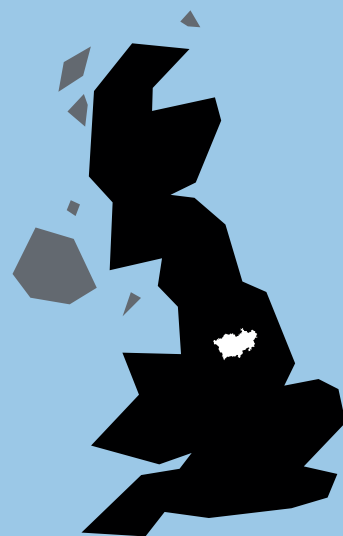




South Yorkshire Housing Framework January 2023



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PREFACE

Decent housing is a basic human right.

But houses are more than bricks and mortar; more than their technical specifications. People deserve more than merely a roof over their heads. They need to live in places where they can thrive.

Houses are homes, centres of our communities and our lives. They are the places where we grow up and grow old. They come to define us, and shape the direction our lives will take.

As public leaders we pledge to put this understanding of housing at the heart of our work; to make sure communities flourish and prosper, not simply subsist and survive.

In the framework that follows, our region takes a bold step forward in realising the right to decent housing. We commit ourselves to a shared vision: of warm, safe, healthy, green and beautiful homes available for all. Our plan has been co-created with partners across our region, and sets out both how we will build good new houses and make our existing homes better.

Our existing homes were, in the main, built to face the challenges of the last century. Now, we must make our homes fit for the needs of the next century. This is not a question of choice; 91% of the homes we will have in 2043 are already built. If we are to stand a chance of rising to the climate crisis, we must invest in our existing homes. There is an opportunity too; as the last year has made all too clear, improved homes could also lighten the burden of energy costs facing families, helping build prosperous communities across South Yorkshire.

Our four Local Authorities have detailed how new homes are to be built and where in their Local Plans. This framework enhances those plans, supporting housing investment on derelict or under-used brownfield sites across our region. Together, we can build the homes we need to attract and retain talented people from across the world, while regenerating our towns and city centres to create vibrant high streets for us all.

As well as setting out our ambitions, we detail how we plan to get there too. Our plan is a collaborative effort from across the public sector (especially our local authorities and Homes England) and house builders (especially our region's Housing Associations). It has been designed to help us coordinate more effectively and increase our impact with existing budgets.

Our work doesn't end with this framework. As partners, we will continue working together to measure our progress towards our existing goals and set ourselves more ambitious ones. We commit to reviewing our actions yearly to ensure our work remains relevant to our region's needs.

But - from improving energy efficiency; to equipping our construction workers with cutting-edge skills; to creating strong communities - we cannot get there alone.

Nearly two thirds of South Yorkshire's homes are below national standards for energy efficiency. A third of the carbon emissions we produce as a region come from our housing stock. If we are to have any chance of meeting our goal of a net zero South Yorkshire over the next few decades, we will need a major collective effort to invest in our homes - at a cost running into the billions of pounds.

Meeting that goal will require mobilisation across our communities to rival our recent pandemic response, or the great efforts of previous generations seeking to create homes fit for heroes. Some of this can be done via local government, by making strategic planning decisions and investing in affordable and social housing for sale and to rent.

But those efforts alone will not be enough. 80% of homes in our region are privately owned. We will need innovation in financing and construction technologies, with targeted support to ensure private homeowners are able to raise the standards of their home. That's why initiatives like the South Yorkshire Citizen's Assembly on the Climate will be so important for informing our response. Meeting a challenge of this scale must be done in partnership with our communities, rather than done to them.

Together, we can meet the challenge of creating affordable, healthy, sustainable homes for all in South Yorkshire. We can do so while pioneering and adopting new technologies in housebuilding, creating good, green jobs. This framework is testament to the work regional partnerships are already doing to make our vision reality, and it provides a stronger platform on which we will continue to build.

Our region deserves nothing less.

Oliver Coppard

South Yorkshire's Mayor

EXECUTIVE SUMMARY

Good quality homes, the neighbourhoods in which they sit, and the connections to jobs, facilities, recreation and open spaces are intrinsic to our quality of life in South Yorkshire, and to delivering a **Stronger, Greener and Fairer** economy and society.

This South Yorkshire Housing Framework identifies the key strategic housing issues facing our region, and the actions which SYMCA, Local Authorities and Partners will take to address them. It sets out the collective vision, priorities and actions of partners for delivering affordable, high quality and sustainable homes and places for those who live within South Yorkshire.

Our Vision for housing in South Yorkshire is as follows:

Our Vision for housing in South Yorkshire

To ensure that everyone has access to good quality, warm homes that are affordable and meet needs, whilst helping achieve our ambitions for a net zero economy and sustainable, attractive places to live, work and invest.

We will strive to raise both the energy efficiency of existing homes and the design quality and environmental standards of new housing, with a particularly focus on new housing supporting both regeneration and the repurposing of our urban centres.

This Vision therefore maintains an emphasis on housing growth, although with a focus particularly on our city and town centres, and regeneration areas, but also provides a stronger focus on improving the existing housing stock, particularly energy efficiency improvements required to tackle poor quality housing and fuel poverty within the region. This would directly help reduce carbon emissions and meet our zero carbon targets, reducing energy bills and subsequently help tackle the cost of living and the negative health impacts of cold and damp homes.

There are four key housing priorities to enable delivery of the Vision as follows:

Our housing priorities

1

Increasing energy efficiency and decarbonisation of the existing housing stock to help tackle net zero and the long-term cost of living crisis, and reduce the health impacts of poor housing

2

Increasing housing growth and delivering affordable new homes for sale and rent, in sustainable, well-connected locations, particularly within urban centres with a focus on brownfield sites and conversions

3

Improving the standard and quality of new and existing homes and places, including private rented homes, as part of wider regeneration and placemaking

4

Working to secure further devolution of housing powers and funding, and leveraging in further complementary public and private investment

The Housing Framework includes a 'Delivery Plan' of key actions and interventions, which taken together, will deliver our vision and priorities and will help reduce inequalities and improve health and wellbeing outcomes across South Yorkshire. They will support the delivery of well designed, inclusive homes and places which meet the needs of existing and future residents across all home ownership and rental tenures.

We will also ensure that interventions positively contribute to the challenges of climate change and meeting our net zero targets, as well as helping communities facing the challenges of rising costs of living.

We will work collaboratively to develop new ways to fund new homes and the upgrading of homes at scale. We will work with our local authorities and partners to explore new innovative ways of delivering new homes such as utilising modern methods of construction and co-investment opportunities.

The Housing Framework also provides a basis to explore with Government how further devolution of housing powers and funding could enable a longer term planned approach to housing investment and delivery to address South Yorkshire's strategic housing issues and challenges.

INTRODUCTION

Purpose

This South Yorkshire Housing Framework identifies the key strategic housing issues facing our region, and the actions which SYMCA, Local Authorities and Partners will take to address them.

It sets out the collective vision, priorities and actions of partners for delivering affordable, high quality and sustainable homes and places for those who live within South Yorkshire.

It establishes a stronger focus on placemaking and improving the existing housing stock, particularly the energy efficiency improvements required to tackle poor quality housing and fuel poverty within the region.

The Framework aligns with and supports other Partner strategies and is focused on complementary actions and interventions to help us deliver on our vision and priorities.

Good quality homes, the neighbourhoods in which they sit, and the connections to jobs, facilities, recreation and open spaces are intrinsic to our quality of life in South Yorkshire, and to delivering a **Stronger, Greener and Fairer** economy and society.

Good housing is a basic human right, and the people of South Yorkshire need homes which both meet their needs now as well as being flexible to adapt and meet changing needs over their lifetime. They need to be in sustainable, well-connected locations, and be affordable across a range of tenures.

Our homes and sites for new development also need to be resilient to the impacts of the climate emergency and fit for a low carbon future.

Well-connected, good quality homes and neighbourhoods which provide choice and affordability help improve the health and wellbeing of our residents and can play a vital role in attracting and retaining new employees and residents as part of growing and developing the regional economy.

The availability of well-connected and attractive development land for new homes is a major competitive advantage for South Yorkshire.

Investing in housing, infrastructure and public realm, and focusing on priority growth areas will help unlock our region's potential.

There are, however, key challenges and barriers to overcome, including widening inequalities, homelessness and the rising cost of living. Many households live in poor quality energy inefficient homes.

A range of solutions will be required with a key focus on creating successful places where people want to live - places with the right infrastructure including attractive public spaces. We need improvements to existing homes and neighbourhoods as well as new, affordable housing development.

In response to the current cost of living and energy crises, the Framework emphasises the increasing importance of improving our existing housing stock over the coming years, investing particularly in energy efficiency retrofit improvements to reduce fuel bills and tackle rising fuel poverty.

These actions will also be critical in addressing the Levelling Up agenda for South Yorkshire: connecting residents with opportunities, improving health and wellbeing outcomes, and increasing pride in place.



Credit: Barnsley MBC's mixed tenure council build scheme

Delivering Change

This Framework takes forward our response to strategic housing challenges and opportunities by:

- establishing a clear vision behind which all interested parties in the region can mobilise,
- establishing the priority areas where activity will be focused, and
- setting out the detailed actions to implement and deliver these.

It provides a clear line of sight from our overall vision through to the delivery of actions and their outcomes; identifying what collectively we are currently doing, and progress made in addressing our priorities, as well as setting out what more we need to do to achieve our vision.

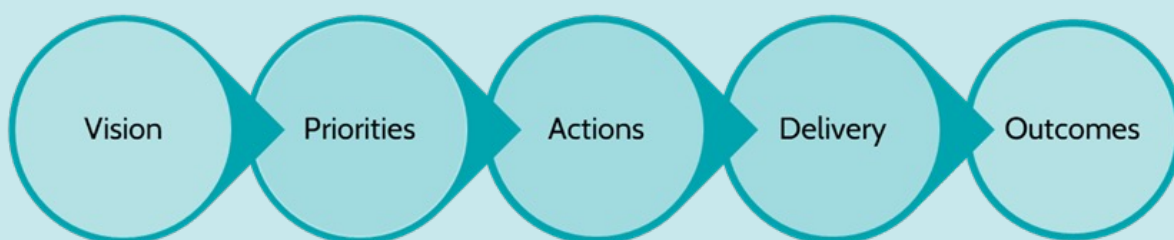


Figure 1: Delivering change through the South Yorkshire Housing Framework

OUR OPPORTUNITIES AND CHALLENGES

Building on our opportunities and developing effective solutions to our challenges is vital if we are to deliver the attractive and successful homes and places which meet the needs of our communities, provide great places to live and support a **Stronger, Greener and Fairer** economy.

To do this we need a clear understanding of what these opportunities and challenges are. The South Yorkshire Housing Review (2020) provided a strong basis for understanding the key issues facing the housing market in South Yorkshire.

	OPPORTUNITIES AND CHALLENGES
	Responding to the climate emergency and net zero challenges, improving design quality and the energy efficiency of existing homes, and bringing empty homes back into use
	Creating attractive and successful places to live through regeneration of existing areas as well as new development.
	Increasing development in urban centres and areas around transport hubs, particularly on brownfield sites, as part of town and city centre restructuring and repurposing.
	Addressing the affordability of homes in the housing market across all tenures.
	Balancing inclusive housing growth across tenures with sustainability, protecting and delivering new open spaces and delivering a net gain in biodiversity
	Supporting the development of a quality and effectively functioning private rented sector
	Working together to reduce and prevent homelessness within South Yorkshire.
	Developing resilient communities with improved health, wellbeing and independence outcomes, and seeking to ensure that our priorities and actions help communities respond to the <u>cost of living</u> crisis.
	Responding to the supply, <u>demand</u> and design challenges of an increasing and ageing population.



Population and household change

South Yorkshire is **home to over 1.4m residents**¹. This is projected to rise to 1.55m by 2043, with an estimated 683,000 households².

- Average household size is projected to be smaller by 2043, at 2.23 people per household (compared to 2.33 in 2018), reflected in the projected growth in single person households. At 22%, this group is projected to grow faster than other household types.
- However, households with one or more dependent children are also expected to grow to over 163,000 households.
- Significant growth in the 70+ age groups is also projected, with almost 279,000 people expected by 2043. An increasing and ageing population will impact on the supply and demand for housing and has implications for the design and flexibility of homes and places.

