

# Housing Strategy Action Plan 2024 – 2025

Please note this will be used internally and updated throughout the year.



**BARNSLEY**  
Metropolitan Borough Council

## Pillar One: Maximising existing stock

Pillar	What we want to achieve	The actions we need to take 24/25
<b>1.1 Decarbonise existing stock</b>	Achieve EPC C or above on all council housing stock by 2030.	<ul style="list-style-type: none"> <li>• All council properties to have up to date condition and EPC report.</li> <li>• Work with Berneslai Homes to develop a costed Retrofit Investment Strategy to ensure that all stock has an EPC rating of C or above by 2030.</li> <li>• Develop a 5-year retrofit investment programme.</li> <li>• Plan and submit a funding bid to SHDF 3 to maximise all opportunities to address E, F and G stock.</li> <li>• Deliver Solar PV programme.</li> </ul>
	The delivery of large scale, cross tenure and long term retrofit programmes which are delivered by local contractors & supply chains.	<ul style="list-style-type: none"> <li>• Maximise all external funding opportunities which enable the delivery of retrofit works across tenure.</li> <li>• Approval of Eco 4 statement of intent and partnership strategy.</li> <li>• Produce a high-level Retrofit Strategy for Barnsley which informs funding submissions and wider approach to initiatives.</li> <li>• Deliver Town Deals Retrofit Programme in Goldthorpe.</li> <li>• Work with SYMCA (South Yorkshire Mayoral Combined Authority) colleagues to develop a retrofit strategy for South Yorkshire.</li> <li>• Ensure continuity of the affordable warmth programme.</li> <li>• Continue to provide the Warm Homes Service and monitoring impacts.</li> <li>• Support the let zero landlord pilot via SYMCA.</li> </ul>
<b>1.2 Reduce fuel poverty and improve health and wellbeing</b>	Develop an integrated health and housing hub (Good Homes Barnsley).	<ul style="list-style-type: none"> <li>• Research housing hub options, undertake stakeholder engagement, develop business plan and implement model.</li> <li>• Continue to promote the affordable warmth charter representation to include a focus on housing providers.</li> </ul>

Pillar	What we want to achieve	The actions we need to take 24/25
<b>1.3 Make best use of existing stock.</b>	Reduction in empty homes to less than 1.5.% of stock in the borough.	<ul style="list-style-type: none"> <li>• Deliver against priorities to address empty homes within the Private Rented Sector plan, making best use of dedicated officer support.</li> </ul>
	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"> <li>• Present a New Build and Acquisitions Strategy to cabinet seeking approval to deliver the £43m investment programme 2024-29 - highlighting how the programme will deliver against prioritised accommodation need and contribute to the reduction of revenue pressures across the authority. Accelerate the acquisitions programme during 2024/25</li> </ul>
	A sustainable housing stock profile which is high quality, affordable and maximises opportunities to meet need.	<ul style="list-style-type: none"> <li>• Implement lettings policy.</li> <li>• Review Tenancy Strategy and Policy, undertake consultation and re-publish.</li> </ul>

Pillar	What we want to achieve	The actions we need to take 24/25
<b>1.4 Ensure sustainable social and affordable housing to meet needs</b>	Maintain 100% decency on Council Stock & full compliance with the RSH (Regulator of Social Housing) Consumer Standards.	<ul style="list-style-type: none"> <li>• Deliver against BHS (Barnsley Homes Standard) and complementary programmes in year to maintain 100% decency targets - develop longer term investment programme based on stock condition data.</li> <li>• Review the clienting and assurance framework to ensure that the Council receives the right information about our people and properties and is able to fulfil landlord requirements under the Consumer Standards and Building and Fire Safety.</li> <li>• Review internal audits assessment of TSM collation.</li> <li>• Deliver against the Regulation Ready Action Plan.</li> </ul>
	A thriving and well represented engaged tenant structure which is involved in all aspects	<ul style="list-style-type: none"> <li>• Review the current tenant engagement arrangements to ensure that all opportunities are being made for tenants to be at the heart of service delivery and design within the new regulatory framework.</li> <li>• Council reviews its engagement meeting with the Tenants.</li> </ul>
	Maintain robust asset data which informs investments / disinvestments to complement both current and future need (both people and property).	<ul style="list-style-type: none"> <li>• Develop a robust accommodation needs assessment across services to inform internal investment and discussions with housing associations and developers.</li> <li>• Berneslai Homes to use stock condition, lettings and asset data to inform area profiling and investment/disinvestment decisions.</li> </ul>

