

DRAFT Barnsley Housing Strategy

2024-2028



Barnsley – the place
of possibilities.



BARNSELY
Metropolitan Borough Council

Statement from Portfolio Holder

To be written following Public Consultation &

Summary of Existing and Emerging Housing Need (from SHMA Data Infographic)



Barnsley – the place
of possibilities.



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Metropolitan Borough Council

Our Housing Vision and Ambition

Barnsley 2030 celebrates and champions the borough, and the strategic framework is helping us to work creatively and collectively to improve our borough for everyone.

The 2030 vision for **'Barnsley - the place of possibilities'** seeks a Healthy, Growing, Learning, Sustainable Barnsley and providing quality, affordable, inclusive, and sustainable housing that suits resident needs and lifestyles is critical.

Living in a warm, safe home is essential for staying healthy and well. There is strong evidence that living in cold, damp, and unsafe homes can affect people's physical and mental health and can increase the risk of ill health, injury or dying. Living in good quality, affordable housing supports our health and wellbeing and is something every resident in Barnsley should have access to. Having this foundation helps people support their family, be part of their community and contribute to our economy.

Ultimately, we aim to make the borough a thriving and unique place to live, work, visit, trade, and invest. We must however also recognise the need for growing the offer sustainably by making the best use of existing housing to support our communities in the first instance.

However, we strive for everybody in Barnsley to live in welcoming and inclusive neighbourhoods with a good standard of housing that enables them to stay safe and warm and live healthy and independent lives, and this will require the provision of new homes to meet a diverse and growing need.

It is also imperative that the borough can offer a compelling and sustainable living offer, not least to support wider growth and regeneration initiatives that are underway.

Our revised Housing Strategy (2024-2028) sets out our current strategic priorities. Our four pillars of success will focus and guide our collective efforts over the next 4 years. Our Sustainable Barnsley Theme and Ambitions cut across each of the 4 pillars.



Sustainable Barnsley

Barnsley Today

Home to 244,580 residents living in 113,625 dwellings, the Borough of Barnsley is home to around 18% of South Yorkshire residents.

Barnsley, as the borough's main town, lies mid-way between the region's two main centres (Leeds and Sheffield). The town centre (including Urban Barnsley) provides a critical economic, civic and administrative role, as well as being home to around 4 in every 10 borough residents.

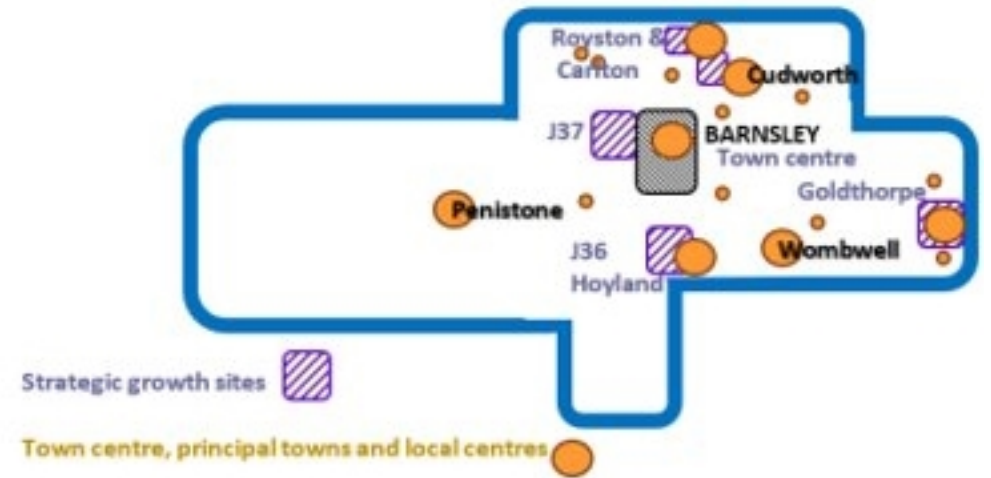
The Principal Towns of Cudworth, Goldthorpe, Hoyland, Penistone, Royston, and Wombwell surround the town of Barnsley, making the borough reasonably 'dense'.

The borough itself is the 38th most deprived nationally (out of 317 local areas) and over 20% of residents live among England's most deprived 10% of communities. The borough faces acute legacy challenges including significant unemployment and worklessness, low earnings, low skills attainment, physical and mental health challenges, and pockets of acute poverty.

Due to its age, much of the borough's housing stock requires investment to make it more efficient and many properties need repair. A recent Housing Stock Condition Survey identified over 21,200 Category 1 Hazards in 15,600 private-owned properties in the borough alone and this represents a significant risk to health.

There is also a need to diversify the borough's living offer to provide greater choice. We must ensure that sufficient affordable housing is available, as well as ensure that all residents have access to amenities, including employment opportunities, local services and community spaces and greenspace.

Barnsley is itself progressing a new economic future, with major targeted spatial growth opportunities planned or underway, both within Barnsley town centre and the borough's Principal Towns, and there is an over-riding need to ensure the borough has a quality living offer to maximise the success of the transformative regeneration initiatives that are underway.



Strategy and Policy Drivers

National Policy Drivers

There has been a longstanding imperative for Government intervention in the housing market, not least to address significant supply-side challenges nationally.

Various recent national-scale policies and strategies have influenced and help shape the Barnsley Housing Strategy.

Regional and Local Policy Drivers

Alongside responding to national policy, the Housing Strategy has also been informed by a range of sub-regional and local policies and strategies.

Full list of all strategies and policies can be found at **Appendix 1**.