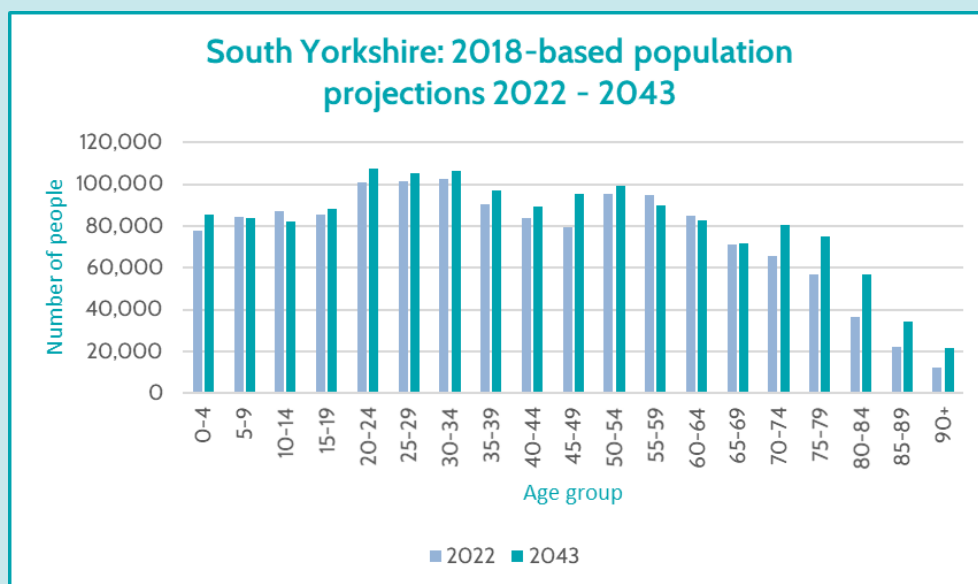


Figure 2: 2018-based population projections for South Yorkshire (2022 - 2043)

¹ ONS mid-year population estimates, 2020

² ONS 2018 based sub-national population and household estimates

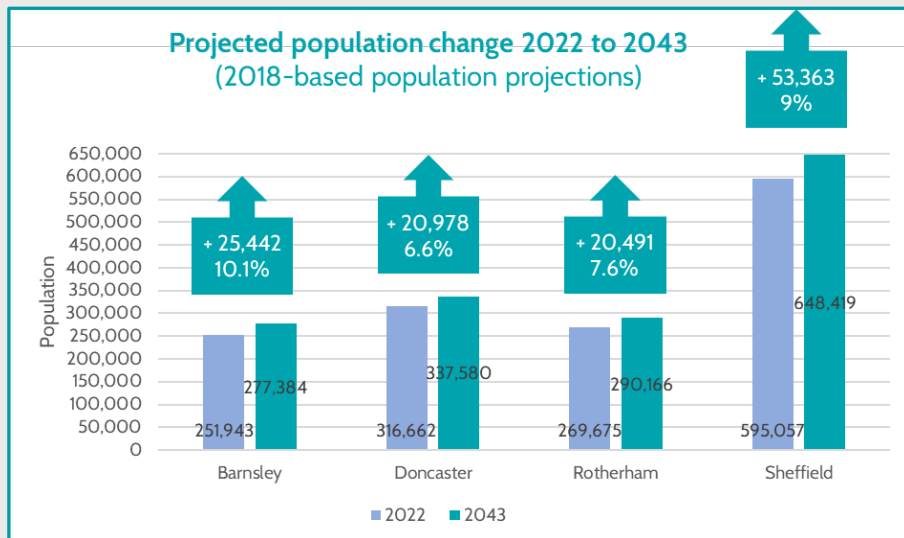


Figure 3: Projected population change across South Yorkshire: 2022 – 2043 (2018-based population projections)

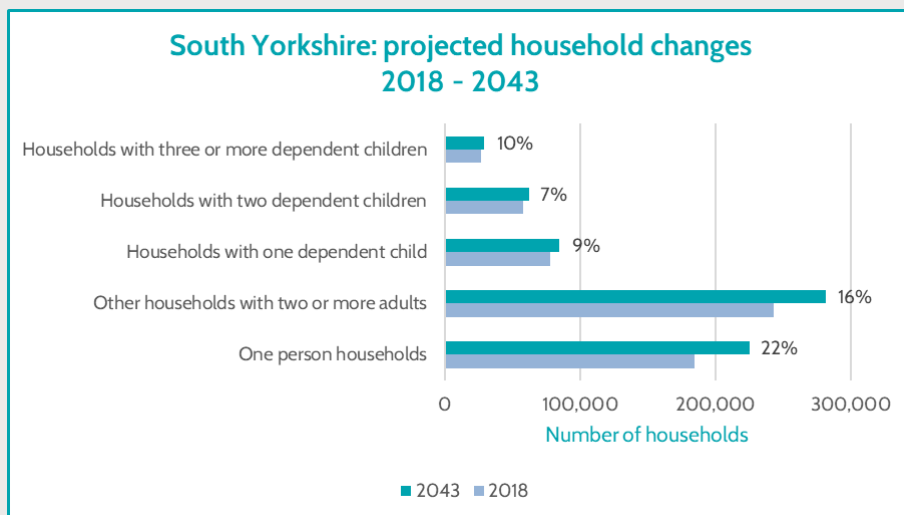


Figure 4: South Yorkshire: projected household changes 2018 – 2043



Housing stock

There are **624,000** existing homes in South Yorkshire. 79% of this stock is privately owned; 16% is local authority owned; and 5% is Housing Association stock³. Rates of home ownership are relatively high in South Yorkshire and the 2020 Housing Review found that there is a relatively well-balanced housing market⁴. This compares to 83% home ownership across England, and falls within the broad range of 74 – 82% for other Metropolitan County areas.

³ ONS dwelling stock estimates, 2021

⁴ Sheffield City Region Housing review (Part 1). Respublica. 2020.

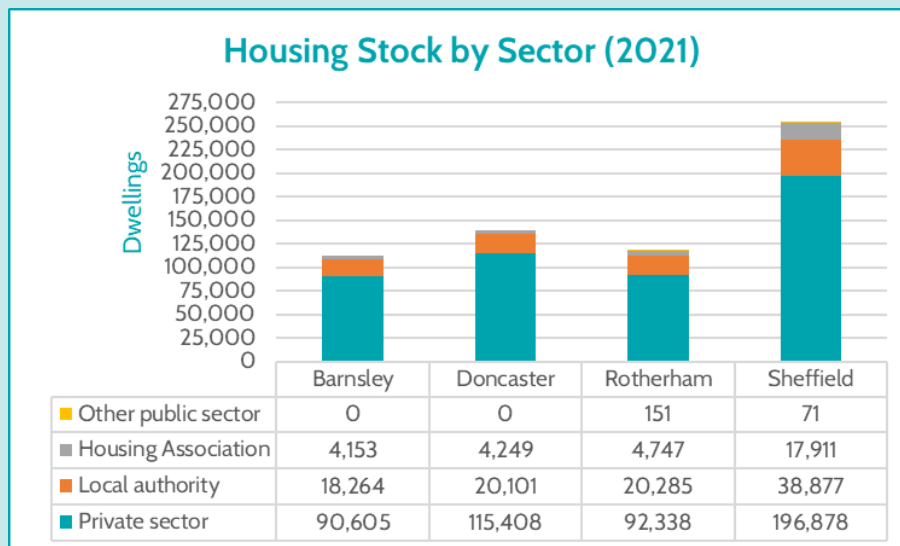


Figure 5: Housing stock within South Yorkshire by sector

Following the introduction of the Right to Buy scheme in 1980, as of 2020/21 **Local Authorities in South Yorkshire have seen the sale of over 87,000 homes from their stock of social housing**⁵: 15,280 homes in Barnsley, 20,297 homes in Doncaster, 18,242 homes in Rotherham and 33,395 homes in Sheffield.

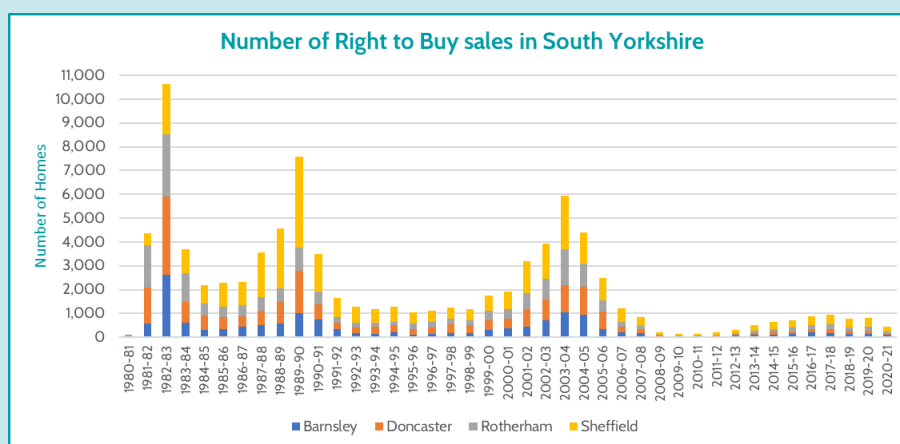


Figure 6: Number of Right to Buy sales in South Yorkshire

There are almost 6,500 long term empty dwellings⁶ across South Yorkshire; the largest proportion of which are in Sheffield⁷. Data from the 2011 Census indicated that whilst there is some evidence of overcrowding (homes having one or more fewer rooms than required), only Sheffield had a higher rate than the average across England⁸. Bringing empty homes back into use and delivering new housing growth will help provide opportunities to meet our housing needs and reduce overcrowding.

⁵ www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales Live table 691b

⁶ Properties liable for council tax that have been empty for more than six months and that are not subject to Empty Homes Discount class D or empty due to specific flooding events

⁷ Live tables on dwelling stock: Table 615: vacant dwellings by local authority district: England, from 2004. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

⁸ Occupancy rating of rooms 2011. <https://statistics.ukdataservice.ac.uk/dataset/occupancy-rating-rooms-2011> Based on the number of rooms in a household, the number of occupants and their ages and relationships to each other.

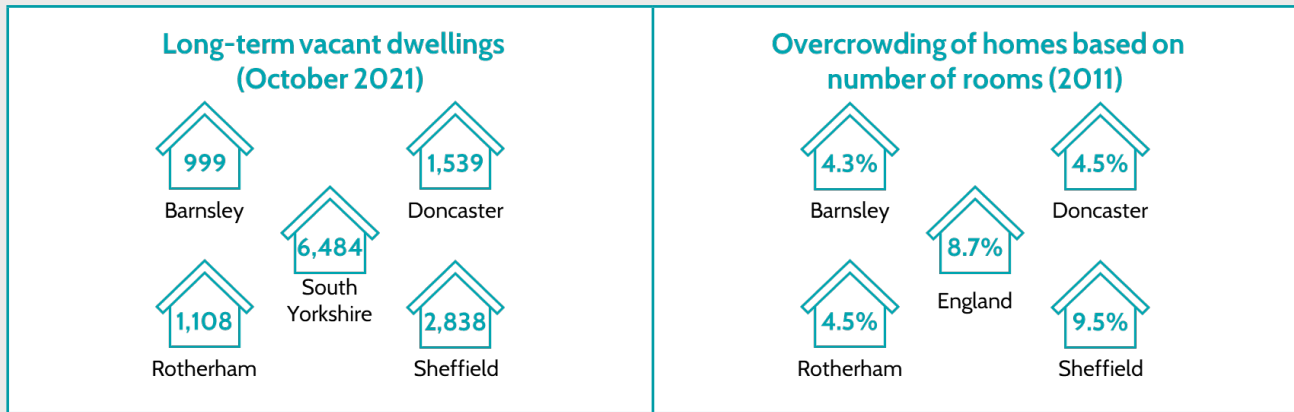


Figure 7: Long-term vacant dwellings (October 2021)

Figure 8: Overcrowding of homes based on number of rooms (2011)

Local authority data for 2020/21⁹ shows that across South Yorkshire **527 homes in the private rented sector were found to have more than one category 1 hazard** under the housing health and safety rating system¹⁰. The majority of these are within Sheffield. This compares to 1,746 such homes in Yorkshire and Humber.