## Pillar Two: Supporting strong and resilient communities

Pillar	What we want to achieve	The actions we need to take 24/25
<b>2.1 Transform neighbourhoods and ensure safer communities</b>	Improved look, feel and function of neighbourhoods across the borough.	<ul style="list-style-type: none"> <li>Secure funding for strategic infrastructure and place-making regeneration via our Place Based Priorities.</li> <li>Collaboration with Principal Towns and other key stakeholders to maximise benefits to existing neighbourhoods from Local Plan allocations/Masterplan Framework sites coming forward.</li> </ul>
	All borough residents to feel safe in their homes and neighbourhoods, particularly through the reduction in ASB (Anti-Social Behaviour).	<ul style="list-style-type: none"> <li>Work with partners to build on successful multi-agency approach through the Safer Barnsley Model.</li> <li>ASB workshops with partners and agency to have a planned approach and make the process smoother.</li> </ul>
<b>2.2 Improve access to housing for all</b>	Everybody in Barnsley to be living in a welcoming, inclusive, digitally enabled and safe neighbourhoods with a good standard of housing that enables them to stay warm and safe.	<ul style="list-style-type: none"> <li>Deliver the Town Deals programme in Goldthorpe and the Dearne Valley.</li> <li>Work with planning colleagues to ensure that new developments include Age-Friendly principles.</li> <li>Create Goldthorpe and Dearne Towns Vision to develop a long-term regeneration and investment strategy.</li> <li>Barnsley Town Centre Regeneration work.</li> <li>All new development to include Age-Friendly principles.</li> </ul>
<b>2.4 Maximise our private rented offer</b>	A thriving private rented sector which provides a wide range of high-quality rented accommodation to meet need.	<ul style="list-style-type: none"> <li>Promote housing conditions and management standards in the private rented sector via the delivery of the Private Sector Housing Plan.</li> <li>Exploration of Build to Rent opportunities to increase quality PRS (Private Rented Sector) provision.</li> <li>Work collaboratively (and across tenure) to respond to new regulations linked to damp and mould.</li> </ul>

## Pillar Three: Supporting people to live healthy, independent lives

Pillar	What we want to achieve	The actions we need to take 24/25
<b>3.1 Help young and older residents live healthy independent lives</b>	Young people have access to a range of affordable housing options which meet need.	<ul style="list-style-type: none"> <li>• Continue to work with internal services and partners to develop a Housing Pathway which transit across children's into adult housing provision.</li> <li>• Develop a service agreement with Berneslai Homes which sets out the offer to care leavers.</li> <li>• Ensure that there is robust evidence of need and the Council is able to directly contribute to meeting accommodation and support needs via established pathways.</li> <li>• Work closely with Children's Services to ensure that the needs and pathways of children's and families are incorporated into the Healthy Homes Hub.</li> </ul>
	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.	<ul style="list-style-type: none"> <li>• Work with Adult Services to update accommodation need requirements for older persons.</li> <li>• Enable the delivery of a range of accommodation which meets the varied needs of older people via market delivery and engagement with developers and RPs (Registered Providers).</li> <li>• Directly deliver homes which are age friendly/suitable for older persons.</li> <li>• Work closely with the Council's front door service to link in with the development of the Healthy Homes Hub.</li> </ul>
	People can live in their own homes for longer without detriment to their health and well-being.	<ul style="list-style-type: none"> <li>• Identify and address any barriers that may hinder independent living.</li> <li>• Work with commissioning to undertake a review of Aids and Adaptations across tenure.</li> <li>• Work in partnership with Berneslai Homes to tackle E&amp;A (Equipment and Adaptations).</li> </ul>

