



York & North Yorkshire
Housing Partnership

Annual Report

2025/26



Chair's update

Welcome to the first annual report of the York and North Yorkshire Housing Partnership. And what a year it has been!

Over the last twelve months, we have moved with purpose, ambition, and a growing sense of urgency to tackle one of the defining challenges facing our region: delivering the affordable homes people need.

This partnership matters because having the right homes in the right places is essential. We know that access to a high-quality affordable home positively impacts people's health, opportunities, aspirations, and dignity. It determines whether young people can stay in the communities they grew up in, whether families can put down roots, and whether older residents can continue to live independently.

Housing is not simply about bricks and mortar - it is the foundation of thriving places and stronger lives.

Across York and North Yorkshire, we are fortunate to live in one of the most remarkable regions in the country. From our historic cities and market towns to coastal communities and rural villages, this is a place full of character, resilience, and potential. But housing need is significant and growing. Too many people are struggling to access a home they can afford, in a place where they want to live and work. In some areas, high costs, limited supply, and rising demand are making it harder for local people, families, and older residents to find the right home.

That is why our work is more important than ever. This year, working closely with the York and North Yorkshire Mayoral Combined Authority, Homes England, North Yorkshire Council, and City of York Council, we have strengthened our collective role in driving housing delivery at scale. Together, we are ensuring that homes are built where they are needed most, that sustainability is embedded at every stage, and that we are developing the skills and workforce needed for the future. And we are thinking big.

We have strengthened our ambitions for quality and sustainability by introducing the first Affordable Homes Standard of its kind outside London. This landmark achievement will raise expectations for what affordable homes should look and feel like for generations to come.

The standard has been extended to cover all social and affordable rented homes across the region, and it reflects our determination to build more and better homes - low-carbon, high-quality homes that support healthier lives and stronger communities.

Alongside this, the York and North Yorkshire Housing Growth Strategy sets out a bold vision to deliver 60,000 new homes over the next decade, including at least 25,000 affordable homes. That is transformational in scale and ambition, sending a clear signal that this region is serious about creating opportunity, driving inclusive growth, and building a positive future.

The economic climate continues to place enormous pressure on families, communities, and the housing sector. Rising costs, inflation, and global uncertainty have made the need for genuinely affordable homes more urgent than ever. Against that backdrop, we welcome the Government's renewed commitment to tackling the housing crisis, including longer-term funding through the Spending Review to support delivery and those most in need.

What gives me confidence is the strength of collaboration we have built across the region. Real progress happens when organisations come together with ambition and a shared purpose - and that commitment runs through everything this partnership has achieved so far.

There is still much more to do, and there is also much to be optimistic about.

I hope you enjoy reading this report and seeing the progress we are making together to support healthy, thriving communities.

Nick Atkin

Chair, York and North Yorkshire Housing Partnership



Making an impact...

Across York and North Yorkshire

23 

Housing association members

2 

Local authorities

50,602 

Homes across the affordable housing sector in York and North Yorkshire

✓
988

**New affordable
homes built**

(latest available data: 2024/25)



✚
£218m

**Added to the
regional economy
each year by the
affordable housing
sector in York and
North Yorkshire**



✓
2,795

**Full-time
equivalent jobs
supported**



Right homes in the right place

More than 10,000 households are on waiting lists across York and North Yorkshire. Without more affordable homes in the right places, communities risk decline, with widening inequalities and fewer opportunities for people to live and work locally.

Many rural areas face particular pressure, where high housing costs, ageing populations, and the rising number of second homes limit opportunities for local people. Our focus is on delivering new homes where they are most needed, supporting people to live and work locally, and helping communities to thrive.

This year, we launched the York and North Yorkshire Affordable Homes Standard, setting clear expectations for the quality and design of homes delivered through planning agreements with developers.

Developed with housing providers, local authorities, and the Combined Authority, it covers energy efficiency, space, accessibility and long term performance, helping ensure homes are built to a consistent standard and avoid future retrofit issues. The standard has been extended to cover the quality standard for all social and affordable rented homes across the region.

We also supported the development of the York and North Yorkshire Housing Growth Strategy, which sets out a plan to deliver 60,000 new homes, including at least 25,000 affordable homes over the next decade. This provides a clear direction for the region, helping partners unlock sites and deliver the homes communities need.



Our progress:

- 1 We launched the York and North Yorkshire Affordable Homes Standard**, setting a shared benchmark for quality, design, and sustainability.
- 2 We've developed shared plans for more than 4,000 homes** and are using them to help align funding, planning and delivery.
- 3 We strengthened our focus on rural and coastal delivery**, developing more tailored approaches to address dispersed stock, smaller sites, and viability challenges.
- 4 We improved visibility of key housing needs**, including shortages of supported housing, one bedroom homes and temporary accommodation.
- 5 We strengthened engagement with planning processes**, encouraging earlier collaboration at pre application stage.
- 6 We identified key delivery barriers, including planning delays**, viability challenges, contractor capacity and competing investment priorities, and are working together to address them.