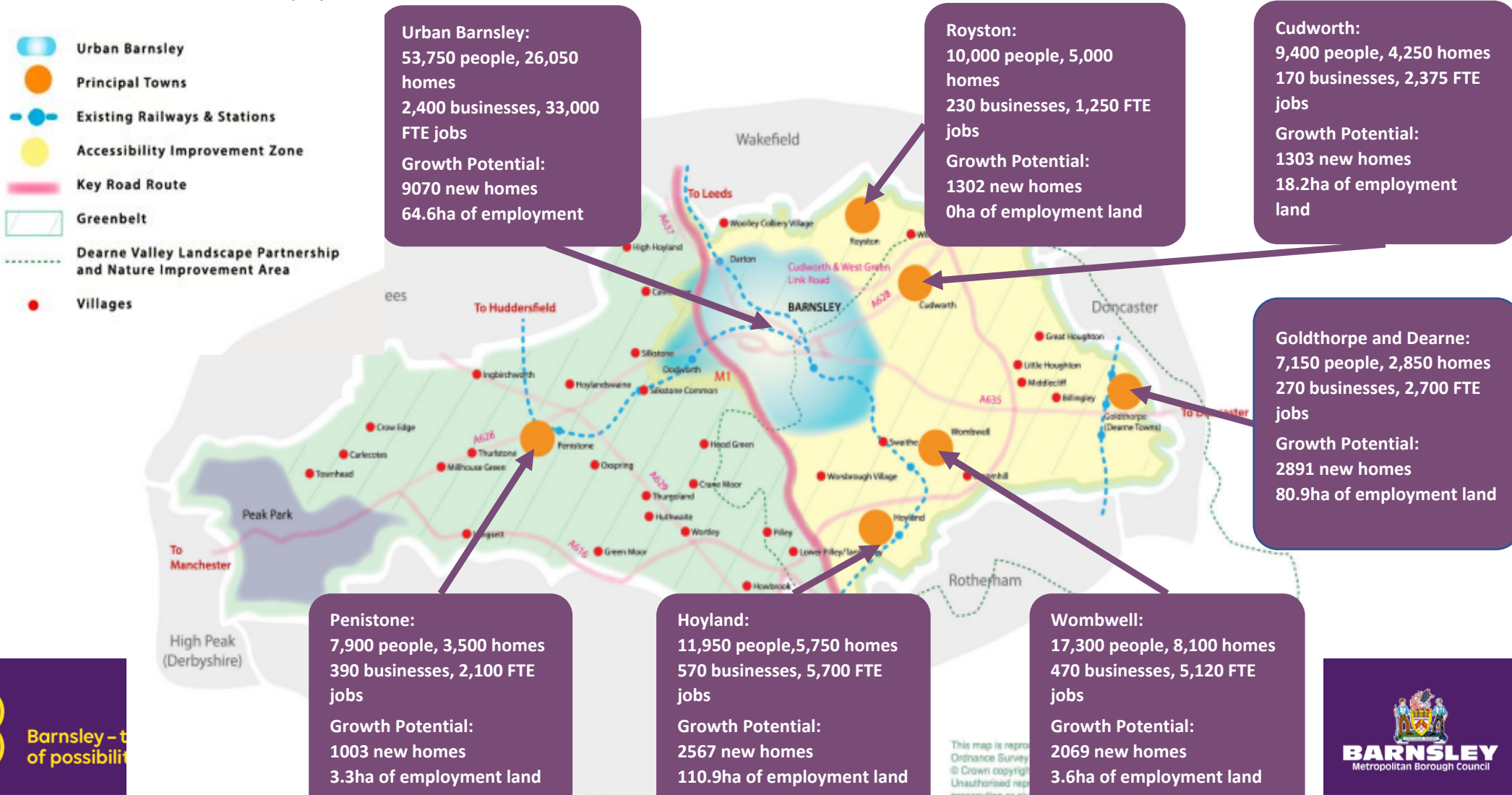
Strategic Growth Areas

Whilst it is a priority to make the best use of existing housing, the borough has ambitious plans for strategic and co-ordinated growth required to meet increased need and demand, not only in the core town of Barnsley itself, but also in and around the Principal Towns of Goldthorpe, Royston, Cudworth, Penistone, Wombwell and Hoyland.

Ensuring new development in these areas is critical to achieving the Local Plan housing targets for 21,546 new homes by 2033, as well as to enabling development on 297 ha of Local Plan allocated employment land.

The graphic below shows the settlement hierarchy, as established through the Local Plan, its current scale and prominence and the identified capacity for new development to address demographic changes.

The new development itself is being part-enabled by various prioritised infrastructure investments across the borough, including new roads and supporting schooling and health provision.



Pillar I: Maximising Existing Borough Stock

Strategic Aims and Context

Best use of existing stock – We have 113,625 homes across the borough, the majority of which will continue to be in use for many decades to come. We must maximise the value of our existing housing assets, but some homes are sadly left empty for a significant amount of time. We are therefore prioritising bringing empty homes back into use and our priority is to reduce the number of private sector homes that have been empty for more than six months, extending the ambition set in our Empty Homes Strategy. We will also continue to work with partners to make the best use of our social housing to meet need. This will require ensuring that we have a clear and transparent lettings and relet policy and robust asset management data which enables us to make informed decisions regarding investments, disinvestments, and lifecycles.

Ensure Sustainable Social and Affordable housing to Meet Need - It is important that social housing is available to support people who struggle to address their own housing needs yet demand for council and social housing far exceeds supply. Our new Lettings Policy will ensure that we meet our legal and statutory duties, prioritising those in the greatest need whilst remaining choice based. Our new policy is clear and transparent and will better manage the expectations of our applicants.

Around 21% of stock in the borough is currently sub-market let at a social or affordable rent and around 4,870 properties in the borough are currently managed by 39 active Housing Associations / Registered Providers, 14 of which are on our Framework. The Council also has a retained stock of 18,000 homes, currently managed by our ALMO Berneslai Homes who have developed a 10-year strategic plan which aligns to Barnsley 2030 – this sets the 10-year ambition for the organisation in providing housing management, tenancy support and asset management and investment in line with our Services Agreement. Key priorities within the plan are: (a) Hearing Customers; (b) Keeping tenants safe; (c) Improving opportunities for employment and training; (d) Technology and innovation; (e) Growth of homes and services; and (f) Zero carbon and the ALMO has set out a range of actions and measures of success to deliver against its ambitions.

As a landlord of social housing the Council is ultimately responsible for meeting its regulatory requirements under the consumer standards set by the Regulator of Social Housing. Regulation within the sector has been significantly strengthened following the Social Housing White Paper in 2020 and amendments to the Social Housing Regulation Bill 2022/23 (receiving Royal Assent in 2023). The amendments to the Bill provide the legal basis for many of the changes set out in the White Paper which seeks to deliver transformational change within the sector to empower residents, provide greater redress, better regulation and improve the quality of social housing - giving greater powers to both the regulator and housing ombudsman and re-defining the role of landlord in terms of both accountability to the regulator and health and safety. As a landlord, the Council must have a robust Assurance Framework in place to ensure that our service provision meets all Consumer Standards, performs well and to the satisfaction of our tenants; ensuring the tenant's voice is heard and at the heart of everything we do.

Decarbonise Existing Stock – Whilst the efficiency standards of new build homes are increasing, decarbonising the oldest housing stock in the borough presents the biggest challenge particularly given the high proportions of older and non-traditional stock which performs poorly in regard to energy efficiency. Around 60% of private sector housing in Barnsley is over 50 years old, while almost 30% (some 22,500 homes) were built before 1919. Much of our Council housing stock is also older property, with some homes also being of non-traditional construction. Despite significant investment in decency works over the last 20 years, there are still 13,000 homes which will need some

level of retrofit work to ensure that they meet a minimum of EPC C by 2030. To decarbonise existing stocks, we are working with our ALMO, Berneslai Homes, to develop a robust retrofit plan informed by a full stock condition and energy performance surveys which seeks to deliver efficiency works on a phased basis (EPC C up to net zero by 2045) as part of existing decency and planned works programmes. Our Retrofit Working Group is also looking at options for supporting the retrofit supply chain and options for supporting the able to pay market.