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<b>3.2 Support people with additional needs</b>	More people with learning disabilities / autism are living independently with existing communities in our borough.	<ul style="list-style-type: none"> <li>• Provide support to commissioners to access NHS funding to deliver purpose-built accommodation which enables independent living in a community rather than hospital environment.</li> <li>• Deliver learning disabilities and autism pilot project.</li> </ul>
<b>3.3 Support those with bespoke housing need</b>	Available and suitable permanent pitch provision for all Gypsies and Travellers looking to reside in the borough.	<ul style="list-style-type: none"> <li>• Undertake a new Gypsy and Traveller needs assessment and ensure that there is available and suitable permanent pitch provision for Gypsies and Travellers in the borough.</li> </ul>
<b>3.4 Prevent homelessness</b>	Eradication of homelessness.	<ul style="list-style-type: none"> <li>• Deliver the strategic objectives and aspirations of the Homeless Prevention and Rough Sleeping Strategy.</li> <li>• Increase council owned temporary accommodation by 40 additional units up to 2028.</li> <li>• Work with services to complete LAHF (Local Authority Housing Fund) round 2 project and support any additional emerging needs as required.</li> </ul>

## Pillar Four: Enabling sustainable housing growth to meet need

Pillar	What we want to achieve	The actions we need to take 24/25
<b>4.1 Increase housing supply, including in our urban centre and principal towns</b>	Delivery of net new homes to meet Local Plan targets for 2033.	<ul style="list-style-type: none"> <li>Continued engagement with SYMCA, Homes England and DLUHC (Department for Levelling Up, Housing and Communities), and participation in pipeline work to fully understand barriers to accelerating delivery of Local Plan and Masterplan Framework sites, and identify opportunities for public sector support/intervention to accelerate housing delivery. Dedicated BMBC cross service team to drive forward key sites.</li> <li>Development and delivery of Council-led new build programme.</li> <li>Apply for CME SOAHP (Continuous Market Engagement Shared Ownership and Affordable Homes Programme) funding to support new build programme.</li> </ul>
<b>4.2 Provide a range of quality homes</b>	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 standards.	<ul style="list-style-type: none"> <li>Implement the design of new housing SPD and monitor impact.</li> <li>Assessment of planning applications as the affordable housing planning consultee.</li> <li>Complete future of council housing work.</li> <li>Use our Strategic Housing Market Assessment (SHMA) data to address local need requirements across our sub-market areas to meet existing and future need.</li> </ul>



Pillar	What we want to achieve	The actions we need to take 24/25
<b>4.2 Provide a range of quality homes</b>	Sustainable housing developments of high quality and design which align to our place-based aspirations, which complement existing housing & communities.	<ul style="list-style-type: none"> <li>• 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 and efficiency and built quality of housing to reduce carbon emissions in development, delivery and use.</li> <li>• Review design and technical specification of Council-led new built properties to deliver aspirational and high-quality development setting a precedent to the wider house building industry.</li> <li>• Undertake health impact assessments for our new developments to maximise the positive impact and address any negative impacts.</li> <li>• Explore how the NHS sector are involved at an earlier time with planning.</li> </ul>
<b>4.3 Ensure affordable housing, first homes and supported housing</b>	Deliver between 10% & 30% affordable housing in line with our Affordable Housing SPD (Supplementary Planning Documents) (with 25% First Homes).  More social housing stock available for rent.	<ul style="list-style-type: none"> <li>• Work with partners to deliver more affordable homes, where there is need and in accordance with the affordable housing requirements as set out in the Local Plan, Affordable Housing SPD and First Homes Technical Note.</li> <li>• Hold quarterly engagement meetings with Registered Providers (RP).</li> </ul> <ul style="list-style-type: none"> <li>• Grow our RP framework</li> </ul>