



West Yorkshire  
Housing Partnership:

*Annual Report*

*2025 / 26*



## Introduction:

# Welcome to our annual report...

*The West Yorkshire Housing Partnership (WYHP) has continued to make strong progress over the past year.*

During this time, we've seen real momentum, with over 1,700 new affordable homes delivered by our members. This is a significant achievement at a time when the need for safe, secure and affordable housing remains as urgent as ever.

We've continued to ensure our work reflects local needs as well as the wider national context. This has enabled us to focus our collective efforts where they can have the greatest impact, delivering new homes and improving the quality of our existing homes.

As social housing providers, we play a vital role not only in delivering new homes, but in shaping places and improving lives. This responsibility underpins everything we do. The condition and safety of social housing remain a key focus. We've continued to invest in existing homes to ensure they are warm, safe and fit for the future, alongside a sustained commitment to regeneration and placemaking. Our focus on inclusive communities also remains central, and we've aligned our work closely with the Mayor's priorities for a fairer, more inclusive region.

The Government's Spending Review in June brought welcome additional investment in housing and provides greater certainty for the years ahead. However, high interest rates and a weak economic outlook continue to place pressure on delivery. Working in partnership will be key to making the most of this funding. By collaborating with housing providers, local authorities, the West Yorkshire Combined Authority, and national partners, we can make sure every pound is used to deliver as much as possible for communities across West Yorkshire.

Despite the challenges, we remain focused on addressing the housing crisis. Alongside building new homes, we're continuing to decarbonise existing stock, support the development of dementia-ready housing, and work with local authorities to prevent and address homelessness and anti-social behaviour. Looking ahead, we'll build on this progress with refreshed priorities later this year. This will enable us to work together even more effectively and deliver for the people and communities we serve.

While progress is clear, the housing crisis continues to affect too many people across West Yorkshire. We remain resolute in our commitment to go further - delivering more affordable, high-quality homes and supporting the growth of thriving, sustainable communities. I hope you find this report both informative and engaging, and that it provides a clear sense of the progress we're making together.



**Rachael Dennis**  
Chair, West  
Yorkshire  
Housing  
Partnership.



*Introduction:*

# *Our impact across West Yorkshire...*

**13**

*Housing association  
members*

**2**

*Local authority  
members*

**186,141**

*Social homes managed across  
West Yorkshire*

**1,731**

*New affordable homes delivered  
(\*Latest available data: 2024/25)*

**£395m**

*Added to the regional economy  
annually by housing associations*



Workstream:

# New affordable homes

Local authority housing waiting lists in West Yorkshire have increased by 15% year on year, rising to more than 95,000 households by 2024.

To help address this growing pressure, the June Spending Review provided important funding support for housing delivery at a time when cost of living pressures and rising construction costs continue to challenge the sector.

These pressures mean many households are struggling to access home ownership or the private rented sector, increasing demand for high-quality affordable homes. Despite this, progress has continued, with more than 1,700 new affordable homes delivered last year.

## Our progress:

- **We've delivered 1,731 high-quality, energy-efficient affordable homes**, helping to tackle the housing crisis.
- **We've strengthened shared expertise and improved delivery outcomes** by sharing learning on grant funding, contractors, planning approaches and Section 106 - enabling partners to deliver even more new homes.
- **We've improved visibility of local authority land disposal programmes**, giving earlier awareness of opportunities and helping partners plan their pipelines more effectively.
- **We've delivered training on the Building Safety Act**, improving consistency of interpretation and driving better value for money through shared insights.
- **We've continued to strengthen the shared affordable homes pipeline**, underpinned by Combined Authority data on completions, new starts, and future delivery.



The June Spending Review provided **important funding support** for housing delivery.



Workstream:

# Climate emergency

*Climate change is increasingly affecting West Yorkshire, with more frequent extreme weather highlighting the need for homes that are resilient, efficient and affordable to heat.*

Around a quarter of residents are currently living in fuel poverty, while homes account for around 30% of the region's carbon emissions.

While social housing is already among the most energy-efficient, further investment is needed to strengthen resilience and better support residents. It has been a productive year for the Partnership, with strong progress made in accelerating the delivery of energy efficiency upgrades.