Reduce Fuel Poverty and Improve Health and Wellbeing – The causal link between poor housing and poor health outcomes has been recognised and understood for over 150 years. Housing conditions impact on physical and mental health and contribute to avoidable health inequalities across the life course, including contributing to worklessness and poor educational attainment.

Our housing and support services will need to respond as residents live longer and our population of older and vulnerable people continues to grow, sometimes with complex health conditions. As widely recognised and discussed in the Integrated Care Strategy for South Yorkshire, one of the main factors affecting health is the quality of residents' housing and we therefore need to continue to build on the partnership between health and social care to tackle poor housing conditions and improve health outcomes. BRE Group have estimated it costs the NHS £1.4bn a year nationally to treat people affected by poor housing (2023 figures) and in Barnsley some of the worst housing conditions are in the private sector. Barnsley's Health Impact Assessment estimated the total annual potential cost to the NHS and society from not addressing over 21,200 Category 1 hazards in the borough's private stock at over £35m, and it estimated that £32m of potential savings to the NHS and society could be made by addressing the identified hazards.

To address the impacts of poor housing, a systemwide approach to targeting and supporting those residents most impacted by unsuitable and unhealthy homes is needed to address inequalities and improve conditions across tenure. Working with our statutory, community and voluntary sector partners, we will tackle the main causes of ill health and health inequalities from housing. This will include tackling fuel poverty through energy efficiency measures, reducing overcrowding, addressing the causes of damp, mould and poor indoor air quality, and reducing trips and falls in the home. By adapting homes and making the best use of Disabled Facilities Grant funding (DFG's), to improve health and wellbeing we can improve healthy life expectancy of our residents and reduce the pressures on health and social care by helping them to age well in their own homes. We will also improve access to independent expert housing advice so that people can help themselves better.

We will continue to work with our health care partners using best practice and national guidance to assist people who are more vulnerable to impacts of poor housing conditions including those with long-term health conditions, the under 5s, over 65s, and those who are homeless. Helping people to keep themselves warm enough to stay healthy without overstressing their budget on fuel costs remains a priority through our Warm Homes Advice and Assistance Service, as is ensuring residents can be discharged into suitable accommodation for their needs. Continuing to work with our partners to take a preventative approach to improving housing conditions across the borough is crucial in protecting residents from the harmful effects of excess cold and increasingly heat, as set out in the national Adverse Weather and Health Plan.

Our Plan

Pillar I: Maximising Existing Borough Housing		
Our Aims	Make Best Use of Existing Stock	Ensure Sustainable Social and Affordable housing to Meet Need
What does success look like?	<ul style="list-style-type: none"> Reduction in empty homes to less than 1.5% of stock in the borough Reduction in the number of homes that are empty for longer than 6 months A clear and transparent Lettings Policy which makes the best use of the stock profile A sustainable housing stock profile which is high quality, affordable and maximises opportunities to meet need 	<ul style="list-style-type: none"> Maintain 100% decency on Council Stock Social housing is available to support all residents who cannot address their own housing needs A thriving and well represented engaged tenant structure (Tenant Voice Panel) which is involved in all aspects of service design and delivery (including health and safety) Robust asset data which informs investments/disinvestments to complement both current and future need
What are our priorities?	<ul style="list-style-type: none"> Proactive approach to tackling empty homes Implementation of the Council's Lettings Policy 2023 Develop a strategy which sets out what the future of council housing will look like in this borough and its contribution to addressing/meeting need 	<ul style="list-style-type: none"> Develop and deliver the Future of Council Housing Strategy as a plan to make best use of council housing stock in the future Ensure that the Council has a robust Assurance Framework in place with Berneslai Homes to meet our Consumer Standards, Health and Safety and tenant engagement responsibilities under the new Tenants Charter
How are we going to do it?	<ul style="list-style-type: none"> Deliver against priorities to address empty homes within the Private Rented Sector Plan, making best use of dedicated officer support Explore all options to retain social housing stock levels balancing investment/disinvestment decisions and securing grant funding to support a continued acquisition/direct delivery programme 	<ul style="list-style-type: none"> Review the Tenancy Strategy and implement the Council's Lettings Policy 2023 to ensure that the best use of stock is made in providing the most suitable accommodation to meet need Work in partnership with our framework of registered providers, SYMCA and the South Yorkshire Housing Partnership to increase levels of, and investment in, affordable housing provision across our borough and delivery of the key themes in the Housing Framework
What difference will this make?	<ul style="list-style-type: none"> Less long-term empty homes within the borough. Access to affordable housing for those who cannot address their own needs A sustainable housing stock which meets both existing and future need 	<ul style="list-style-type: none"> Ensures access to social housing is targeted and prioritised to those most in need The Council will be assured that homes are well managed by the ALMO and provide a value for money service for both our tenants and the Council as Landlord

Pillar I: Maximising Existing Borough Housing cont.		
Our Aims	Decarbonise Existing Stock	Reduce Fuel Poverty and Improve Health and Wellbeing
What does success look like?	<ul style="list-style-type: none"> • Achieve EPC C or above on all council housing stock by 2030 • 25% of council owned stock to have tenant heating replaced with green alternatives by 2030 • The delivery of large scale, cross tenure and long term retrofit programmes which are delivered by local contractors & supply chains • Improved stock condition and average SAP ratings across all stock in the borough • A thriving 'able to pay' offer for those households wanting to invest in the energy efficiency of their homes 	<ul style="list-style-type: none"> • Reduced number of households in fuel poverty • Improved health outcomes amongst residents • An integrated Health and Housing Pathway • Housing is a key consideration in the new Intermediate Care Pathway • Improved partnership working between housing and our community, health, and social care partners to identify, target and address poor housing conditions.
What are our priorities?	<ul style="list-style-type: none"> • Improving the Energy Efficiency of existing housing across the borough addressing worst first (those in fuel poverty) by taking a fabric first approach to energy retrofit • Develop a retrofit pathway for Council Housing stock up to 2030 • Working with partners to maximise opportunities for local delivery of retrofit works – building capacity in the supply chain, developing training pathways and employment opportunities 	<ul style="list-style-type: none"> • Reduce the impact that poor housing has on health and well-being • Deliver the Council's Warm Homes Advice and Assistance Service across tenure. • Work on a systemwide approach to targeting, identifying, and improving housing conditions across the borough
How are we going to do it?	<ul style="list-style-type: none"> • Work with Berneslai Homes to develop a costed Retrofit Investment Programme to ensure that all stock has an EPC rating of C or above by 2030 • Provide information and direct support to increase the energy efficiency of housing stock in the borough • Maximise all external funding opportunities which enable the delivery of retrofit works, across tenure 	<ul style="list-style-type: none"> • Promote the Affordable Warmth Charter, identify and engage with stakeholders across the borough. • Produce joint plans and strategies with partners to address poor health and housing conditions across the borough • Work with partners to target and support residents who are most at risk of the impact of poor and unsuitable housing conditions
What difference will this make?	<ul style="list-style-type: none"> • More energy efficient homes across the borough – reducing instances of fuel poverty, reduced emissions from residential and improving average SAP ratings • Energy efficient, low carbon council-owned stocks, with reduced levels of fuel poverty • Contribution to Sustainable Barnsley & Zero 40 / Zero 45 ambitions 	<ul style="list-style-type: none"> • Ensures homes across the borough are energy efficient and warm, thereby reducing levels of fuel poverty • Consequential effects on improved physical and mental health and well-being • Residents will be provided with clear and independent advice to support themselves to live in homes that meet their needs • Joined up approach to addressing housing and health needs across the borough