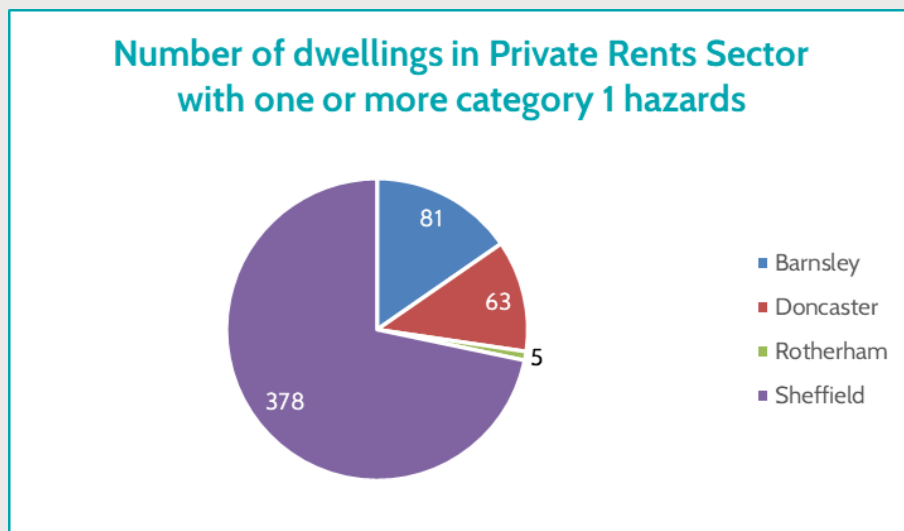


Figure 9: Number of dwellings in Private Rents Sector with one or more category 1 hazards

As home to two Universities, Sheffield has a sizeable student population. Recent research¹¹ identified that private rented sector student housing has reduced in recent years, from just over 6,000 Council Tax exempt student properties in 2019 to around 4,300 in 2021. However, there is a significant purpose-built housing sector. With a total of 28,710 bed spaces for the 2021/22 academic year, Sheffield has the third largest purpose-built student accommodation market behind London and Liverpool. This tends to be good quality, with a low proportion of bed spaces at the lowest room quality rating.

This research noted that an average healthy student to bed ratio is around 2.0:1. The Sheffield market currently has a ratio of 1.4:1, which is indicative of a relative 'oversupply' of accommodation.

⁹ Local authority housing statistics data returns for 2020 to 2021. Table F6a. <https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2020-to-2021>

¹⁰ Category 1 hazards are serious hazards which pose the greatest risk to health and safety and where action must be taken to remove or reduce the hazard.

¹¹ Purpose-Built Student Accommodation Market Study. December 2021. Cushman & Wakefield for Sheffield city Council. <https://www.sheffield.gov.uk/sites/default/files/2022-09/sheffield-city-council-pbsa-study-161221.pdf>



Housing costs

As of September 2021, the average house price across South Yorkshire was **£196,522**. Within the region, average house prices range from £172,087 in Barnsley to £196,522 in Sheffield¹².

Comparing house prices to annual earnings, housing in South Yorkshire is more affordable compared to England and Yorkshire & Humber¹³. However, over 50% of new houses are currently unaffordable for people on average incomes, and an average deposit on an entry level home (£15,000) would take households in the bottom 20% of incomes, over 9 years to save¹⁴. Higher property values are found in the suburban fringes with more affordable housing concentrated in the urban centres.

Average monthly private sector rental prices in South Yorkshire range from £511 in Barnsley to £668 in Sheffield¹⁵. Data¹⁶ shows that the annual percentage growth in private sector rental prices has increased significantly since the start of 2021 across Yorkshire and the Humber, a trend which is also reflected nationally.

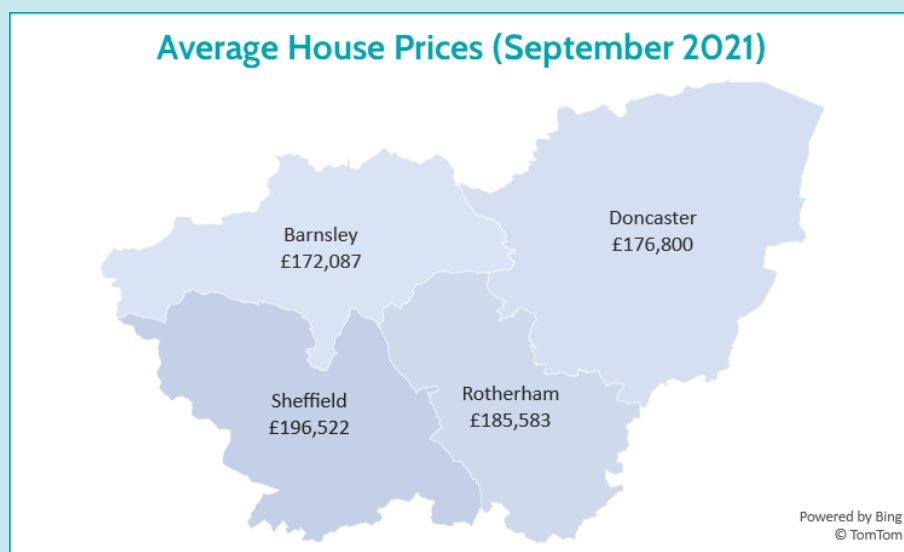


Figure 10: Average house prices in South Yorkshire (September 2021)

¹² House Price Statistics for Small Areas (HPSSAs). Dataset 12. Mean price paid for administrative geographies

¹³ Ratio of median house price to median gross annual residence-based earnings, 2021. A higher ratio indicates that on average, it is less affordable for a resident to purchase a house in their local authority district. Conversely, a lower ratio indicates higher affordability

¹⁴ Sheffield City Region Housing Review (Part 2). ResPublica. 2020.

¹⁵ ONS Private rental market summary statistics in England

¹⁶ ONS Index of Private Housing Rental Prices, UK: May 2022

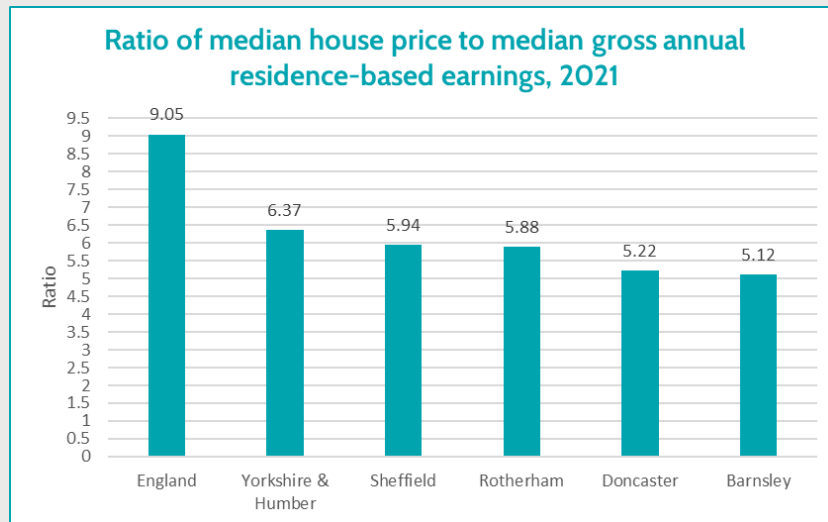


Figure 11: Ratio of median house price to median gross annual residence-based earnings (2021)

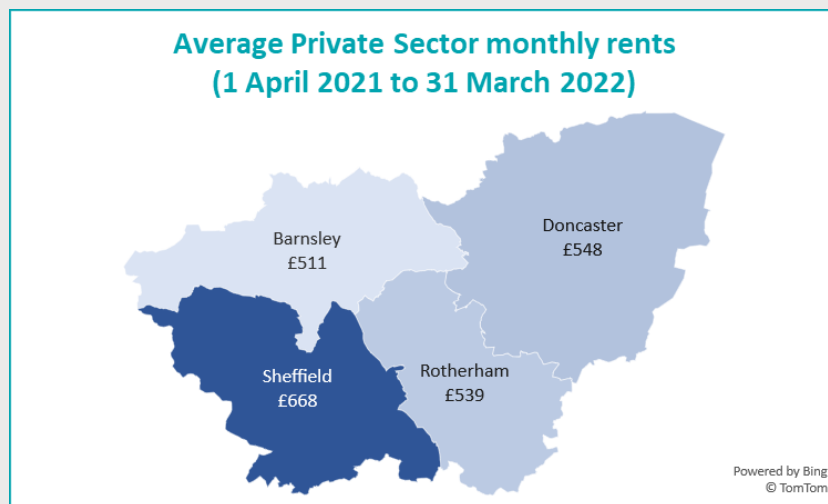


Figure 12: Average Private Sector monthly rents in South Yorkshire

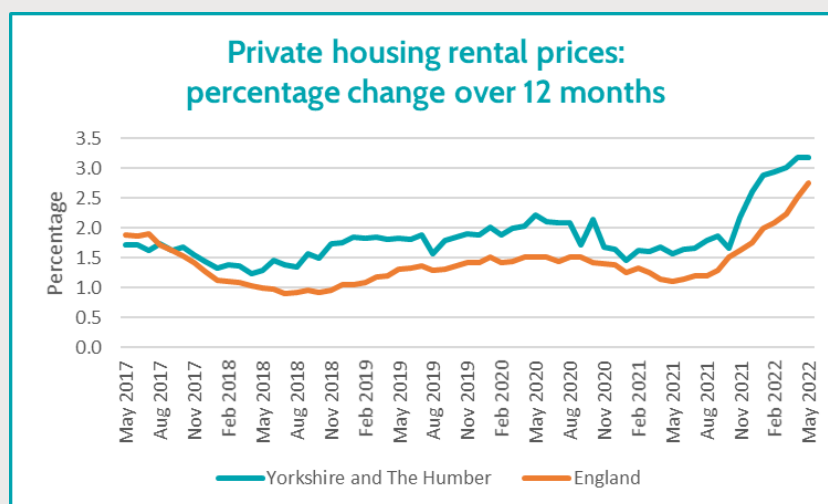


Figure 13: Private housing rental prices: percentage change over 12 months (May 2017 to May 2022)



Housing need, delivery and growth

Although adopted and emerging Local Plans across South Yorkshire cover differing timescales, together they are planning to accommodate around 93,000 net new homes.

The Government's Housing Delivery Test¹⁷, published annually since 2018, compares the net number of new homes delivered over 3 years to the homes required over the same period. The data shows that South Yorkshire has delivered more new homes than required over the past seven years and build-out rates in South Yorkshire compare favourably with other regions in England, with only between 5 and 10% of planning permissions unimplemented¹⁸.

	Local Plan	Plan Period	Number of new homes planned for (net)
Barnsley	Adopted 2019	2014 - 2033	21,546
Doncaster	Adopted 2021	2015 - 2035	15,640 (2018-2035)
Rotherham	Core Strategy adopted 2014 Sites and Policies adopted 2018 Core Strategy under review	2013 - 2028	14,371
Sheffield	Core Strategy adopted 2009 Local Plan in preparation	2004 - 2026	41,490 (Emerging preferred option; 2021-2039)
Total			93,047

Figure 14: Housing provision in adopted and emerging Local Plans

Housing Delivery Test Results for South Yorkshire			
Housing Delivery Test Year (and period covered)	Total net no. of homes required	Total net no. of homes delivered	Difference
2018 (2015/16-2017/18)	11,594	13,786	+2,192
2019 (2016/17-2018/19)	11,911	14,458	+2,547
2020 (2017/18-2019/20)	11,846	15,613	+3,767
2021 (2018/19-2020/21)	10,709	14,387	+3,678

Figure 15: Housing Delivery Test results for South Yorkshire

However, whilst 7,782 additional affordable homes were provided in South Yorkshire between 2011/12 and 2020/21¹⁹, research indicates that the region is not delivering sufficient affordable housing units with an annual shortfall of around 2,000 dwellings²⁰. As well as highlighting the scale of challenge to provide more affordable homes, it indicates an opportunity for Housing Associations and Registered Providers to provide additional delivery across South Yorkshire.

Although the number of households on local authority housing waiting lists has reduced in South Yorkshire over the past decade (in part due to changes to approaches in measurement), there is a noticeable rise since 2020 in all areas apart from Sheffield. The latest data shows that in 2021 over 43,000 households remained on the waiting lists²¹.

¹⁷ <https://www.gov.uk/government/collections/housing-delivery-test>

¹⁸ Sheffield City Region Housing Review (Part 1). Respublica. 2020.

