

## Housing and Infrastructure Board

18 January 2022

### South Yorkshire Housing Prospectus

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Is the paper exempt from the press and public?	No
<i>Reason why exempt:</i>	Not applicable
Purpose of this report:	Discussion
Is this a Key Decision?	No
Has it been included on the Forward Plan?	Not a Key Decision

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#### Director Approving Submission of the Report:

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#### Executive Summary

Board members are asked to receive the South Yorkshire Housing Prospectus and consider further collaboration with Housing Association partners to develop related proposals and opportunities that will deliver greater housing supply across South Yorkshire.

#### What does this mean for businesses, people and places in South Yorkshire?

The South Yorkshire Housing Prospectus sets out how Housing Associations could use their combined contribution to achieve better housing outputs across the region; to deliver sustainable homes, support neighbourhoods, inclusion, economic growth and employment across South Yorkshire.

#### Recommendations

The Board is asked to:

- Welcome the South Yorkshire Housing Prospectus and consider the 'offers' by Housing Associations for further collaboration with the MCA and local authority partners to deliver better housing outputs.

## **Consideration by any other Board, Committee, Assurance or Advisory Panel**

N/A

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### **1. Background**

- 1.1 The SCR Housing Providers Forum was established five years ago in conjunction with the Combined Authority and it brought together for the first time providers of affordable housing active in the former Sheffield City Region area including the four South Yorkshire local authorities, Housing Associations and Homes England.
- 1.2 The purpose of the SCR Housing Providers Forum is the exchange of strategic thinking, commissioning joint research, sharing pipeline development plans, sharing good practice, identifying barriers to the delivery of affordable housing and being a forum to identify regional needs and the role of Registered Providers in contributing to responding to them.
- 1.3 The attached South Yorkshire Housing Prospectus has been developed by Housing Associations with the wider members of the Forum. It sets out five offers that have been developed to align with the housing priorities of the regional authorities and the SYMCA.

### **2. Key Issues**

#### **2.1 Offer 1: New Affordable Homes**

The first offer in the Prospectus sets out how Housing Associations could work with SYMCA and Homes England to deliver new, affordable housing to reflect local need and support the housing growth strategies.

The offer centres around the creation of a visible pipeline of available housing sites to enable Housing Associations to actively plan to inform a pledge of new homes delivery over the next five years. The development of this pipeline could facilitate planning as well as set conditions for the consideration of longer-term delivery partnership arrangements with Local Authorities, SYMCA and Homes England.

This work could also link to the ambition of SYMCA and Homes England for a wider regional pipeline of development sites which would aid investment decision making. Work is currently being undertaken with SCC and partners to categorise the available SCC sites. This work is due to conclude in March 2022 and could be replicated in other areas.

#### **2.2 Offer 2: Roadmap to Net Zero Carbon**

The Prospectus sets out five ways Housing Associations could positively contribute to the accelerated delivery of net zero housing.

It is unclear currently how energy performance certificate (EPC) targets relate to decarbonisation net zero targets, but SYMCA would welcome collaboration to

understand this issue further. As part of the SYMCA net zero work and the ongoing work, research is being undertaken to develop options on how the region can achieve greater levels of housing retrofit in liaison with Local Authority partners.

### 2.3 **Offer 3: Housing & Health**

The Prospectus sets out the link between housing and health and outlines what affordable housing providers offer in this space. They act as 'anchor institutions' in many areas, offering more than just housing but also advice and front-line support for tenants. Deliverables under this offer relate to information gathering and sharing, mapping of housing needs and enhanced cooperation across services to deliver more for vulnerable groups.

The SYMCA is currently looking at developing a standardised set of regional housing data under the 'Data Observatory' project. It may be possible and desirable to consider how some strands of this offer relate to this work.

### 2.4 **Offer 4: Economic Growth and Employment**

Housing will play a pivotal role in the future economic growth of the region. The Prospectus outlines the role Housing Associations could play in this agenda, through maintaining up-to-date housing market assessments alongside employment and transport requirements and contributing to producing place-based housing plans that show contribution to economic growth by investing in local areas and communities.

This offer also relates to closer collaboration around spending plans to provide aligned investment and creating a shared approach to apprentices.

The offer of contributing to developing place-based housing plans could align well with and link to the Strategic Economic Plan Key Growth Area Economic Blueprints work, which is seeking to develop place-based innovation and infrastructure 'packages' for the growth of key places.

### 2.5 **Offer 5: Preventing Homelessness**

Housing Associations already support Local Authorities in fulfilling their statutory homeless duty and this Prospectus offers to help develop a more streamlined approach to the delivery of specialist services, alongside statutory agencies, to keep tenants safe and supported.

This offer is primarily aimed at Local Authority level action, although consideration may be given to potential strategic links and opportunities.

## 3. **Options Considered and Recommended Proposal**

### 3.1 **Option 1**

To welcome the South Yorkshire Housing Prospectus and commit to working with Housing Associations and Housing Forum Members to further develop the collaborative working proposals to deliver better housing outputs.

### 3.2 **Option 1 Risks and Mitigations**

- Lack of resources within Housing Associations to deliver on the offers in the Prospectus. The South Yorkshire Housing Forum which includes

representatives from the Housing Associations, local authorities and the SYMCA will help coordinate and join up activity to ensure appropriate collective resources are made available to deliver on the offers.

- Duplicating activity due to overlaps with existing housing functions / ongoing work in local authorities, SYMCA and Homes England. Minimising such overlaps will similarly be achieved through working in collaboration through the Housing Forum.

### 3.3 **Option 2**

To not endorse the South Yorkshire Housing Prospectus

### 3.4 **Option 2 Risks and Mitigations**

- This could be perceived as a missed opportunity for the MCA, Homes England and Local Authorities to more closely engage with Housing Associations and the Housing Providers Forum to deliver greater overall housing outputs and related benefits.

### 3.5 **Recommended Option**

Option 1 is recommended, with follow up actions to be considered.

## 4. **Consultation on Proposal**

- 4.1 The Prospectus has been reviewed by members of the Housing Providers Forum, the SYMCA Executive; South Yorkshire Housing Directors; Homes England; the Sheffield Housing Growth Board; and the Chief Executive Strategic Housing Lead.

## 5. **Timetable and Accountability for Implementing this Decision**

- 5.1 The Board are asked to welcome the Prospectus. Timescales for further actions will be developed.

## 6. **Financial and Procurement Implications and Advice**

- 6.1 There are no financial implications directly arising from this report.

## 7. **Legal Implications and Advice**

- 7.1 There are no legal implications directly arising from this report.

## 8. **Human Resources Implications and Advice**

- 8.1 There are no human resources implications arising from this report.

## 9. **Equality and Diversity Implications and Advice**

- 9.1 There are no equality and diversity implications arising from this report.

## 10. **Climate Change Implications and Advice**

- 10.1 There are no climate change implications directly arising from this report, although some of the resultant actions and activities, particularly Offer 2 Roadmap to Net Zero, will have direct implications to reducing carbon emissions from the existing new housing stock.

## 11. **Information and Communication Technology Implications and Advice**

- 11.1 None as a direct result of this report.

## 12. **Communications and Marketing Implications and Advice**

12.1 There may be some communications and marketing implications for the 'launch' of the Prospectus if welcomed by the Board - dependent on discussion

**List of Appendices Included**

A South Yorkshire Housing Prospectus 2021

**Background Documents**

None