Case Study: Solar Battery Scheme

Bernelsai Homes and Barnsley Council has been working in partnership with Energise Barnsley and Age UK Barnsley. The partnership successfully secured funding from the Ofgem Redress Fund to install 75 domestic smart batteries in homes with existing solar PV panels across the borough. The project specifically targeted residents over 50-year-old.

Residents will see a reduction in their bills of between £200-250 per year – a saving of up to £3,750 per home over the 15-year lifecycle of the batteries. This is great news and helps us meet our Zero Carbon ambition.

Here is some feedback:

'The whole process was explained to me by Louise and brilliantly installed by the lads. What impressed me was how polite and respectful everyone was. I have a medical condition in which I rely on and consume more electricity than average person, and I don't have the stress of worrying about being able to pay my bills'



'The battery is working well it's really great, can we have another one please? We are hardly using anything from the grid. The app is brilliant, and I look at it daily along with the smart meter. The lads who installed the battery were good lads really knowledgeable'



'The solar panel batteries store excess solar energy ensuring the energy can be used when needed. For example, electricity generated during the day can be used at night. Batteries can be installed inside or outside the property.'



Pillar II: Supporting Strong and Resilient Communities

Strategic Aims and Context

Transform Neighbourhoods and Ensure Safer Communities - We will continue to work collaboratively to improve public spaces and local facilities, such as shops and health services for the benefit of local communities. Making Barnsley a better place to live will support a sense of ownership and renewed pride among communities. We will work with local communities and agencies to help shape the future of their neighbourhoods and we will continue to prioritise the economic renewal and revitalisation of our 7 Strategic Masterplan areas, our Principal Towns programme, Goldthorpe Towns Fund Programme sites and Barnsley Town Centre. This is particularly true in Goldthorpe, where we are actively diversifying the tenure mix, undertaking selective clearance, and delivering against the Goldthorpe Masterplan and Town Deals Delivery Plan. This will not only instil pride of place, but it will also have a positive impact on property values, thereby helping to overcome known housing (and wider development) viability challenges. In parallel we will continue to progress wider strategic infrastructure plans, including sustainable transport schemes that are designed to better connect communities to key services and employment opportunities.

It is also important that people feel safe in their homes and neighbourhoods. Tackling anti-social behaviour (ASB) is a priority and we will continue to work with partners to build on the successful multi-agency approach that has been developed through the council's Safer Barnsley model. We want to ensure that victims of ASB receive a joined-up approach to their problem, regardless of where they live in the borough. We will identify the areas and individuals that are most at risk and develop more coordinated tactical plans for tenants and homeowners to reduce ASB. An early priority will be to work with partners in mental health and drug and alcohol misuse services to improve sustained support to victims and offenders.

Improved Access to Housing for All - Providing suitable housing for people of all ages is essential to maintain the highest level of independence and quality of life and we continue to work with residents and partners to assess housing needs for vulnerable groups to inform future housing policies, schemes and services - This includes younger and older residents who are vulnerable, those on benefits, those with disabilities, those living with dementia, those fleeing from domestic abuse, refugee, asylum seekers and economic migrants, LGBTQ and BAME groups. We also continually work to identify and overcome any barriers that prevent some groups from accessing housing and support, reducing inequalities across the borough.

Our Local Plan and planning policies also set requirements to ensure that new housing development is built with a range of local services and community facilities within a reasonable walking distance, to ensure people with specialised housing needs have opportunities for community engagement, sport and recreation close to their homes. We will also work with our partners to provide a range of supported accommodation options for homeless young people that are unable to return home and we strive to provide a safe environment where they can gain the necessary life skills to sustain and enjoy their own home in the future.

Provide Support and Advice and Ensure Community Engagement - In the wake of the Energy and Cost of Living crises, we must continue to find ways to help residents avoid getting into financial difficulties due to increased rent/mortgage payments and/or other household costs. It is our aspiration to provide a Healthy Housing

Hub which would work in partnership with voluntary, community and faith partners to join up advice offer across Barnsley. Providing a one stop healthy housing hub would bring together all aspects of advice, information, and guidance, using a hub and spoke model and offering the benefits of a home improvement agency to all Barnsley residents. The focus would be on early intervention and prevention, promoting independence at home, reducing pressure on health and social care and preventing hospital re-admissions. This will include working in partnership with Berneslai Homes, citizens advice, other social housing providers, private landlords and the voluntary sector to provide advice and support to tenants in areas such as housing options, warm homes, advice on home improvements and adaptations, financial and digital inclusion, and support to improve employment prospects. This may also include a trusted trader list and access to financial support such as Home Appreciation Loans. We also want to make sure that Barnsley's residents have more control over the decisions that affect them, and we will build on our existing neighbourhood management models, across tenure, to improve opportunities for tenants and residents to have their say on housing matters across the borough.

Maximise Private Renting Offer - Our expectations for private landlords are high. We want to make sure housing conditions and management standards improve through our proactive work and the Landlord Accreditation Scheme. Demand within the private rented sector has grown significantly this century and we expect this trend to continue. It is essential that we make plans to meet this need and we know there will need to be an increasing number of vulnerable households being re-housed into the private rented sector. We are therefore committed to ensuring their homes are safe and affordable and that tenants have security of tenure. We also remain committed to reducing overcrowding, irradicating homelessness and improving housing conditions and management standards in the Private Rented Sector, including via the delivery of the Private Sector Housing Plan.