¹⁹ Live tables on affordable housing supply. Table 1008C. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

²⁰ [Sheffield and Rotherham Strategic Housing Market Assessment 2018](#); [Barnsley Strategic Housing Market Assessment 2021](#); [Doncaster Council Housing Needs Study 2019](#).

²¹ Live tables on rents, lettings and tenancies. Table 600. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>

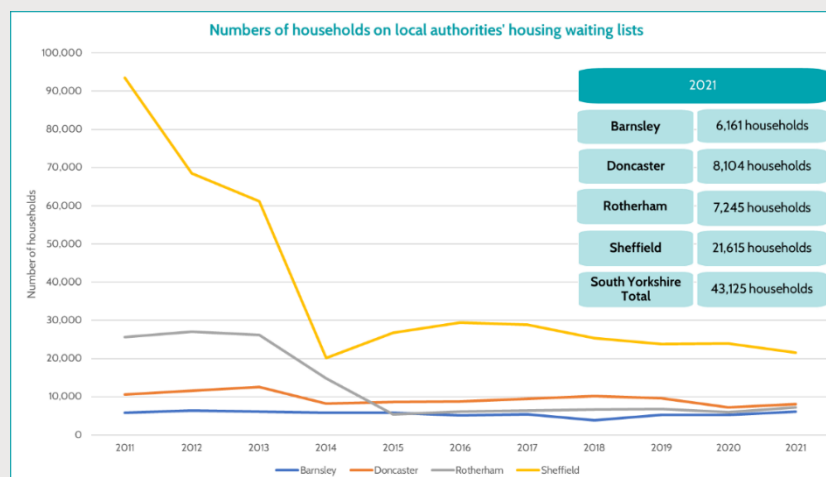


Figure 16: Numbers of households on local authorities' housing waiting lists

The Homelessness Reduction Act 2017 introduced a duty of relief on local authorities for those who are homeless, and a duty of prevention for those threatened with homelessness. The number of households in South Yorkshire owed a duty under the Act reached a peak of over 2,000 in early 2020, subsequently falling to levels of around 1,600 households during 2021 and early 2022²².

As of March 2022, over 1,200 households are identified as homeless in South Yorkshire, with over 100 households rough sleeping. A further 663 households are threatened with homelessness. The greatest concentration of homeless households or those threatened with homelessness are in Sheffield²³.

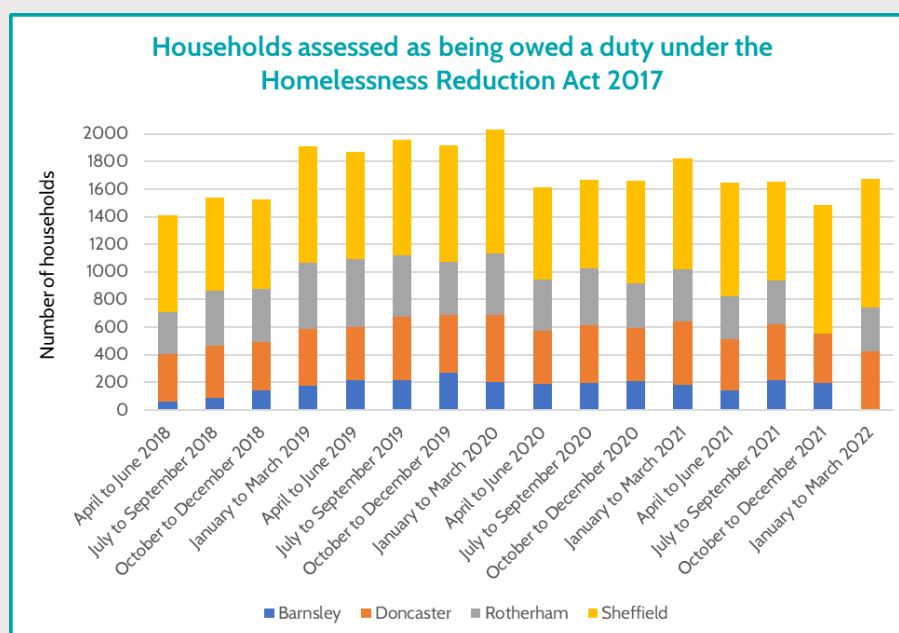


Figure 17: Households assessed as being owed a duty under the Homelessness Reduction Act 2017

²² les on homelessness. Detailed local authority level tables. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness>

Note: no data recorded for Rotherham in October - December 2021 or Barnsley in January - March 2022. The actual level of households in South Yorkshire owed a duty during these periods is therefore expected to be higher than the recorded data.

²³ . Data as of March 2022 except for Barnsley where the latest available data from December 2021 is included.

There is a need to ensure that the right type of housing is delivered in the right areas to meet need and maximise the potential for inclusive growth. In particular, densifying the urban centres, will help drive economic growth and promote sustainability. The existing housing offer is not meeting the needs of graduates and young professionals, and the low level of new, quality city and town centre housing development is a current regional weakness. Alongside this, phased housing renewal and estate regeneration in the most disadvantaged areas is required to improve the quality of the existing housing stock.



Inclusion and costs of living

Housing markets are strongly linked with the distribution and concentration of social and economic deprivation, including low incomes, low skills and educational attainment, and poor health. The highest property prices and higher income households are furthest from the urban centres. There are opportunities through housing development and placemaking to build socially and economically mixed communities which will help address these challenges.

For example, providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives. In 2020/21, 20.4% of disabled people in Yorkshire and the Humber lived in social rented housing, compared to 7% of non-disabled people. Whilst this is a pattern seen across the UK it highlights the importance of ensuring good quality, affordable social (and private) housing which is flexible enough to meet the needs of all our communities.

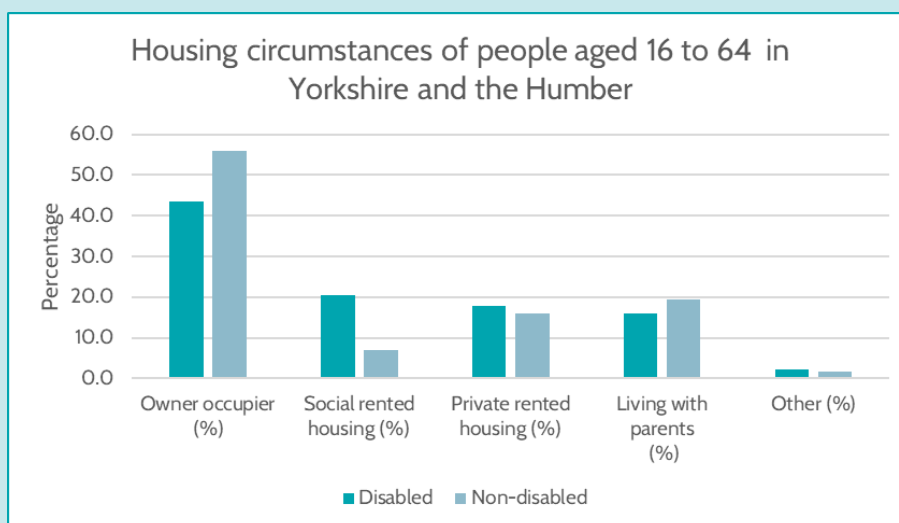


Figure 18: Housing circumstances of people aged 16-64 in Yorkshire and Humber (2020/21)

Energy performance certificates (EPC), required whenever properties are built, sold or rented, summarise the energy efficiency of dwellings on a scale of A to G, with A being the most efficient and cost effective to run.

Across South Yorkshire less than 40% of properties are at EPC band C and above. Whilst for much of the region the levels are close to the national average, increasing the number of properties in the higher EPC bands is vital given rising energy prices and costs of living alongside the need to meet carbon reduction targets.

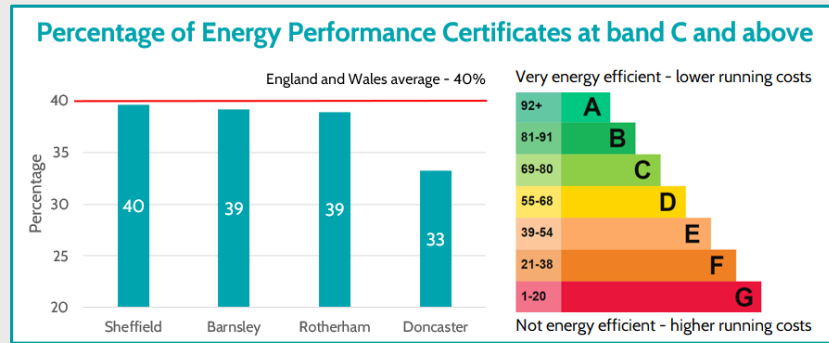


Figure 19: Percentage of Energy Performance Certificates at band C and above in South Yorkshire (as of 31 March 2022)

In 2020, Yorkshire and the Humber had the second highest rate of fuel poverty (17.8% of households) for regions within England²⁴, and almost 19% of households in South Yorkshire were defined as being in fuel poverty²⁵.

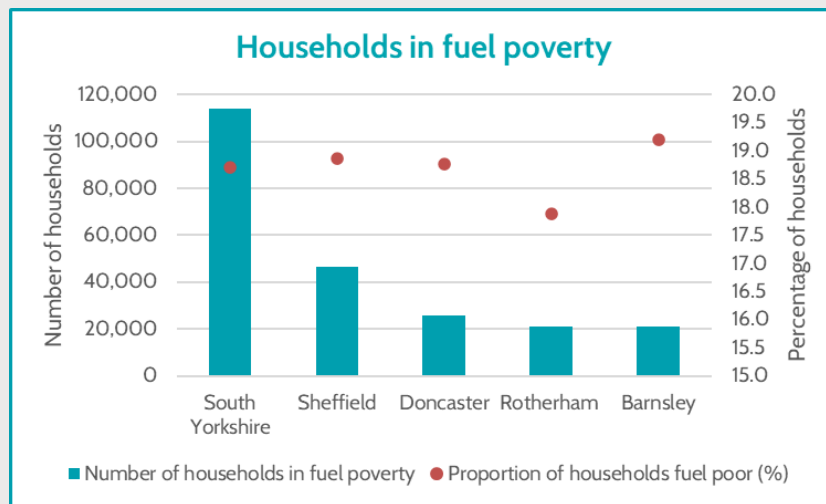


Figure 20: Households in fuel poverty in South Yorkshire (2020)

Fuel costs are a key component of measuring fuel poverty, and the current energy cost crisis means that this figure is likely to be higher at present and will rise further.

The Government's measure of fuel poverty excludes households in homes at EPC rating C or above²⁶ and could act to hide those lower income families living in these properties who are struggling. In 2020 2.6 million households in England were in the lowest two income deciles (10% groups) but were not deemed to be in fuel poverty because their property had an EPC rating of C or better.

Recent research²⁷ which takes an alternative definition of fuel poverty (based on spending over 10% of net household income on fuel) suggests that by January 2023 over half of households in the UK and over 58% of households in Yorkshire & the Humber (almost 1.38m) will be in fuel poverty.

²⁴ Sub-regional fuel poverty data 2020 <https://www.gov.uk/government/statistics/sub-regional-fuel-poverty-data-2022>

²⁵ Defined as living in a property with an energy efficiency rating of band D or below and when, after spending the required amount to heat their home, they are left with a residual income below the official poverty line

²⁶ This means that a household in a property with an energy efficiency rating of C or better cannot be defined as being in fuel poverty, regardless of their income or the level of energy prices.

²⁷ <https://cpag.org.uk/news-blogs/news-listings/fuel-poverty-updated-estimates-uk> Published 04/08/22

SYMCA Strategic Economic Plan

The Strategic Economic Plan (SEP) sets out a twenty-year economic strategy for South Yorkshire²⁸. It provides the vision and policy objectives for growing the economy at pace; ensuring that all people and places have a fair opportunity to contribute to and benefit from prosperity and protecting and enhancing our environment.

It establishes how we can unlock our housing potential, through new homes and placemaking, improving our existing homes and neighbourhoods, taking a strategic, place based approach and adopting innovation to deliver.

SYMCA has a role in helping drive growth by prioritising investment in infrastructure, working to accelerate the provision of new homes through

co-investment and overcoming barriers to delivery; and strengthening partnership working with public and private sector organisations.

Housing growth, particularly on brownfield sites and as part of town and city centre restructuring and repurposing, will continue to be an important goal for SYMCA as part of providing the homes for a growing population and supporting economic growth and regeneration.