## Our progress:

- **We continued delivery across major retrofit funding programmes**, including through the Warm Homes: Social Housing Fund, alongside investment from housing providers and the West Yorkshire Combined Authority. This includes a £70m investment announced in July 2025 by Mayor Tracy Brabin and then Energy Consumers Minister Miatta Fahnbulleh to make more than 5,000 social homes warmer, greener and cheaper to run.
- **We strengthened programme monitoring**, with clearer forecasting and sharper insight into key risks and delivery challenges.
- **We enhanced collaboration across partners**, enabling more effective joint problem-solving on procurement, funding models, supply chains, and delivery capacity, helping us unlock opportunities and deliver more at scale.
- **We supported innovative approaches to energy efficiency**, including new models of tenant-focused energy generation and storage.



*Further investment is needed to strengthen resilience and better support residents.*



Workstream:

# Quality and regeneration

*We're focused on making sure every home is safe, warm and secure, and that people live in places they can feel proud of.*

This workstream brings partners together to improve the quality of existing homes, meet rising standards, and invest where it will make the biggest difference for residents.

It also supports wider regeneration, recognising that stronger communities are just as important as the homes themselves and essential for health and wellbeing.

## Our progress:

- **We benchmarked partners' approaches to Awaab's Law** to improve responses to damp and mould and support greater consistency across the region.
- **We reviewed regional disrepair trends** to understand what's driving claims and strengthen case management.
- **We compared compliance performance and data** to spot emerging risks and share approaches that are delivering strong results.
- **We provided space for partners to raise operational challenges** and share quick, practical solutions, driving performance improvements that directly benefit residents.



*Benchmarked partners' approaches to Awaab's Law to improve responses to damp and mould.*



Workstream:

# Inclusive communities

*Communities across West Yorkshire continue to feel the impact of the cost-of-living crisis, along with growing concerns about safety and cohesion. Some residents have also faced hostility that leaves them feeling less secure in their neighbourhoods.*

This workstream focuses on practical action to address these issues - strengthening neighbourhood management, improving community safety, supporting effective housing management, and developing the green and technical skills needed. It also aligns with the Mayor's priorities of employment for all, a region of learning and safer streets.

## Our progress:

- **We piloted Geographic Information System (GIS) mapping** to identify communities where targeted action on anti-social behaviour and neighbourhood management would have the biggest impact.
- **We mapped community safety networks** to understand how information is shared and where reporting routes could be improved.
- **We agreed the scope for a community housing workshop** to bring colleagues together to develop practical, place-based community initiatives.
- **We worked with the West Yorkshire Combined Authority** to explore opportunities to build the green and technical skills needed for future asset management and retrofit work.



*Aligns with the Mayor's priorities of employment for all, a region of learning and safer streets.*



Workstream:

# Health, housing and homelessness

Across West Yorkshire, many people are facing poor health, rising homelessness and the pressures of an ageing population.

These challenges fall hardest on those already experiencing health inequalities. That is why we're continuing to work with local authorities and health partners to prevent homelessness, improve mental and physical health, support older people to live independently and provide safety and stability for those who need it most.

Our work to connect health, housing and homelessness improves lives. It helps people live longer, manage illnesses more effectively and reduces pressure on the NHS.

We also work closely with the West Yorkshire Health and Care Partnership and the Homelessness Forum to share knowledge, influence partners where needed and coordinate action on these priorities.

## Our progress:

- **We completed a second round of monitoring against dementia-friendly housing criteria**, which assess how home design and adaptations help people live independently for longer. Our work on dementia was also highlighted during Dementia Action Week.
- **We supported research into homelessness among refugees and people seeking asylum** through the West Yorkshire Housing and Health Policy Fellowship.
- **We worked closely with the West Yorkshire Homelessness Forum (WYHF)** to establish shared commitments on relationships, transparency and prevention. We also held a joint workshop with WYHF to strengthen our collective response to homelessness pressures and agree common commitments.
- **We supported the rollout of housing pathways for responding to children with asthma**, which were implemented across all local authorities.
- **We endorsed partnership-wide commitments to tackle domestic abuse** and work towards achieving accreditation.



Supported and adopted **dementia ready housing** criteria for new homes.





## *Housing associations:*

- 54North Homes
- Accent Group
- Connect Housing
- Incommunities
- Kirklees Metropolitan Borough Council
- Leeds City Council
- Leeds Federated Housing Association
- Manningham Housing Association
- Stonewater
- The Guinness Partnership
- Thirteen Group
- Together Housing
- Unity Homes and Enterprise
- Vico Homes
- Yorkshire Housing

## *Representation from:*

- Homes England
- West Yorkshire Combined Authority
- National Housing Federation

[www.wyhousing.co.uk](http://www.wyhousing.co.uk)