Our Plan

Pillar II: Supporting Strong and Resilient Communities		
Our Aims	Transform Neighbourhoods and Ensure Safer Communities	Improve Access to Housing for All
What does success look like?	<ul style="list-style-type: none"> The improved look, feel and function of neighbourhoods across the borough, including much-improved public spaces and local facilities All borough residents feel safe in their homes and neighbourhoods, particularly through a reduction in ASB 	<ul style="list-style-type: none"> People of all ages have access to housing that ensures they can maintain the highest level of independence and quality of life Everybody in Barnsley to be living in welcoming, inclusive, digitally enabled and safe neighbourhoods with a good standard of housing that enables them to stay safe and warm
What are our priorities?	<ul style="list-style-type: none"> Ensure the delivery of Strategic Infrastructure which contributes to successful neighbourhoods & supports residents (roads, schools, active travel, play, stewardship, green space, Age and Dementia Friendly) Address issues of ASB Design out crime in the development of new housing provision and its connection to existing homes Ensure that we support vulnerable households who may fall victim to crime/ASB 	<ul style="list-style-type: none"> Address any barriers that hinder access to suitable housing Deliver transformational change across our regeneration zones to promote socially and economically integrated communities Deliver the Town Centre Urban Design and Sustainability Strategy (URBED) Continue to work with residents and partners to assess housing needs for vulnerable groups to inform future housing policies, schemes, and services
How are we going to do it?	<ul style="list-style-type: none"> Secure grant funding for strategic infrastructure and place-making regeneration Local Plan policy levers Work with design teams to design out crime in new development Continue to work with partners to build on the successful multi-agency approach that has been developed through the Safer Barnsley model 	<ul style="list-style-type: none"> Deliver the Town Deals programme in Goldthorpe and the Dearne Valley, and develop a wider Goldthorpe Housing Strategy Lobby for devolved funding and flexibilities as part of our Devolution Asks Barnsley Town Centre regeneration (including residential offers) Maximise opportunities to use key evidence/data to develop proactive, area-based interventions (people and properties) Work with partners to provide a range of supported accommodation options, including for homeless young people unable to return home
What difference will this make?	<ul style="list-style-type: none"> Improved access to amenities, services, & employment Renewed pride of place and community ownership Reduced ASB and improved perceptions of safety among residents, thereby making the borough a more welcoming and safer place to live and improving health and wellbeing We are meeting the ambitions of Sustainable Barnsley in ensuring that people live in sustainable communities 	<ul style="list-style-type: none"> Rebalance the access to housing, amenities, and opportunities across the borough Planning levers ensure people with specialised housing needs have opportunities for community engagement, sport, and recreation close to their homes

Pillar II: Supporting Strong and Resilient Communities Cont.		
Our Aims	Provide Support and Advice and Ensure Community Engagement	Maximise Our Private Renting Offer
What does success look like?	<ul style="list-style-type: none"> Tenants and Residents across tenure can easily access the advice and assistance that they need via clear housing support pathways and are fully represented in service delivery and design 	<ul style="list-style-type: none"> A thriving PRS sector which provides a wide range of high-quality rented accommodation to meet need Increased membership of the Landlord Accreditation Scheme
What are our priorities?	<ul style="list-style-type: none"> Develop a cross tenure healthy housing 'one stop' shop for Housing Advice and Assistance (Affordable Warmth/Energy Advice/Housing Options/Home Improvement) Ensure that our housing service to tenants fully aligns with the Charter for Social Housing Encourage stakeholder engagement in developing and delivering housing and housing services 	<ul style="list-style-type: none"> Eliminate Category 1 hazards in private properties Deliver against the Private Sector Housing Plan
How are we going to do it?	<ul style="list-style-type: none"> Working in partnership with Berneslai Homes, citizens advice, other social housing providers, private landlords and the voluntary sector to ensure excellent advice and support to tenants and residents 	<ul style="list-style-type: none"> Improve housing conditions and management standards in the PRS via the delivery of the Private Sector Housing Plan
What difference will this make?	<ul style="list-style-type: none"> Access to housing pathways for all will be designed and delivered with input from service users with 'lived experience' Residents can assess good quality housing advice to improve their homes and remain healthy and independent for longer, reducing the pressure on health and social care 	<ul style="list-style-type: none"> Landlord will have the support they need to ensure that they are providing a safe, warm affordable home Tenants will know their rights and their responsibilities and have access to a buoyant market of quality PRS provision

Case Study: Goldthorpe Regeneration

The Council has secured more than £23.1m investment to Regenerate, Renew and Revitalise Goldthorpe, Thurnscoe and Bolton upon Dearne through the government's [Towns Fund](#).

The regeneration proposals include:

Goldthorpe Market - redevelopment of the former market site in Goldthorpe as an early intervention project, delivering nine new council homes. The scheme includes a mix of bungalows and houses to be constructed to the council's energy efficient specification with electric air source heat pumps providing heat and hot water and solar panels and batteries to take advantage of renewable energy. A new area of public greenspace within the development will link into the Goldthorpe Housing Project proposals.

Goldthorpe Housing Project – regenerate pre-1919 terrace housing through strategic acquisition, demolition, and new build affordable homes. Proposals include delivery of an east-west pedestrian connection between Market Street, Co-operative Street and Victoria Street with enhancements to the public realm and rear alleyways. The project aims to reduce the turnover of private rented properties, decrease the number of empty properties and associated issues such as fly-tipping and anti-social behaviour. Improvements to the physical environment will deliver health and wellbeing benefits for residents.

Goldthorpe Housing Retrofit Project – delivery of retrofit measures to up to 83 pre-1919 terrace properties in the heart of Goldthorpe. Benefits include a reduction in carbon emissions, tackling fuel poverty and improved physical and mental health and wellbeing of residents.



Pillar III: Supporting People to Live Healthy, Independent Lives

Strategic Aims and Context

Help Young and Older Residents Live Healthy Independent Lives - Securing independent housing away from the family home is an important step for any young person. However, the current housing market and policy changes have made it more difficult for young people to afford suitable housing. We will continue to work with our partners to offer advice on managing money and running a home. We also want to facilitate home ownership by working with our partners to enable and promote low-cost home ownership options for first time buyers. We will continue to support the most vulnerable young people leaving the care of the council via existing pathways into secure council accommodation which include tenancy ready training and support.

As our population of older people grows, demand for adaptations is also expected to increase for those living with long term health conditions and we will continue to deliver and provide a range of accommodation which meets the varied needs of older people to help them age well. We understand that many of our older residents require higher levels of support to live comfortably and with the level of independence they desire. We will review the delivery of existing support for aids and adaptation provision, alongside assistive and smart digital technologies, across tenure, and develop clear housing support pathways to ensure that our residents make the right housing choices for themselves, at the right time.

We ultimately want to ensure that residents can live safely and comfortably in their own homes in all life stages, and our emphasis continues to be on early intervention to prevent loss of independence, to minimise escalating need and reduce long-term costs to health, social care, and support services. We will continue to work with partners to understand the greatest risks threatening residents' capacity to continue living safely and comfortably in their own homes, whilst encouraging/enabling individuals to fully explore all their housing options. We will also continue to identify ways to fund adaptations to allow residents in private and social housing to remain in their own homes for as long as possible; including making the best use of Disabled Facilities Grants. We recognise that carers in Barnsley make an enormous contribution to independent living, and we will explore how we can improve housing support to all carers and ensure that carers who need alternative housing to provide high levels of care are given appropriate advice and support.