Since the SEP was adopted in 2021 South Yorkshire has elected a new Mayor. The Housing Framework will play a role in helping deliver a number of the Mayor's manifesto commitments, particularly in relation to building our foundations and strengthening our communities.



Figure 21: The Mayor's Manifesto housing commitments:

²⁸ https://southyorkshire-ca.gov.uk/explore_Strategic-Economic-Plan

The local context

Local housing strategies in Barnsley, Doncaster, Rotherham and Sheffield²⁹ establish ambitions for housing provision, investment and management (see Figure 22), whilst Local Plans set out long term housing requirements, allocate the sites needed to meet these requirements, and provide planning policies which guide new developments.

Alongside this, regeneration activities are being taken forward across the region, drawing on a range of funding programmes and sources, including from the Government's Towns Fund, Levelling Up Fund and Future High Streets Fund programmes, and SYMCA, local authority and Homes England investments.

There are clear shared priorities across South Yorkshire:

- Delivering new high quality, affordable, sustainable, greener homes to meet our needs.
- Improving and making best use of our existing housing stock.
- Developing resilient communities with a focus on improving health, wellbeing and independence.

This Framework aligns with, and complements these local strategies and activities.

Local Authority Housing Strategy Priorities			
Barnsley	Doncaster	Rotherham	Sheffield
Support sustainable housing growth to meet need	Meet housing need and aspirations, support our local economy and help revitalise town centres and communities	High quality new homes Affordable homes to meet local need	Increase the supply of new homes in the city
Make the best use of, and improve, existing housing across the borough	Enhance the safety and condition of homes, the main setting for our wellbeing throughout our lives	Investment in existing homes	Make best use of the city's existing housing stock
	Make homes greener and more energy efficient to reduce carbon emissions and keep energy costs affordable	Bringing empty homes back into use	
Support the development of strong and resilient communities	Enable and support people to plan, act and invest in their homes, to protect their independence and wellbeing for the future	Supporting people to live independently	Help younger, older and vulnerable people to live Independently
Support people to live healthy, independent lives		Strengthening communities	

Sources: Barnsley Housing Strategy 2022-2025; Doncaster Housing Strategy Update 2020 - 2025; Rotherham's Housing Strategy 2022 - 2025; Sheffield Housing Strategy 2013 - 2023

Figure 21: The Mayor's Manifesto housing commitments:

²⁹ Barnsley Housing Strategy: <https://www.barnsley.gov.uk/services/housing/housing-strategies/housing-strategy/>
 Doncaster Housing Strategy: <https://www.doncaster.gov.uk/services/housing/our-housing-strategy-2015-2025>
 Rotherham Housing Strategy: <https://www.rotherham.gov.uk/strategies-plans-policies/rotherham-housing-strategy>
 Sheffield Housing Strategy: <https://www.sheffield.gov.uk/housing/housing-strategy-2013-2023>

Barnsley Council is focussing on enabling the delivery of quality housing to meet need across its strategic growth areas. The Borough has 7 strategic masterplan areas located in its Urban Centre and Principal Towns of Hoyland, Royston, Carlton and Goldthorpe. These sites have the capacity to deliver c.6000 homes during the plan period (including 1-1200 affordable homes), will bring new businesses and employment opportunities and the infrastructure required to create well connected and sustainable communities.

The Council is maximising all opportunities to invest in existing stock to make homes more energy efficient. With an estimated 37,000 households in fuel poverty, a key priority for Barnsley is to retrofit homes to improve energy efficiency, reduce energy usage and bills and invest in renewable technologies and community energy solutions.

The Council is committed to enabling the residents of this borough to live independently and is working hard alongside our adults, children's services, and public health colleagues to respond positively to the demographic changes of our borough and to make the best use of our own council housing stock.

Rotherham Council is playing a major role in building and enabling more affordable homes alongside housing associations. Since 2018, Rotherham Council has delivered hundreds of homes through its new build programme and has committed to delivering hundreds of additional new homes for council rent by March 2026.

The Council are working with private developers to purchase the affordable homes provided as part of Section 106 Planning policy requirements, to bring into the Council's housing stock.

The Council has also adopted an Affordable Housing Supplementary Planning Document, which sets out affordable housing needs and requirements and continues to work with developers to unlock sites and deliver more homes in the Borough.

Doncaster Council's Housing Strategy 2020-2025 has an initial focus on the delivery of more affordable homes through the Council House Build Programme, and the Housing Association Development Programme, to meet identified needs including accommodation for families and specialist and supported accommodation for older people and adults with learning disabilities and autism. Through partnership working a key priority is working to prevent as many people as possible from becoming homeless and ensuring appropriate move-on accommodation is available.

It also recognises the need for homes to become more energy efficient, and that a long term Housing Retrofit Programme will be developed to deliver improvements over the next 15-20 years. Targeted at low income communities and the oldest and most inefficient housing stock, a £4.5m pilot project is being progressed which will install Air Source Heat Pumps in 100 Council owned homes in order to test their effectiveness and impact in decarbonising the fuel supply to Council owned homes.

Sheffield City Council has worked to deliver improvements to energy efficiency and performance of existing homes. Targeted at low-income households with poor energy efficiency, £2.3m of spending through the Green Homes Grant Local Authority Delivery scheme, Phase 2 has resulted in improvements to 207 homes. The Homes Upgrade Grant is delivering energy efficiency works to homes without mains gas connections, with grants awarded of over £680,000 assisting up to 100 homes.

The Government's Social Housing Decarbonisation Fund 2 will help upgrade a significant amount of the social housing stock currently below Energy Performance Certificate (EPC) C up to that standard. Sheffield's bid seeks to secure funding to deliver improvements to 370 homes, including External Wall Insulation.

The Energy Company Obligation (ECO) is a government energy efficiency scheme to help reduce carbon emissions and tackle fuel poverty. Administered by Ofgem, the

ECO4 scheme running from 2022 to 2024 will provide access to grants to fund energy-efficient measures to reduce emissions and energy bills. This has the potential to target £m's across Sheffield and deliver improvements to hundreds of homes.

Housing Associations manage almost 31,000 homes across South Yorkshire (around 5% of the total stock) and will continue to play a role in delivering new affordable homes for rent and homes for sale. As part of this process they also play a key role in placemaking and shaping, contributing to wider sustainability goals, and supporting economic growth, both through a direct contribution to the housing and construction industries in South Yorkshire and also in creating attractive living environments which help attract and retain new employees and residents.

The South Yorkshire Housing Prospectus (2022) shows how the region's housing associations working in partnership with SYMCA and the Local Authorities, aim to work together to deliver South Yorkshire's housing priorities. The Prospectus highlights five key themes:

1. delivering new affordable homes
2. contributing towards net zero carbon reduction targets
3. creating healthier homes and communities
4. supporting economic growth and employment, and
5. Preventing homelessness.

The Prospectus and the South Yorkshire Housing Partnership's 'offers' around identified priorities have informed and are reflected in this Framework.

Homes England have provided significant investment over recent years to support the development of new homes of a range of types, tenures and locations across the region. They continue to work collaboratively with SYMCA and local authorities in South Yorkshire to deliver more high quality new homes, of the right types

and tenures to meet local need and in the places where people want to live.

Homes England's Affordable Homes Programme provides grant funding to support the capital costs of developing affordable housing for rent or sale. As the Government's housing accelerator, £7.4 billion has been made available from April 2021 to deliver up to 130,000 affordable homes by March 2026 in England (outside of London). Alongside this, Homes England's £1.5 billion Levelling Up Home Building Fund, offers loans, equity and joint venture opportunities to enable SMEs to grow their business and get on with building new homes.

OUR VISION AND PRIORITIES

Our Vision for housing in South Yorkshire

To ensure that everyone has access to good quality, warm homes that are affordable and meet needs, whilst helping achieve our ambitions for a net zero economy and sustainable, attractive places to live, work and invest.

We will strive to raise both the energy efficiency of existing homes and the design quality and environmental standards of new housing, with a particularly focus on new housing supporting both regeneration and the repurposing of our urban centres.

Our housing priorities

1

Increasing energy efficiency and decarbonisation of the existing housing stock to help tackle net zero and the long-term cost of living crisis, and reduce the health impacts of poor housing

2

Increasing housing growth and delivering affordable new homes for sale and rent, in sustainable, well-connected locations, particularly within urban centres with a focus on brownfield sites and conversions

3

Improving the standard and quality of new and existing homes and places, including private rented homes, as part of wider regeneration and placemaking

4

Working to secure further devolution of housing powers and funding, and leveraging in further complementary public and private investment

Delivering the Vision above will address our challenges, whilst making the most of our opportunities and delivering better places to live. Delivery will rely on all partners to align their collective priorities and actions.

This vision and our priorities target the key areas where we can maximise the impact of our collective resources and actions, and where a strategic partnership approach will add value to the activities of partners.

The Framework provides a stronger focus on improving the existing housing stock, particularly energy efficiency improvements required to tackle poor quality housing and fuel poverty within the region. This would directly help reduce carbon emissions and meet our zero carbon targets, reducing energy bills and subsequently help tackle the cost of living and the negative health impacts of cold and damp homes.

Maintaining housing growth is also important if we are if we are to address changing and rising housing needs. Housing growth needs to be in the right sustainable locations and contribute to wider placemaking ambitions; looking beyond bricks and mortar development and creating well designed, quality places where people want to live, and which respond to wider environmental and social priorities.

Rising house prices, rents and the cost of living present significant and growing challenges for our communities. Homelessness is an issue in South Yorkshire which could become even more prevalent due to the cost of living crises over the coming years.

Taken together, actions to deliver our vision and priorities will help reduce inequalities and improve health and wellbeing outcomes across South Yorkshire. They will support the delivery of well designed, inclusive homes and places which meet the needs of existing and future residents across all home ownership and rental tenures.

We will ensure that interventions positively contribute to the challenges of climate change and meeting our net zero targets, as well as helping communities facing the challenges of rising costs of living.

To deliver on our vision and priorities we must work to develop new ways to fund new homes and the upgrading of homes at scale. We will work with our partners to explore new innovative ways of delivering new homes such as utilising modern methods of construction, co-investment opportunities, and continue to lobby Government for further devolution of housing powers and funding which would enable a longer term planned approach to housing investment and delivery.



Credit: Fenwood Estates

PRIORITY 1 - Increasing energy efficiency and decarbonisation of the existing housing stock to help tackle net zero and the cost of living crisis, and reduce the health impacts of poor housing

With over 620,000 dwellings across South Yorkshire³⁰, the majority of homes serving the needs of our residents have already been built. The private rented sector stock has some of the worst quality housing in both South Yorkshire and the rest of the Country.

To ensure that these homes and the neighbourhoods they are located within provide efficient, healthy and attractive places to live, we need to improve the quality of this existing stock, including private rented sector homes in the most deprived areas of the region.

Prioritising the health and wellbeing of our communities is vital to address the significant health inequalities we face as a region. Fuel poverty, poor housing and health inequalities are closely linked. Our region's homes and neighbourhoods play a vital role in our physical and mental health and wellbeing; providing us with the public and private spaces in which we live our lives and gather together as communities. We will ensure that the region's housing is fit for purpose.

Alongside this, as part of our response to repurposing and revitalising our urban centres there is opportunity to explore ways of utilising empty commercial properties which no longer serve their original purpose. There is potential for such buildings to be converted to provide new homes where this is suitable, sustainable and can deliver appropriate levels of amenity for residents and nearby businesses.

SYMCA and the four local authorities have all declared climate emergencies and put in place targets for reducing carbon emissions.

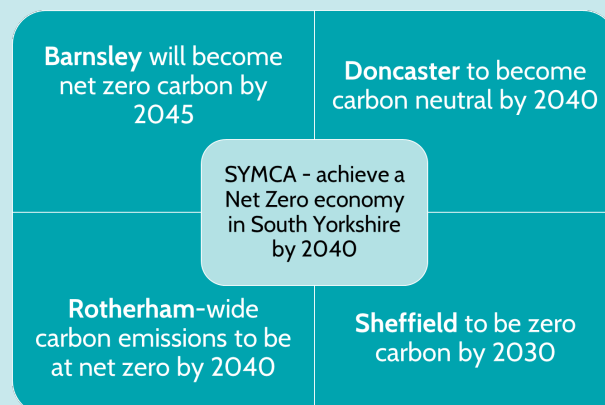


Figure 23: Net zero targets in South Yorkshire

Domestic homes are one of the major sources of carbon emissions - around one third of all territorial emissions. Recent changes to Building Regulations mean that new homes will produce around 30% less carbon emissions than previously, and the Future Homes Standard to be introduced in 2025 will improve the energy efficiency of new homes further, requiring 75 - 80% reductions in carbon emissions.

