathways and increasing access to national funding streams such as the Warm Homes: Social Housing Fund, we are helping to create a greener South Yorkshire.

## Our progress this year:

- **Low-carbon investment pipeline** - We have developed a shared pipeline for low-carbon homes and retrofit. This builds a clear picture of future investment needs aligned with the regional supply and demand for low-carbon skills.
- **Energy efficiency funding** - Working with SYMCA, members have secured more than £50 million for energy efficiency improvements over the next three years.
- **Engaging with DESNZ** - We have supported SYMCA's engagement with DESNZ, aligning our work with the regional Retrofit Steering Group to support a joined-up approach to decarbonising homes.



# Our plans for 2026/27:

We will continue to decarbonise homes across South Yorkshire. We will work together to accelerate energy efficiency improvements, build capacity in the supply chain, and ensure residents benefit directly from more efficient, comfortable and affordable homes.

- 1 Warm Homes: Social Housing Fund** - We will deliver Year 1 of the programme, managing the rollout of retrofit works to improve the energy efficiency of homes.
- 2 Resident engagement** - We will share and develop best practice, working together to create consistent, evidence-based approaches that help residents feel informed and supported.
- 3 Green skills** - We will develop and expand green skills provision, continuing to work with SYMCA, education providers and industry to strengthen training pathways.
- 4 Integrated procurement** - We will explore opportunities to collaborate on procurement across our Partnership to reduce costs, strengthen supply chains and improve consistency in how low-carbon works are delivered.
- 5 Roadmap to net-zero** - We will develop a regional roadmap setting out the scale of investment required, key milestones and a shared path for decarbonising homes.



# Healthy homes and homelessness

Preventing homelessness continues to be a major challenge across the UK. Hundreds of thousands of people are affected, and the situation has reached critical levels in 2025.

The combined pressures of the cost-of-living crisis and the ongoing housing shortage are placing ever-growing strain on low-income households, leaving many at heightened risk of insecure accommodation.

In South Yorkshire alone, 1,358 people were homeless on any given night last year, with Sheffield recording the third-highest rate of homelessness in Yorkshire. We recognise that strong regional collaboration is essential for preventing homelessness. We remain focused on improving the lives of people across South Yorkshire by improving access to high-quality, affordable homes.

There is a clear need for housing that is safe, secure and supported by accessible services. We have strengthened our joint approach to these challenges, working closely with SYMCA and the four local authorities.

We are also committed to support the Mayor's ambitions to improve health outcomes across the region. This is primarily about strengthening the link between health and housing by raising the standard of existing homes and providing adaptations that help people live safely and independently for as long as possible.

## Our progress this year:

- **Health and Housing Summit** - Opened by the South Yorkshire Mayor, the summit brought together health, housing, local councils and community groups to develop shared ideas for healthier homes and tackling homelessness.
- **Shared regional priorities** - We agreed four key regional priorities with the Housing Associations' Charitable Trust (HACT) and local leaders, putting a clear plan in place to guide practical action. We've also aligned our work with SYMCA's 'Health is Wealth' strategy.
- **Health system and strategies** - We reviewed emerging changes in the health system with HACT, including the growth of Neighbourhood Health Models, and are building these opportunities into our workplan.
- **Refreshed governance approach** - We worked with a wider group of partners - including the Integrated Care Board, SYMCA, local authorities and public health teams - to make sure everyone has a voice.
- **Public Health Accelerator bid** - We began developing a joint bid with the Integrated Care Board, exploring new ways to improve health and wellbeing across South Yorkshire's communities.



# Our plans for 2026/27:

We will focus on strengthening the connections between health and housing across South Yorkshire. Our plans aim to make a real difference in people's lives by supporting healthier homes, stronger communities and closer collaboration between health and housing services.

- 1 Establish a Healthy Homes Network** - We will start by engaging local leaders and key partners to secure their support, and we will hold a regional workshop to shape the network's purpose and guiding principles.
- 2 Health and housing review** - We will look at how health and housing currently work together, identify opportunities to bring the sectors closer, develop a simple partnership agreement inspired by Greater Manchester, and ensure health partners are included in key housing discussions.
- 3 Improving collaboration** - We will test housing needs assessments and place dedicated housing workers in selected health settings to understand how teams can work together to better support people.
- 4 Neighbourhood health plans** - We will run local workshops to explore how housing can be embedded in neighbourhood health plans, and we will select up to three neighbourhoods to pilot new approaches.



## 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](mailto:matthew.wilson@northern-consortium.org.uk) if you have any queries.

All data correct as of April 2026.