The current extra care housing schemes provide a high standard of design, security, and privacy to meet the varied needs of a wide range of service users. However, we will develop a range of sustainable accommodation solutions for older and/or vulnerable people such as those suffering with dementia where there is a growing need. To deliver this, we will map existing accommodation and services across the borough and use this information to inform future housing delivery and the development of long-term care and support commissioning plans.

Support People with Additional Needs - We will update our accommodation strategy for people with learning disabilities and other additional and complex needs, including those with mental health needs. This will aim to (a) increase the number of people who have their own home; (b) increase the quality of housing and support for people with learning disabilities; and (c) Ensure that housing and support is affordable and in the right place. In the short-term, another priority will be ensuring that all people with learning disabilities who have previously been placed outside Barnsley can be supported in affordable housing within the borough.

Prevent Homelessness - We want to prevent individuals from ever becoming homeless, including by identifying and acting to prevent the known root causes of homelessness such as substance abuse, domestic violence, poverty, unemployment, care leavers, veterans and those leaving prison. However, we want to offer a better choice of accommodation for those who do find themselves homeless or at risk of losing their home and we want to reduce the number of homeless households living in temporary accommodation. Due to the problems people face in sustaining their homes, in the future we expect to see an increase in demand for services to help homeless people.

As per our statutory duty and responsibility, we will continue to provide advice and assistance to help prevent homelessness in line with our Homelessness Strategy. This will include continuing to work with landlords of private rented homes to provide more good quality, safe and well-managed homes for homeless people. We will also develop flexible, tailored tenancy support to reduce the risk factors that lead to tenancy failure.

The development of an effective Supported Accommodation Pathway will also help vulnerable people of all ages to access and leave supported accommodation in a more planned way and the recently launched national £2bn Single Homeless Accommodation Programme (SHAP) aims to increase the supply of high-quality accommodation and support to address gaps in homelessness pathway provision, targeting those with a history of rough sleeping and those aged 18-25. The Council will seek to secure investment via SHAP to fill identified gaps in current provision, thereby helping people move on from temporary supported housing services in a more planned way. We will develop a supported accommodation scheme which will reduce the reliance on temporary accommodation and provide longer term supported provision for those with more complex housing and health needs.

Support those with bespoke housing needs (including Gypsy and Travellers) - BMBCs needs assessment indicated a shortfall of permanent pitch provision for gypsies and travellers in the borough and in response the adopted Local Plan Policies GT1 and GT2 identified additional sites to meet the shortfall and sets out criteria against which proposed sites should be considered, confirming that self-sought pitches will be positively considered where they accord with other policies of the Local Plan. The longer-term solution will be to ensure the sites outlined within the Local Plan are delivered. The Council also created an emergency stopping place to help with better management and to reduce the frequency of illegal and unauthorised encampments.

The Council also has a duty to keep and publicise a register of people who want to self-or custom build homes within our borough and will seek to support community-led housing schemes in line with planning policies.

Our Plan

Pillar III: Supporting People to Live Healthy, Independent Lives		
Our Aims	Help Young and Older Residents Live Healthy Independent Lives	Support People with Additional Needs
What does success look like?	<ul style="list-style-type: none"> • Young people have access to a range of affordable housing options which meet need • Older residents in the borough have access to advice, assistance, and a much wider range of housing options; enabling them to make informed decisions at the right time • People can live in their own homes for longer without detriment to their health and well-being 	<ul style="list-style-type: none"> • More people with Learning Disabilities / Autism are living independently within existing communities in our borough
What are our priorities?	<ul style="list-style-type: none"> • Deliver against the new strategy to support young people to access housing and live independently • Develop and promote housing options which meet the varied needs of our aging population in line with Age & Dementia Friendly principles (See Development of Housing Design SPD) • Promote a streamlined Aids and Adaptations service across tenure • Provide more choice and options to help people live independently for as long as possible • Develop a social care improvement plan which better integrates care systems, housing, and commissioning • Undertake a review of housing and housing related support for those with multiple and complex needs 	<ul style="list-style-type: none"> • Co-produce a delivery strategy to meet the identified needs of people with Learning Disabilities /Autism within the borough and wider region
How are we going to do it?	<ul style="list-style-type: none"> • Continue to work with partners to offer housing advice and assistance including managing money and running a home, including to young individuals • Deliver a range of accommodation which meets the varied needs of older people • Identify and address any barriers that may hinder independent living 	<ul style="list-style-type: none"> • Access NHS funding to deliver purpose-built accommodation which enable independent living in a community rather than hospital environment
What difference will this make?	<ul style="list-style-type: none"> • Helps to ensure accessibility to the housing sales market among younger residents, thereby retaining younger residents locally • Helps to ensure older residents can live independently and comfortably in their own homes for a prolonged length of time, thus improving health and well-being, as well as negating service delivery costs 	<ul style="list-style-type: none"> • Residents with Learning Disabilities / Autism can live independently with their own communities and within the borough • Reduction in use of hospital facilities and expensive out of area provision

Pillar III: Supporting People to Live Healthy, Independent Lives cont.		
Our Aims	Support those with bespoke housing needs	Prevent Homelessness
What does success look like?	<ul style="list-style-type: none"> • Available and suitable permanent pitch provision for all Gypsies and Travellers looking to reside in the borough • Eradication of illegal and unauthorised encampments • Enable self and custom build (including Community Housing) 	<ul style="list-style-type: none"> • Eradication of homelessness
What are our priorities?	<ul style="list-style-type: none"> • Delivery of new Local Plan allocated permanent pitch provision to meet unmet demand • Support those wishing to develop self and custom build homes • Where resource allows, support those seeking to deliver community housing 	<ul style="list-style-type: none"> • Prevent and reduce homelessness through early intervention • Improve the range and options of supported accommodation, including via SHAP investment • Support Homelessness health needs assessment
How are we going to do it?	<ul style="list-style-type: none"> • Review of suitable sites and update of Gypsy and Traveller Needs Assessment • Take a proactive approach to maintaining the self and custom build register (including consideration to self and custom build opportunities when reviewing disposal programmes) 	<ul style="list-style-type: none"> • Deliver the strategic objectives and aspirations of the Homeless Prevention and Rough Sleeping Strategy
What difference will this make?	<ul style="list-style-type: none"> • Suitable capacity for Gypsies and Travellers to reside on allocated permanent sites, with reduced frequency of illegal and unauthorised encampment • Greater opportunity for those wishing to pursue bespoke housing opportunities (outside of traditional build options) 	<ul style="list-style-type: none"> • Ensures early prevention to avoid homelessness among residents and takes homeless residential out of homelessness • Improved health and wellbeing of those at risk of being homeless, or no longer homeless

Case Study: Queens House

In response to the Covid pandemic the government introduced 'Everyone In' asking all Local Authorities to support rough sleepers off the streets. As a council we stepped up the temporary management of 12 flats which we used to support rough sleepers for 18 months. From this work it was clearly identified that there was a gap in local provision for this client group. This led to the development of a business case and the sourcing of capital and revenue funding to purchase and renovate a building to be used for temporary accommodation. The aim of the accommodation is to ensure that any instances of rough sleeping are rare, brief, and non-recurring. It provides accommodation for those with some of the most complex needs, assessments are undertaken and a move on plan developed in a multi- agency way. The flats were purchased in April 2021, a full refurbishment programme was undertaken, and the first resident moved in July 2022. It provides an invaluable local resource to support the strategic aims of ending rough sleeping.