However, there is a need to develop solutions which assist in reducing reliance on fossil fuel use and high energy consumption in existing domestic properties. This is crucial in also helping reduce the number of people in fuel poverty.

This is a significant issue across the region (as well as nationally and globally) which requires a co-ordinated, strategic response. We are exploring the benefits of strategic partnership approaches to housing retrofit in South Yorkshire, which could allow us to take advantage of economies of scale in the use of resources and in delivering positive benefits and outputs for the region.

³⁰ 2020 dwelling stock estimates: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

What have we done?

- £6.4m funding has been secured from the Government's domestic retrofit programme to deliver housing retrofit schemes to vulnerable households in three of the four South Yorkshire districts (including Council, Housing Association and privately owned homes).
- The MCA has allocated £2.7m for a domestic retrofit and housing decarbonisation project in Doncaster.
- Commissioned a Housing Retrofit Study that will explore collective responses to maximise the delivery of housing retrofit across South Yorkshire.

What more can we do?

- Develop a collaborative approach to housing retrofit building on the outcomes from the Housing Retrofit Study with a 'fabric first' approach.
- SYMCA will explore how we can promote decarbonisation of heating within new and existing homes and raise the number of homes at EPC rating C or above in South Yorkshire.
- Support local authority partners to explore opportunities for landlord licensing to help address net zero / housing quality challenges.
- Support the South Yorkshire Housing Partnership in delivering the actions in the Housing Prospectus relating to net zero and health commitments.



PRIORITY 2 - Increasing housing growth and delivering affordable homes for sale and rent in sustainable, well-connected locations, particularly within urban centres with a focus on brownfield sites and conversions

Partners within South Yorkshire are working together to promote the development of new homes at scale and pace, to help meet the region's need for more homes for sale and to rent at affordable prices.

Local Authorities in the region and SYMCA are already investing resources into social house building programmes, alongside the affordable homes being provided through Housing Association developments.

Doncaster's Council House Building Programme aims to provide 500 new homes by 2025. Barnsley have built 180 new Council homes since 2011, and 32 new homes are programmed to be completed in 2023. Since 2018, Rotherham Council has completed 356 new council homes, with a further 127 under development or negotiation, and opportunities have been identified to deliver several hundred more council homes over the next three years. Sheffield Council has an ambitious programme to deliver 3,100 additional new council homes by 2029, through a combination of new builds and purchased properties.

However, affordability remains an issue, with significant shortfalls across the region³¹ (Figure 24).

Given this challenge, Housing Associations, with their spending power and capacity to deliver, will be key to increasing the delivery of affordable housing alongside Local Authorities, providing job opportunities and adding value to the local economy.

Specialist and supported housing is also an important element of affordable housing provision. A South Yorkshire Market Position Statement has recently been developed to help address housing needs for people with Learning

	Net annual affordable housing shortfall
Barnsley	190 dwellings
Doncaster	209 dwellings
Rotherham	716 dwellings
Sheffield	902 dwellings
South Yorkshire Total	2,017 dwellings

Figure 24: Annual affordable housing need in South Yorkshire

Disabilities and/or Autism³². Homes England are working with Registered Providers, through the SYHP to develop an offer to deliver these homes.

Adopted and emerging Local Plans across South Yorkshire cover differing timescales, however, currently together they are planning to accommodate around 93,000 net new homes. These new homes will contribute to the fabric and changing functions of our existing neighbourhoods and urban centres. In many cases they will help create new or enhanced open spaces, environmental improvements, new infrastructure and new services and facilities.

A key focus will be working to deliver new homes as part of wider regeneration schemes, particularly on brownfield sites in urban locations and 'growth nodes'.

³¹ [Sheffield and Rotherham Strategic Housing Market Assessment 2018](#); [Barnsley Strategic Housing Market Assessment 2021](#); [Doncaster Council Housing Needs Study 2019](#).

³² 2022 Market Position Statement. Housing with Support for People with Learning Disabilities and/or Autism. https://syics.co.uk/application/files/5616/6246/3430/11th_proof_-_513.26_Housing_Market_statement_2022.pdf

Increasing the density of residential buildings in city and town centres, close to transport hubs, can help create places where high skilled workers want to live, and businesses want to locate. It can also play a positive role in responding to the challenges of climate change, such as through reducing energy consumption and private transport trips.

Increasing density will not just mean more apartments in high rise buildings. Whilst there remains a role for tall buildings in appropriate locations, through attention to placemaking principles, and developing the right properties and solutions, there is an opportunity to deliver good quality, modern, dense urban living environments across the region.

Increasing the stock of housing in the region, including social housing, will also create additional homes that can help meet the needs of homeless households and those at risk of homelessness.



The Kelham Island image. Credit: Will Roberts

Brownfield housing regeneration in Rotherham

Rotherham Council are delivering 171 new town centre homes as part of a mixed tenure scheme to support the revitalisation of Rotherham Town centre and complement the leisure and retail scheme on Forge Island.



Rotherham Council have also worked in partnership to bring forward previously Council owned brownfield sites at Chesterhill and Whinney Hill, in Thrybergh and Dalton.

Working with Sanctuary Housing, Great Places and Wise Living, and delivered by Engie, a mixed tenure development of 237 new homes to meet local need is currently being delivered.



What have we done?

- The MCAs £53m Brownfield Housing Programme is focussed on supporting the development of brownfield sites and buildings, particularly within the key urban centres.
- Over 7,700 additional affordable homes were provided in South Yorkshire between 2011/12 and 2020/21.
- Local Authorities have put strategies and actions in place to deliver new social housing in their areas, alongside those being delivered through Housing Associations.
- Work with Housing Associations and Local Authorities to improve collaboration across all delivery partners and explore opportunities to raise the level of new affordable housing delivery.
- Work with Homes England and the South Yorkshire Housing Partnership to improve data and intelligence about barriers to housing development and develop proposals to address these.
- Support the South Yorkshire Housing Partnership in delivering the actions in the Housing Prospectus relating to delivering new affordable homes.
- Support opportunities for co-operative and community led housing projects, such as co-housing, community land trusts, and self-help. These approaches can take different forms, but each give communities greater involvement in delivering housing solutions which meet their needs. Housing co-operatives are organisations controlled, managed and owned by its members. Data indicates that in 2020 there were around 130 community led schemes in Yorkshire and the Humber³³.

What more can we do?

- Complete the delivery of the Brownfield Housing Fund (Phase 3)
- Work with local authorities and other partners to identify a long term pipeline of schemes.
- Ensure that future policies and strategies continue to concentrate housing development in existing urban areas with a particular focus on town and city centres.
- Support housing growth around sustainable public transport hubs.
- Work with partners to increase urban densification through the preparation of masterplans and other guidance, and Place-based Plans.

³³ <https://www.communityledhomes.org.uk/community-led-housing-data>

PRIORITY 3 - Improving the standard and quality of new and existing homes and places, including private rented homes, as part of wider regeneration and placemaking

Our homes and neighbourhoods must meet the needs and expectations of our residents. Affordable homes and high quality places which function well are also vital to helping develop a stronger economy, by attracting and retaining new skilled workers and residents.

We will place a greater emphasis on housing's contribution to placemaking; ensuring our new homes and neighbourhoods are safe, sustainable, well planned, and well connected to amenities and employment opportunities.

“Placemaking is ensuring that each new development or intervention contributes positively to creating or enhancing environments within which people, communities, businesses and nature can thrive.

Placemaking Guide 2020. Placemaking Wales.

We need a balance of housing tenures, and the value the private rented sector brings must not be underestimated. Private landlords provide much needed homes, and Yorkshire & the Humber has the highest proportion of private renting of any English region outside London.

As well as delivering new affordable homes for sale and rent, it is important that the existing housing stock is improved to ensure that it is good quality, energy efficient and fit for purpose. In many cases this will go beyond just energy efficiency measures to address general poor quality housing.

The current private rented stock is unaffordable to a large proportion of households reliant on the sector, which as a consequence tend to only be able to access properties operating at the lower quality end of the market. Nearly 4 in 10 Yorkshire private rentals fail the government's own basic 'decent homes' standard.

Barnsley Private Sector Housing Plan

Outlines the Council's approach to regulating and enhancing private sector housing for all current and future residents to raise and maintain housing standards in Barnsley, irrespective of tenure, location or occupancy.

The ambition for residents living in the private sector is that homes are safe, warm and sustainable, and people feel invested in and connected to their home and local community.

Four key commitments are:

- Ensuring that housing standards and living conditions in Barnsley are of good quality and contribute towards better health outcomes for all.
- To do all the Council can to make sure those residents who are hardest to reach or vulnerable know how access support understand how they can contribute and know their rights and responsibilities.
- To value the contribution of the private rented sector in meeting housing needs, supporting good landlords and dealing robustly with those who act unlawfully.

Ensuring all areas, neighbourhoods and streets in Barnsley, irrespective of housing tenure or type, are places where people want to live and are proud to live.

Ensuring that homes are safe for residents and visitors is vital. Following the Grenfell Tower fire Government is bringing forward the Social Housing Regulation Bill. This is intended introduce many of the measures set out in the 2020 social housing white paper and aims to strengthen the regulatory regime and focus on the needs of tenants.

Consistent housing standards and shared urban design principles across South Yorkshire are vital to delivering sustainable, high quality 'green' developments which improve energy efficiency and helps the region meet its net zero targets.

Sheffield City Council have established the Sheffield Design Panel. Consisting of experts from a range of built environment professions, the Panel provides independent advice on major development schemes, aiming to support and encourage well designed, environmentally sustainable buildings and public spaces. Similar design panels also operate in Barnsley and Doncaster.

Local Plans and supporting supplementary guidance are vital tools which can help establish standards and requirements for new development. From working collaboratively to pursue consistent approaches across the region, to joint working on evidence base documents SYMCA has a role in working with and supporting Local Authorities to ensure up to date Local Plans are in place across South Yorkshire.

Local Authorities are leading on addressing homelessness through their homelessness prevention strategies; however, we can tackle homelessness more effectively through a collaborative approach to policy, strategy and investment; for example, considering the benefits of expanding the Housing First approach across the region.

Rough Sleeping / Homelessness in Sheffield

Sheffield City Council has made significant progress in the support offered to rough sleepers. Funding alongside new ways of working have helped strengthen the partnership approach and multi-agency support for rough sleepers in the city.

Securing a 3-year allocation of funding has enabled the Council to plan strategically, with a target of zero rough sleepers and to prevent future rough sleepers in Sheffield by 2025.

Alongside this, successful funding bids have also enabled planning for move-on accommodation provision and the Changing Futures programme to support those with the most complex needs.

A successful Housing First programme has also been introduced. Designed to support those with the most complex needs and who have struggled to maintain accommodation in the past, it has successfully housed 38 people to date, and is due to expand from 30 to 50 units.

As of October 2021, there were almost 6,500 long term empty dwellings in South Yorkshire. Tackling these empty properties and bringing them back into use is an ongoing area of activity, with Local Authorities taking a lead through their empty homes strategies and activities. We will work together to identify further ways to make the most effective use of this exiting stock.

Doncaster Council and St Leger Homes

Doncaster Council and St Leger Homes are working together to help bring back empty residential properties back into use.

Measures include:

- Empty Property Matching Service - matching owners wanting to sell their empty homes with people who want to buy
- Empty Homes Loan Scheme
- Empty Property Grants
- Empty Property Acquisitions

What have we done?