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Case study:

Affordable Homes Standard

The York and North Yorkshire Affordable Homes Standard sets a clear, shared benchmark for how affordable homes are delivered across the region.

The focus is to improve homes secured through Section 106 (S106) agreements - an important route for delivering affordable housing within wider developments.

While S106 helps increase supply, quality and consistency have not always been guaranteed. Through the standard, members have committed to developing or acquiring only homes that meet these requirements. This ensures homes are well designed, energy-efficient, and fit for the future.

Low carbon homes

York and North Yorkshire aims to become England's first carbon negative region by 2040, and housing plays a vital role in making that happen.

Delivering low carbon homes is key to tackling the climate emergency and helping people manage the cost of living. Alongside building new energy efficient homes, a major part of this challenge is upgrading existing homes. Much of our region's housing is older, spread across rural and coastal areas, and sometimes off the gas grid.

This year, we have supported the development of the York and North Yorkshire Retrofit Strategy, ensuring it reflects the real challenges housing associations face. Retrofit is about improving existing homes to make them warmer, more energy efficient, and more affordable to run with upgrades such as better insulation, heat pumps, solar panels, and improved ventilation.

Alongside shaping the strategy, we have worked to build a shared understanding of what good retrofit looks like in practice. This is particularly important as the regulatory environment continues to evolve and become more complex.

Collaboration has been central to this work. By sharing insight from live retrofit projects, partners have been able to learn what works best across different types of homes and communities.



Our progress:

- 1 We supported the development of the York and North Yorkshire Retrofit Strategy**, ensuring it reflects housing association needs and challenges.
- 2 We improved data collection and explored Geographic Information System (GIS) mapping** to support place-based retrofit planning and investment.
- 3 We supported partners to prepare for new regulatory requirements**, including Minimum Energy Efficiency Standards (MEES) changes and heat network regulation.
- 4 We identified the need to improve Energy Performance Certificate (EPC) data coverage and accuracy** to support better planning and investment.
- 5 We highlighted the challenges of retrofitting rural, off-grid and heritage homes**, working together to identify practical solutions.
- 6 We strengthened our understanding of resident engagement**, supporting better communication to improve confidence and participation.

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Case study:

Hungate Court, Hunmanby

We welcomed York and North Yorkshire Mayor David Skaith to Hungate Court in Hunmanby to see the impact of a major retrofit scheme led by Beyond Housing.

The £2.2 million project, supported by the Warm Homes: Social Housing Fund and E.ON, upgraded a 1970s scheme with insulation, ground source heat pumps and solar panels, delivering 176 energy-saving measures in total. The homes are now warmer and cheaper to run, with clear benefits for residents' comfort and wellbeing.

Workforce capacity

Developing the right skills and workforce capacity is essential to delivering more affordable homes. A skilled workforce not only helps meet growing demand, but also supports economic growth and creates opportunities across the region.

This year, we have focused on building a clearer picture of the skills needed to deliver at scale, particularly in areas such as retrofit, low carbon technologies, and modern methods of construction.

We have also worked to identify where gaps exist and how they can be addressed, while strengthening links between housing, education, and training providers. This is helping to create a more connected and responsive system for developing the workforce.

By aligning this work with the Combined Authority and wider regional priorities, we are supporting a more coordinated approach to workforce planning, ensuring housing continues to drive skills, jobs, and investment across York and North Yorkshire.



Our progress:

- 1 We identified key skills gaps**, particularly in retrofit delivery and low-carbon technologies.
- 2 We engaged with training and education providers** to explore opportunities to develop green skills and support workforce growth.
- 3 We explored opportunities with the Combined Authority** to access funding and support training aligned with regional priorities.
- 4 We began to quantify workforce needs**, identifying how housing providers can support training, apprenticeships, and retraining pathways.
- 5 We strengthened the link between workforce development and retrofit delivery**, ensuring capacity to meet future demand.
- 6 We explored collaboration with other regional housing partnerships**, sharing learning and addressing common skills challenges.

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Case study:

Developing skills through practical training

Developing the future workforce takes more than identifying skills gaps – it requires creating real opportunities for people to gain experience and training.

We've started working with education providers to explore how housing and retrofit programmes can be linked more closely with apprenticeships and practical training, giving people the chance to learn on real projects. This will help grow the local workforce and provide the necessary skills to deliver more affordable, energy-efficient homes in the years ahead.



Our members

Housing Associations:

- 54 North Homes
- Accent Group
- Anchor Hanover
- Beyond Housing
- Broadacres
- The Guinness Partnership
- Harrogate Housing Association
- Harrogate Neighbours Housing Association
- Home Group
- Housing 21
- Joseph Rowntree Housing Trust
- Leeds Federated
- Muir
- Places for People
- Railway Housing Association
- Riverside
- Sanctuary
- South Yorkshire Housing Association
- Stonewater
- Thirteen Group
- Together Housing
- Vico Homes
- Yorkshire Housing

Local Authorities:

- City of York Council
- North Yorkshire Council

Contact us:

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