Pillar IV: Enabling Sustainable Housing Growth to Meet Need

Strategic Aims and Context

Increase Housing Supply, including in our Urban Centre and Principal Towns – We know that some of our residents have concerns regarding planned housing growth in our borough and our priority is to always make the very best use of our existing housing provision, in the first instance. However, Barnsley’s growing and changing population means that we must deliver a significant number of new homes annually to meet need and many of our allocated sites are in and around the Principal Towns, alongside the town of Barnsley itself. Our emphasis is on making development more economically viable. We want to increase access to new homes by actively enabling more people to buy on the open market and have allocated a broad range of sites across sustainable locations within our urban centre and principal towns to accommodate this. It is essential that future housing development must take place in the right locations, with the right infrastructure and amenities complementing wider regeneration initiatives locally. Our Local Plan, adopted in 2019 (and reviewed in 2023), sets the spatial framework for housing growth and ensures that new development must be in keeping with the character of the area and that growth must be sustainable. Infrastructure must link residential areas to employment and local service centres through sustainable transport modes.

Provide a Range of Quality Homes – Our Strategic Housing Market Assessment (SHMA) shows an ongoing need for all types and sizes of dwellings, with the strongest need for 2 and 3 bed houses. There is also a need for smaller properties, bungalows and level access accommodation, particularly to cater for older residents. In order to attract and retain residents, we must ensure a compelling and comprehensive housing offer. This is critical to ensuring sufficient labour supply in future years to meet our ambitious plans for growing the economy. We therefore need to provide a greater mix of homes, including larger and higher value homes, thereby making the borough a more appealing and more prosperous place. Working with our partners we will address the shortfall of detached and semi-detached housing, and bungalows to reflect household aspirations across the borough.

As the planning authority, we also need to ensure our land supply and design policies help us to create sustainable communities and the right balance between high quality design and timely cost-effective housing delivery. We will work closely with developers to ensure that the design of new housing helps to make Barnsley a more attractive place to live and undertake Health Impact Assessments to ensure new developments support the health and wellbeing of residents. We will continue to use our Design of Housing Development SPD and national standards as our best practice guides to drive improved quality through design.

Ensure New Affordable Housing, First Homes and Supported Housing - We will continue to work with partners to increase the range of affordable homes for people on low and middle incomes. Rising house prices coupled with the recent Energy Crisis and Cost of Living Crisis has put home ownership beyond the reach of many and prompted others to borrow beyond their means. Providing affordable housing options will address these inequalities and provide opportunities for those residents who aspire to own their own homes. In areas of Barnsley where land and property prices are high, we will explore the potential for purchasing homes for sale on the open housing

market, to turn them into quality, affordable rental accommodation and will strive to continue to deliver our Council Build programme, where funding allows. In areas where social housing is already high, we will focus on providing a balance of homes for affordable rent and sale. We will work with landlords and agents to provide more high quality private rented accommodation in these areas, and we will support new build affordable housing in rural and green belt areas, where it is needed to meet community needs and there is acceptable mitigation of their impact on the countryside.

By providing the right type of buildings, and backed by a comprehensive support service offer, we aim to enable everyone to live in a home that is suitable for them at different stages in their lives. This will help residents to remain healthy and independent in their own homes for longer. We have undertaken a detailed needs assessment to help shape where our priorities lie for supported accommodation and we will ensure that we make the best use of the Council's stock in meeting supported housing need, where this is required.

Develop Low Carbon New Build Options - New and existing homes collectively account for 17% of UK greenhouse gas emissions and while considerable progress has been made, more must be done to decarbonise homes to help to meet the Government's commitment to achieve net zero by 2050. The introduction of a Future Homes Standard for England by 2025 will ensure that new build homes are future proofed with low carbon heating and high levels of energy efficiency, and once the supply has been decarbonised the expectation is that all homes built to this standard will produce no operational carbon dioxide, with 75% to 80% lower emissions than those built to current Building Regulations standards. In Barnsley, this is expected to be a standard for all new-built homes. Through Barnsley Zero 40/ Zero 45, the Council has committed to making itself a net zero organisation by 2040, with the whole borough net zero by 2045, ahead of the national target.

For housing, this means (a) raising standards in the design, efficiency and the build quality of housing to reduce carbon emissions in development, delivery and use by signposting developers to the Sustainable Construction and Climate Change Adaptation Supplementary Planning Document; (b) ensuring that all new build Council homes (and those delivered by our Affordable Housing Providers) are delivered to the Barnsley Low Carbon Standard; and, (c) exploring opportunities to make the best use of the Borough's natural assets and industry by-products to enable innovative heat networks and solutions. Developing low carbon new build options will also reduce energy costs for residents, address fuel poverty and provide warm and healthy homes for Barnsley residents. The ambitions of Sustainable Barnsley cut across each of the 4 pillars of the Housing Strategy.

Our Plan

Pillar IV: Enabling Sustainable Housing Growth to Meet Need		
Our Aims	Increase Housing Supply, including in our Urban Centre and Principal Towns	Provide a Range of Quality Homes
What does success look like?	<ul style="list-style-type: none"> • Delivery of net new homes to meet Local Plan targets for 2033 (Housing Delivery Test) • Progression of major planned housing opportunities in spatial priority areas 	<ul style="list-style-type: none"> • Delivery of a broad mix of house sizes, type, and tenure across new developments, with 6% of new dwellings built to be wheelchair accessible M4(3) standard and a minimum of 25.6% of new dwellings built to M4(2) accessible and adaptable standard • Sustainable housing developments of high quality and design which align to our place-based aspirations, and which complement existing housing & communities
What are our priorities?	<ul style="list-style-type: none"> • Spatial priorities to 2028 include the 7 Strategic Masterplan areas, our Principal Towns programme, Goldthorpe Towns Fund Programme sites and Barnsley Town Centre 	<ul style="list-style-type: none"> • Improve the range and quality of new homes to meet existing and future need – to include larger family homes, homes suitable for older/vulnerable households, accommodation for single people and live/work. • Ensure that our strategic masterplan sites are delivered holistically to align with their framework and planning policy requirements
How are we going to do it?	<ul style="list-style-type: none"> • Work collaboratively with key partners (HE, SYMCA) and developers to unlock any barriers to delivery, improve economic viability where this is a problem and ensure that we deliver sustainable housing across the borough • Work collectively to maximise opportunities for feasibility/funding to enable the delivery of essential infrastructure, where this is needed 	<ul style="list-style-type: none"> • Implement the Design of New Housing SPD • Use our SHMA data to address local need requirements across our sub-market areas to meet existing and future need • Work closely with developers to ensure that the design of new housing helps to make Barnsley a more attractive place to live, with a focus on raising standards in the design, efficiency and build quality of housing to reduce carbon emissions in development, delivery, and use • Undertake Health Impact Assessments for our new developments to maximise the positive impact and address any negative impacts.
What difference will this make?	<ul style="list-style-type: none"> • Makes a major contribution to housing targets, thereby enabling an extended, diversified and more accessible housing offer • Support the success of wider economic development initiatives 	<ul style="list-style-type: none"> • Helps people to access a range of types to meet need, supporting people to remain healthy and independent in their own homes for longer. • Create thriving, sustainable developments which promote community engagement and cohesion across demographics • More people have access to healthy, warm, and sustainable housing which makes a positive contribution to physical and mental health and reduces pressures on health and social care