- A number of Local Authorities have been successful in securing Levelling Up Funding designed to support town centre and high street regeneration, local transport projects, and cultural and heritage assets:
 - Doncaster town Centre - £18.6m
 - Rotherham Town Centre and the leisure economy - £39.5m
 - Sheffield Gateway and Attercliffe - £37m
- Submissions to round 2 of this funding include £26m to improve areas of Barnsley town centre and Elsecar, and up to £50m for improvements to public transport in South Yorkshire.
- SYMCA and the local authorities are working collectively to prepare Place Plans for their Districts and the SEP's 'Growth Areas'. These will set out high-level ambitions for each growth area, their economic purpose, and what role they will play in supporting region-wide growth; as well as a package of infrastructure required to unlock each Areas' ambitions.
- SYMCA and Local Authorities are also working to prepare plans which will establish how the South Yorkshire Renewal Fund, which provides long-term funding for the next 26 years from 2024, will be invested.
- Commissioned consultants to advise on the scope for updating the South Yorkshire Residential Design Guide.
- Commissioned research on a Modern Methods of Construction (MMC) Ecosystem, particularly exploring its potential contribution to housing growth and growing the regional economy. MMC refers to a wide range of construction products, techniques, and technologies, including off-site manufacture, on-site assembly, and smart construction. The research highlighted the role that MMC can play in accelerating the pace of delivery, enhancing density of developments, driving productivity and generating significant carbon savings.
- Local Authorities have put strategies and actions in place to address homelessness in their areas. These include working to prevent homelessness, providing housing solutions, supporting vulnerable people and those with complex needs, and developing partnership working and multi-agency support.

What more can we do?

- Investigate opportunities to raise the quality of development across the region, such as through design panels.
- Work to finalise city / borough-wide Place Plans.
- Work with local authorities and other partners to support masterplanning of urban centres and sites, including those close to transport hubs.
- Work with Local Authority to put in place up to date, consistent design guidance for residential developments across South Yorkshire.
- Develop a South Yorkshire Modern Methods of Construction approach, enabling the region to benefit from the opportunities this growing sector offers.
- Support Local Authorities in ensuring an up-to-date Local Plan is in place, through working collaboratively to address strategic, cross-boundary issues (for example, through joint commissioning of evidence and supporting the alignment of policy approaches across the region).
- Explore and support opportunities with Local Authorities to bring more empty homes back into use and repurpose vacant commercial properties to provide new dwellings.
- Support the South Yorkshire Housing Partnership in delivering the actions in the Housing Prospectus relating to preventing homelessness and supporting economic growth and employment.
- Explore the opportunities and benefits of expanding the Housing First approach across the region.

PRIORITY 4 - Working to secure further devolution of housing powers and funding, and leveraging in further complementary public and private investment

To deliver on our vision and priorities we must work to develop new ways to fund new and upgraded homes at scale. It could become increasingly important over the coming years of potential fiscal constraints, to provide additional finance to seek to maintain housing development and installation of retrofitting measures.

Many funding opportunities are ad-hoc and time limited, focused on short-term delivery. This lack of certainty can prevent longer-term planning, alignment of strategies and funding, and lead to peaks and troughs in delivery.

Recent research³⁴ highlighted this concern in relation to the Government's Affordable Homes Programmes, noting that a long-term commitment would enable long-term development programmes to be developed, boost the productivity and resilience of the sector, support investment and secure savings.

We must develop a package of new innovative long-term funding and financial models that better utilises public investment to lever in new private investment to support both housing growth and the renewal of existing homes. Further, we must utilise SYMCA Renewal Fund investment to influence the better alignment of other public resources and deliver the vision and priorities of this Housing Framework.

SCR Jessica Fund

This fund provides development debt funding for commercial property and regeneration projects in the region at commercial rates.

Launched in 2013 with an initial pool of £23 million to invest, CBRE act as Fund Manager to source, develop, administer and monitor investments, with an Investment Board made up of representation from Local Authorities and the Local Enterprise Partnership.

JESSICA has enabled the development of schemes unable to attract other funding in the current constrained environment. It has unlocked private sector capital, including bank debt and property company equity that would not otherwise have been invested in the region.



³⁴ Double or Quits: The influence of longer-term grant funding on affordable housing supply. Dr Stanimira Milcheva. September 2020. Report commissioned by the Consortium of Associations in the South East (CASE), the National Housing Federation and Shelter.

What have we done?

- Engaging with potential investors such as the British Business Bank, UK Green Investment Bank, and the UK Infrastructure Bank to explore the opportunities for investment in housing.
- Engaging with Pension Funds to explore the opportunities for investment in housing.
- Engaging with Homes England on potential new co-investment models.
- Consider the most effective use of SYMCA secured borrowing powers to support longer term investment in economic development, including housing.

What more can we do?

- Working with Homes England and other partners we will:
 - Develop a 'package' of innovative housing funding and financial models.
 - Ensure that we are aligning and making the most effective use of existing resources and funding across all partners.
 - Develop a longer term pipeline of housing schemes where funding and finance interventions may be required to accelerate or enable housing schemes to be go ahead and be delivered.
 - Explore the role that a restructured South Yorkshire JESSICA Fund could provide in support commercial and housing schemes.
 - Explore with all partners and potential funding and finance investors, potential future new co-investment funding models.
- We will continue to lobby Government for further devolution of housing funding to deliver the long-term housing pipeline.
- We will seek to develop a long-term funding framework which aligns funding opportunities with our vision and priorities.

LOCAL ECONOMY, SKILLS AND TRAINING

Housing plays a vital role in South Yorkshire's economy, and there are opportunities to improve and enhance its contribution; in particular through the construction sector, but also in other sectors such as manufacturing, real estate, and other professional services.

In Yorkshire and the Humber, the construction industry consists of a range of housing, infrastructure, commercial and industrial activities (Figure 23 below). Together public and private housing construction along with maintenance and repair make up almost 40% of this sector; this rises to 50% if infrastructure is included, recognising its importance in supporting housing development and placemaking³⁵.

There is a clear opportunity for the housing sector to support economic growth in South Yorkshire. In the coming years, employment will be driven by investment in housing, infrastructure and there will be opportunities in the low carbon sector such as through energy efficiency retrofit developments.

Recent research has highlighted the need to drive up skill demand and skill supplies in South

Yorkshire, whilst responding to new challenges such as the green economy.³⁶

From 2019 and 2043 it is predicted that around 27,000 more people will leave the workforce (primarily due to retirement) than enter it. This should provide employment opportunities for younger people.

SYMCA and Local Authority net zero targets are likely to impact on expected job growth. In the building sector Green Skills gaps have been identified around energy efficiency installers, retrofit coordinators, heat pump installers and digital professionals, and passive house designers.

Actions and activities captured in this Framework, which seek to maintain housing and economic growth, delivering more affordable housing, and improving our existing housing stock, will provide ongoing opportunities for local businesses and the people of South Yorkshire. To enable future employment opportunities to be accessed it will be important that skills, training and learning development opportunities are appropriately linked.

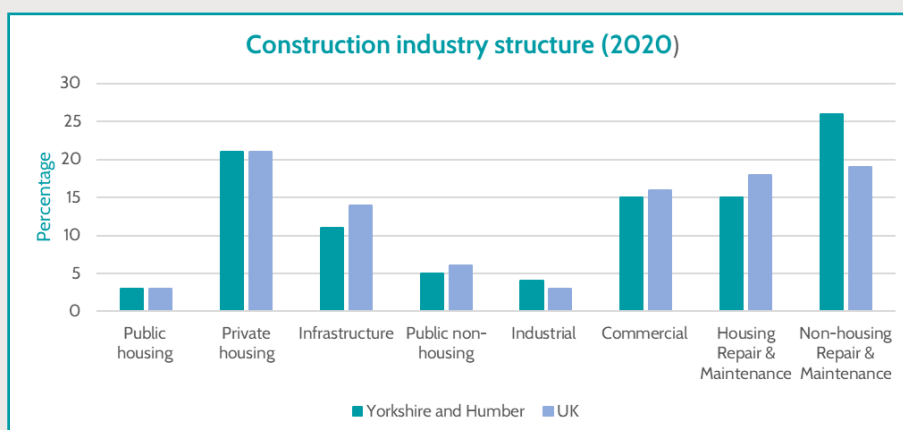


Figure 25: Construction industry structure 2020 (Source: Construction Skills Network Labour Market Intelligence Report. 5 year outlook 2021-25. Yorkshire & Humber)

³⁵ Construction Skills Network. Labour Market Intelligence Report. 5 year outlook 2021-25. Yorkshire & Humber. https://www.citb.co.uk/media/ifagjnt/yorkshire_humber.pdf

³⁶ SYMCA Labour Market Information Report. Warwick Institute for Employment. University of Warwick. June 2022. <http://scrkenticoauth.sypte.local/getmedia/97e40acb-77a5-4f74-a8b0-34b54b5c297d/Local-Skills-Labour-Market-Information-Report.pdf>

HOW WE WILL DELIVER

The actions set out in the Delivery Plan section aim to deliver the change our region needs through working creatively to implement solutions that work for South Yorkshire.

No single organisation can deliver our collective vision for housing in South Yorkshire; it requires a joined up, considered partnership approach, drawing on a range of public and private sector skills, resources and expertise.

It will be important for SYMCA and local authorities to strengthen and develop our relationships with the development sector, and work effectively with South Yorkshire Housing Partnership partners and other stakeholders. These relationships will be crucial to enable delivery of the actions in this Framework.

SYMCA will continue to work with local authorities, Homes England and Partners to explore new opportunities, learning from the experience of others, and developing innovative approaches to overcome barriers to delivery of our priorities and actions.

SYMCA, Homes England, Local Authorities and the South Yorkshire Housing Partnership will work to improve data and intelligence about housing markets and barriers to housing development and develop proposals to address these in South Yorkshire.

We will also ensure effective 'horizon scanning' to identify early signs of potential change which may impact this Framework and our priorities and actions. This will include identifying implications arising from changes to Government policy and working with partners to develop appropriate responses.

This Framework helps provide the roadmap by providing a clear line of sight from vision through to actions and outcomes.



Figure 26: South Yorkshire Housing Framework partner's and stakeholders

Partnership working approach

Implementing this Framework and delivering our Vision requires strong leadership and a collaborative approach, with partnership working between the MCA, Local Authorities, housing providers, and other funding and delivery partners. It is recognised that individual organisations operate and take decisions in different ways, and therefore maintaining lines of communication and effective partnership approaches will be vital.

We will seek to utilise existing collaboration routes wherever possible, for example working closely with the South Yorkshire Housing Partnership and explore new opportunities to work with partners to ensure effective delivery of our actions and priorities.



Figure 27: Partner organisation governance summary

The Delivery Plan at the end of this Framework sets out the actions which we will pursue in order to deliver our vision and priorities; both in the short term and those which will take longer to develop and implement. Work is already underway in some areas; in other cases, further work is required to refine activities and identify budget and resource requirements.

It is recognised that delivering our vision and priorities is set within a fluid and dynamic environment. To ensure flexibility to respond to market, policy, funding and other changes it will be important to keep this Framework under review and to be responsive to opportunities and challenges as they arise.

As such, monitoring this Framework will be vital to:

- track progress with the implementation of actions and understand any barriers or constraints and how these can be overcome, and
- review our ambitions, priorities and actions in light of new data, evidence and the outcome of implementing actions.

SYMCA

Under the South Yorkshire Devolution Deal, the MCA and Mayor were granted a range of devolved powers from Government, relevant to this housing agenda, including:

- The ability to borrow for non-transport investments.
- Devolved budgets to improve the supply and quality of housing and secure the development of land or infrastructure.
- Land assembly, including compulsory purchase powers.
- The ability to establish Mayoral Development Corporations.

Since 2020 SYMCA has received £53m in funding from Government to support the development of housing schemes on brownfield land. This Brownfield Housing Fund aims to deliver between 3,300 and 4,600 new homes started on site by the end of March 2025.

20 projects have been approved or accepted as part of the pipeline of schemes, and further eligible schemes for funding and investment are being sought via housing associations and the wider market.

SYMCA has also committed Gainshare funding to commission a Housing Retrofit Study that will

identify actions to be undertaken to support the delivery of housing retrofit programmes across South Yorkshire.

The South Yorkshire Renewal Fund consolidates a range of funding sources into a single pot of circa £500m to invest in economic development. This will support projects identified in place-based investment plans being developed by Local Authorities, as well as transformational projects to help deliver the SEP ambitions (a SYMCA Transformational Impact Investment Plan will be prepared).

SYMCA will also administer the £46.2m UK Shared Prosperity Fund (UKSPF) allocation for South Yorkshire. This three-year fund running from 2022/23 replaces European Structural and Investment Funds. Its purpose is to build pride in place and increase life chances across the UK, through three priorities:

- Communities and Place
- Local Business Support
- People and Skills

Developed in conjunction with the four local authorities, a regional Investment Plan setting out our local priorities for UKSPF funding over the next three years has been submitted to Government.

There are a range of targeted outcomes including:

- Increased take up of energy efficiency measures.
- Improved green spaces.
- Greenhouse gas reductions
- Increase amount of low/zero carbon energy infrastructure installed.
- Increased visitor numbers and footfall in town centres and high streets.
- More jobs created and safeguarded, and more new businesses created and supported.
- More people gaining qualifications, skills and in employment.

Local Authorities

South Yorkshire's four local authorities play a significant role in driving the delivery of good quality, successful homes and neighbourhoods, through the provision of social housing; housing and regeneration delivery activities; and in the ability to influence partners, including in the private sector, through their wider partnership working. They also guide the delivery of development through their role as Local Planning Authorities.

They deliver energy efficiency and housing retrofit programmes, meet the homelessness prevention duty, and act as private rented sector housing licensee, for example where selective licensing schemes are introduced.

It will be important to ensure that the development of plans and programmes by partners take account of Local Authority activity and investment plans.

Registered Housing Providers / South Yorkshire Housing Partnership

Housing Associations provide and manage almost 31,000 homes across South Yorkshire. They also make a valuable contribution through new development; over the last five years, housing associations have built over 1,300 homes in South Yorkshire.

The combined resources and investment capacity of the housing associations working across the region are significant. Through the South Yorkshire Housing Partnership housing association partners have set out how they will work collaboratively with SYMCA and local authorities.

The South Yorkshire Housing Prospectus focuses on how we can work together to provide new affordable homes, address the challenges of net zero carbon, address housing and health issues, support economic growth and employment and prevent homelessness.

The Partnership's remit includes leading the delivery of the Prospectus, including setting targets and publishing progress against these on an annual basis.

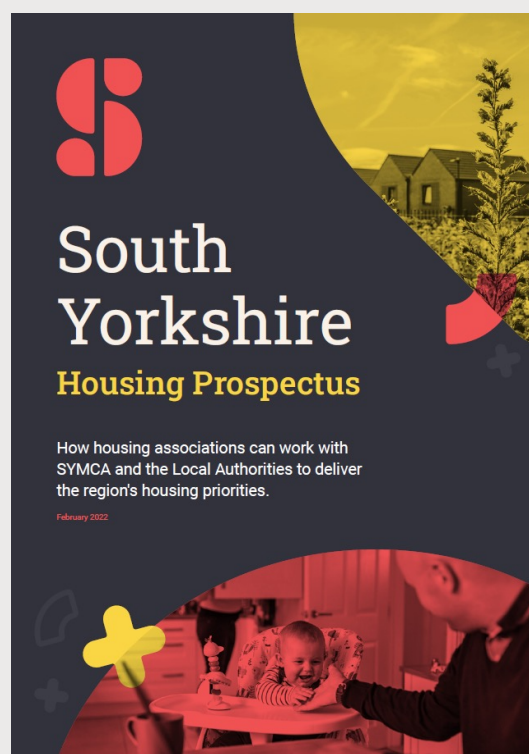


Figure 28: South Yorkshire Housing Partnership's Housing Prospectus (2022)

Homes England

Homes England are the government's housing accelerator, with a role to work with partners to intervene in the market to get more homes built where they are needed to ensure more people in England have access to better homes in the right places.

Homes England will seek to work collaboratively with partners and establish ways of working that support the delivery of more new homes and better place making in South Yorkshire. A joint Housing Pipeline of sites will be progressed, with a focus on an Integrated Affordable Housing Programme. Partners own existing land ownerships will be reviewed alongside key third

party owned acquisition opportunities which will support the delivery of residential developments initiatives across the sub-region.

Partners market relationships with developers and funders will be utilised to target sites and to try to resolve any development constraints to their delivery. Homes England will seek to secure access to public funding sources and private sector finance to assist in programmes of acquisition, land remediation and the provision of core infrastructure; including the co-development of business cases to support investment in critical infrastructure to support growth.

NHS South Yorkshire

In 2022 Integrated Care Systems (ICS) were established on a statutory basis. ICSs are partnerships of organisations that come together to plan and deliver joined up health and care services and to improve the lives of people who work and live in their area. ICSs have four key purposes:

- Improving outcomes in population health and health care
- enhancing productivity and value for money
- tackling inequalities in outcomes, experience and access
- helping the NHS to support broader social and economic development

There are two principle statutory structures to each ICS, the Integrated Care Board, responsible for meeting the health needs of the local population including the provision of health services, and the Integrated Care Partnership (ICP) which is jointly convened by Local Government and the NHS and brings

together a broad range of partners to improve health and care outcomes and reduce health inequalities through joint action. The ICP is chaired by the South Yorkshire Mayor. There are also other structures including Place-based Partnerships, one for each local authority, who lead on the detailed design and delivery of integrated services across their localities and neighbourhoods.

Housing is recognised within the ICP strategy as a key determinant of health and supporting a fair, inclusive and sustainable economy is included within their shared ambitions. Housing is linked to health in many different ways and targeting improvements in the quality of housing can also help reduce health inequalities. Place Partnerships are already working together linking housing improvement programmes to public health and wider social care agendas and the ICP will look to maximise the opportunities of working together across South Yorkshire, with SYMCA and other partners, on housing and health where it makes sense to do so.

Landowners and developers

The majority of new housing for sale or rent in South Yorkshire will come forward through sites brought forward and built out by landowners and developers. The availability of good quality, well connected and attractive development land for new homes is a major competitive advantage for South Yorkshire. But there are challenges, particularly in delivering brownfield sites and those in urban areas. We will work in partnership with the private sector to understand barriers to development and seek solutions to unlock sites and accelerate delivery.

Homes England is currently embarking upon land owner interviews with 32 large housing site land owners in the core city of Sheffield, to understand their aspirations for their sites and any blockages that may need resolving.

Communities and the voluntary and community sectors

Housing is for people. We will work with communities across South Yorkshire, drawing on their local knowledge and understanding, seeking to deliver South Yorkshire's Mayor's manifesto commitments around engaging better with local communities and community representatives.

There are also opportunities to explore how the voluntary and community sectors can be supported to help contribute towards delivering our vision and priorities.

For example, community led housing can have a role in creating affordable homes and contribute to regeneration of our urban areas. In Sheffield the Sheffield Community Land Trust (SCLT) is looking to bring a disused Sheffield city centre building back into use as an example of a low carbon retrofit project, providing affordable housing and workspace for local people.



Credit: Sheffield City Council and urbo.

DELIVERY PLAN

Ref	Key Actions	Priority addressed	Delivery lead *	Partners *	Timescales	Comment/outcomes
STRATEGIC, COLLABORATIVE ACTIONS						
1	Develop a shared strategic approach to housing retrofit	1	SYMCA	LA	1-2 years	Improved quality and energy efficiency of existing housing stock and reduced running costs for residents
2	Explore opportunities to promote decarbonisation of heat and energy e.g. solar potential study	1	SYMCA	LA / SYHP / HE	1-2 years	Reduced carbon emissions and contribution towards meeting the region's net zero targets
3	Improve data on energy efficiency of existing stock using innovative measures	1	LA	SYMCA / SYHP	1 year	Up to date, robust evidence to inform decision making
4	Explore opportunities to join up health and housing policy and investment to improve shared outcomes	1	SYMCA	LA / SYHP / HE	2 years	Improved health and wellbeing outcomes across South Yorkshire
5	Raise the number of homes at EPC rating C or above in South Yorkshire	1	SYMCA / LA / SYHP		1 - 5 years	Improved quality and energy efficiency of existing housing stock and reduced running costs for residents
6	Support the South Yorkshire Housing Partnership in delivering the actions in the Housing Prospectus relating to delivering new affordable homes	1	SYHP	SYMCA / LA	1 - 5 years	Increased pace and scale of affordable homes delivery

Ref	Key Actions	Priority addressed	Delivery lead *	Partners *	Timescales	Comment/outcomes
7	Develop a long term housing pipeline in South Yorkshire, particularly on brownfield sites	2	SYMCA	LA / SYHP / HE / landowners & developers	1-3 years	An up to date pipeline of schemes to take advantage of funding programmes and to inform investment enquiries in order to support the delivery of new homes, including affordable homes, and contribute to economic growth
8	Further embed urban densification into Local Plans, masterplans and other guidance and place-based plans.	2	SYMCA / LA	SYHP / HE / landowners & developers	1 - 5 years	Increased pace and scale of delivery of homes in, and the repurposing of, our urban centres
9	Review affordable housing delivery and barriers to increasing supply.	2	LA / SYMCA / SYHP	HE / landowners & developers	2 years	Up to date, robust evidence to inform the development of solutions to address barriers to affordable housing delivery
10	Promote high quality design across South Yorkshire, including through investigating the benefits of Design Panels and design competitions	3	SYMCA	LA	2 years	Raising the quality of housing and places across South Yorkshire
11	Scope and prepare a South Yorkshire Design Charter	3	SYMCA / LA		1 year	Raising the quality of housing and places across South Yorkshire
12	Develop place-based Investment Plans, including the contribution of housing to regeneration	3	LAs	SYMCA	1 year	Increased pace and scale of delivery of new homes, including affordable homes, contributing to economic growth and supporting the regeneration of priority areas
13	Develop a more strategic shared approach to tackling homelessness, including through Housing First.	3	LA	SYMCA / SYHP	1 year	Reduce the number of people homeless in South Yorkshire, and prevent homelessness

Ref	Key Actions	Priority addressed	Delivery lead *	Partners *	Timescales	Comment/outcomes
14	Support the South Yorkshire Housing Partnership in delivering the actions in the Housing Prospectus relating to preventing homelessness and supporting economic growth and employment.	3	SYHP	SYMCA / LA / HE	2 years	Contribute to economic growth and reduce the number of people homeless in South Yorkshire , and prevent homelessness
15	Lobby Government for further devolution of housing powers and investment	4	SYMCA	LA / SYHP / HE	2 years	Secure further powers and funding in order to deliver against our shared housing vision and priorities
PARTNER LED ACTIONS						
1	Develop and implement a Green Skills Plan	1	SYMCA		2 years	Raised skills levels which improve people's ability to access future job opportunities
2	Complete delivery of the Brownfield Housing Fund programme	2	SYMCA	LA / landowners & developers	3 years	Deliver between 3,300 and 4,600 new homes started on site by the end of March 2025
3	Develop and implement a South Yorkshire Modern Methods of Construction Ecosystem approach.	2	SYMCA	LA / SYHP	3 – 5 years	Increased pace and scale of delivery of new homes
5	Enhance relationships between SYMCA and the housing development industry to seek to address barriers to housing development	2	SYMCA	Landowners, developers	2 years	Increased pace and scale of delivery of new homes, including affordable homes, contributing to economic growth and supporting the regeneration of priority areas
6	Support opportunities for co-operative and community led housing projects.	2	SYMCA	LAs / landowners and developers / voluntary and community sectors	3 – 5 years	Support the delivery of new homes, including affordable homes

Ref	Key Actions	Priority addressed	Delivery lead *	Partners *	Timescales	Comment/outcomes
6	Explore opportunities for landlord licensing to help address net zero / EPC / efficiency / housing quality challenges within the private rented housing stock.	3	LA		2 years	Improved quality and energy efficiency of homes and reduced running costs for residents
7	Explore opportunities to bring more empty homes back into use and repurpose vacant commercial properties for new housing	3	LA	SYMCA	1 - 5 years	Increased pace and scale of delivery of new homes and increased efficiency in the use of existing housing stock
8	Develop a housing investment toolkit incorporating a range of housing funding and co-investment models	4	SYMCA	LA	1-2 years	Increased pace and scale of delivery of new homes, including affordable homes, contributing to economic growth and supporting the regeneration of priority areas
9	Explore opportunities with the Finance industry to lever further private institutional investment for housing	4	SYMCA		1-2 years	Lever in new investment to support the increased pace and scale of delivery of new homes, including affordable homes, contributing to economic growth and supporting the regeneration of priority areas
10	Utilise SYMCA investment to seek flexibilities and the better alignment of other public resources for housing	4	SYMCA		2 years	Lever in new investment to support the increased pace and scale of delivery of new homes, including affordable homes, contributing to economic growth and supporting the regeneration of priority areas
11	Expand the South Yorkshire JESSICA Fund to also support housing mixed use schemes.	4	SYMCA		1 year	Lever in new investment to support the increased pace and scale of delivery of new homes, including affordable homes, contributing to economic growth and supporting the regeneration of priority areas
* HE – Homes England LA – Local Authorities SYHP – South Yorkshire Housing Partnership SYMCA – South Yorkshire Mayoral Combined Authority						