Pillar IV: Supporting Sustainable Housing Growth to Meet Need cont.

Our Aims	Ensure Affordable Housing, First Homes and Supported Housing	Develop Low Carbon Options
What does success look like?	<ul style="list-style-type: none"> • Deliver between 10% & 30% affordable housing in line with our Affordable Housing SPD (with 25% First Homes) • More supported accommodation which meets the needs of the service user and staff • More social housing stock available for rent 	<ul style="list-style-type: none"> • Our aspiration is for all new-build housing delivered to net zero, and by 2028 we expect to make significant strides towards this • We are meeting the ambitions of Sustainable Barnsley in ensuring that people live in sustainable communities with reduced carbon emissions and access to affordable and sustainable energy sources
What are our priorities?	<ul style="list-style-type: none"> • Provide a mix of housing types and affordable tenures to meet the needs of existing and future households. • Direct delivery via our Council Build and Acquisitions Programme • Address identified need for additional Learning Difficulty and Autism accommodation via a mix of purpose build (working with partners) & increasing provision within our own stock portfolio. • Increased temporary accommodation for homeless applicants • Longer term, supported accommodation to address the needs of complex homeless cases 	<ul style="list-style-type: none"> • Deliver all Council housing schemes to the Barnsley Low Carbon Standard • Encourage all private and social developer led schemes to be delivered to the same standards or better
How are we going to do it?	<ul style="list-style-type: none"> • Work with partners to deliver more affordable homes, where there is need. • Implement the revised Affordable Housing SPD • Grow our RP framework • Work with partners (including the NHS) to develop purpose-built accommodation which enable independent living options • Prioritise asks and increase the allocation of council stock for supported housing 	<ul style="list-style-type: none"> • Implement Sustainable Construction and Climate Change Adaptation SPD (Supplementary Planning Document) • Explore opportunities to make the best use of the Borough's natural assets and industry by-products to enable innovative heat networks and solutions and local energy generation
What difference will this make?	<ul style="list-style-type: none"> • Increased affordable provision to meet existing and emerging need from those households that cannot access private market addressing housing inequalities across the Borough • Increased availability of supported housing • Increased purpose-built accommodation to enable independent living for those currently residing in hospital settings reducing pressure on health and social care • Provide affordable and suitable housing, supporting residents' health and wellbeing by helping them to remain independent in their own homes. 	<ul style="list-style-type: none"> • Progression towards Barnsley Net Zero 40/45 ambitions – carbon reduction from residential • Provide warm, healthy homes and reduce fuel poverty rates, improving health and wellbeing for Barnsley residents

Case Study: Woodmoor View, Athersley South

At Woodmoor View, completed in September 2022, seven bungalows occupy a site on a key route into the town centre, helping to meet the demand for affordable rented housing in the Borough. All the bungalows meet the requirements of Building Regulations Part M4 (2) for accessible and adaptable dwellings. A three-bedroom bungalow on the site was further adapted to meet the requirements of a specific family whose needs could not be met in the existing council stock.

As well as being let at affordable social rents, the properties are highly energy efficient. This contributes to the council meeting its carbon reduction targets and helps residents to minimise their energy use.

Using a fabric first build specification with high levels of insulation and low air permeability, the bungalows are fully electric with air source heat pumps to provide heating and hot water. Solar Panels generate electricity to reduce the occupier's overall consumption from the grid. In addition, a battery system stores any unused electricity generated until it is needed.

This scheme sets a precedent, demonstrating how the incorporation of design measures can reduce carbon emissions from future new homes. This information will be used by the council to inform discussions with other housing providers.



Collaborative Working for Strategy Success

Barnsley enjoys a strong history of collective and collaborative working towards common goals, and we will continue to build, grow, and strengthen partnerships to make the most of our combined resources – this is critical not only to successfully delivering against the plans set out in this housing Strategy, but also to the overall Barnsley 2030 vision.

We believe that everyone in the borough should be able to access a home that is welcoming, warm and safe and our ambition for housing as set out in this Strategy is unashamedly bold.

We recognise that the longer-term housing needs and economic aspirations of the borough are intrinsically linked, and our aim to increase the supply and choice of housing, particularly within our Urban Centre and Principal Towns. We will ready sites for development whilst ensuring that housing growth can be delivered sustainably, contributing to Zero 40 / Zero 45 imperatives – and always making the very best use of our existing homes.

We also recognise that we do not start from scratch, and we will continue to pursue efforts to bring renewed quality to our existing stocks, alongside efforts to continually strengthen our service offer to residents.

Although some aspects of this housing strategy are outside of our control, for example, the constraints on mortgage lending and wider economic conditions, we believe that by working with our partners and liaising with Government, we can create the right conditions to help us achieve our long-term goals of raising the quality and efficiency of housing in the borough and improving the health and wellbeing of our residents.

Glossary

ALMO – Arms-Length Management Organisation

ASB – Anti-Social Behaviour

BAME - Black, Asian and minority ethnic

BRE Group – British Research Establishment Group

EPC – Energy Performance Certificate

Ha – Hectares

HE – Homes England

HIA – Health Impact Assessment

HRA – Housing Revenue Account

LGBTQ – Lesbian, gay, bi, trans, queer/questioning and more

NHS – National Health Service

NPPF – National Planning Policy Framework

PRS – Private Rented Sector

PRS Plan – Private Rented Sector Plan

RP Framework – Registered Providers Framework

SAP – Standard Assessment Procedure

SEAM – Barnsley’s Digital Campus

SEAP – Sustainable Energy Action Plan

SHAP – Single Homeless Accommodation Programme

SHMA – Strategic Housing Market Assessment

SPD – Supplementary Planning Document

SYMCA – South Yorkshire Mayoral Combined Authority

URBED – Urbanism, Environment and Design Ltd