



York and North Yorkshire's Retrofit Strategy

2025-2034

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What is Retrofit?

Retrofit in this strategy refers to any improvement work done to an existing building to improve its energy efficiency and to replace fossil fuels with renewable energy. Some common works that can be considered to be retrofit are:

- Insulating walls, roofs and floors;
- Upgrading windows and doors;
- Installing solar panels;
- Changing the heating source to an air source or ground source heat pump;
- Installing EV charging equipment;
- Smart controls, like smart meters.

What is the Retrofit Strategy?

York and North Yorkshire's Retrofit Strategy is a **collaborative document** that provides strategic direction for retrofit in the region. Its aim is to provide a **clear, co-owned plan** to **accelerate retrofit** in York and North Yorkshire. It is intended to compliment other work in the region, not replace it, and YNYCA will work with key stakeholders to ensure it compliments other strategic documents including:

- York and North Yorkshire's Growth Plan
- York and North Yorkshire's Routemap to Carbon Negative
- York and North Yorkshire's 10 Year Housing Strategy and Spatial Development Plan

The strategy includes **five action plans** which detail projects and initiatives to be delivered between now and 2034.

It has been co-designed by regional and national partners, and has utilised previous work from key stakeholders in the region.



What is the rationale for intervening?

Buildings in York and North Yorkshire are responsible for emitting 23% of the region's total emissions. Most of these emissions come from the fossil fuels used to heat our buildings.

York and North Yorkshire has a number of additional challenges that make it more important than ever to make our buildings more energy efficient, including:

- 68% of homes and 62% of non-domestic properties have an EPC below C;
- There is a large number of homes built before 1919;
- As of 2022, York has a fuel poverty rate of 10-12%, and North Yorkshire has a fuel poverty rate of 12-14%.

What does this mean for York and North Yorkshire?

Retrofitting York and North Yorkshire's buildings means that the places we live, work and use will be more comfortable and efficient. This means that it is easier to keep our buildings warm enough in cold weather, and cool enough in hot weather, even as the weather changes as a result of climate change.

This has lots of additional benefits. Poor quality of buildings has been linked to increased illness levels, such as a link between damp in homes and asthma. Improving the quality of a building can have a positive impact on health and therefore reduce the impact on the NHS. Improving the efficiency of a building also results in reduced emissions from buildings, and can reduce energy bills. Additionally, growing our local supply chain for retrofit is an opportunity to support our local economy, creating more jobs and opportunities.



What is the opportunity?

There are a number of opportunities that make now the right time to create a Retrofit Strategy for the region.

Central Government has ambitions to make Britain a clean energy superpower, which York and North Yorkshire has a key role to play in. This includes a focus on supporting locally owned and managed energy. Retrofit is also central to the delivery of the Government's Warm Homes Plan, and has a role to play in the delivery of housing targets.

Whilst retrofit is currently driven by Central Government funding schemes, Combined Authorities are being given more local powers and devolved funding to deliver retrofit. In line with this, David Skaith, Mayor of York and North Yorkshire, highlights the importance of warm and affordable homes in his mayoral vision.

Therefore, there are a number of national policies supporting this focus on retrofit, and future opportunities through devolution.



How does this fit with other strategies?

There are a number of completed and developing strategies and plans which relate to the Retrofit Strategy.

Relevant documents include:

York and North Yorkshire's Routemap to Carbon Negative

The Routemap to Carbon Negative is a co-owned plan to reach net zero by 2034 and carbon negative by 2040. The Retrofit Strategy forms a large part of the Heat & Buildings section of the Routemap to Carbon Negative, which was refreshed in 2025.

York and North Yorkshire's Growth Plan

Combined Authorities have been commissioned to produce local growth plans for their regions, focused on driving growth and ensuring that this is locally owned. Retrofit falls under the 'clean energy' priority in York and North Yorkshire's Growth Plan and is included in the housing foundation.

York and North Yorkshire's Economic Framework

The Economic Framework is... Retrofit cuts across many of these priorities, including 'affordable and sustainable housing' and 'vibrant and sustainable places'.

York and North Yorkshire's Housing Strategy

TBC.



York and North Yorkshire's Retrofit Strategy

Development Process



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Co-design Process

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The Retrofit Strategy has been co-designed with key stakeholders from across the retrofit system, following the process outlined below. This process has been built on existing work such as the City of York Council Retrofit Action Plan, North Yorkshire Council's Climate Change Strategy and York and North Yorkshire's Local Area Energy Plans (LAEPs).

A Task and Finish Group was established in February 2025 to guide the co-design of the strategy and ensure sign off and adoption. This group includes representatives from YNYCA, North Yorkshire Council, City of York Council, the York and North Yorkshire Housing Partnership, Historic England, the Federation of Small Businesses, Northern Powergrid and Northern Gas Networks.



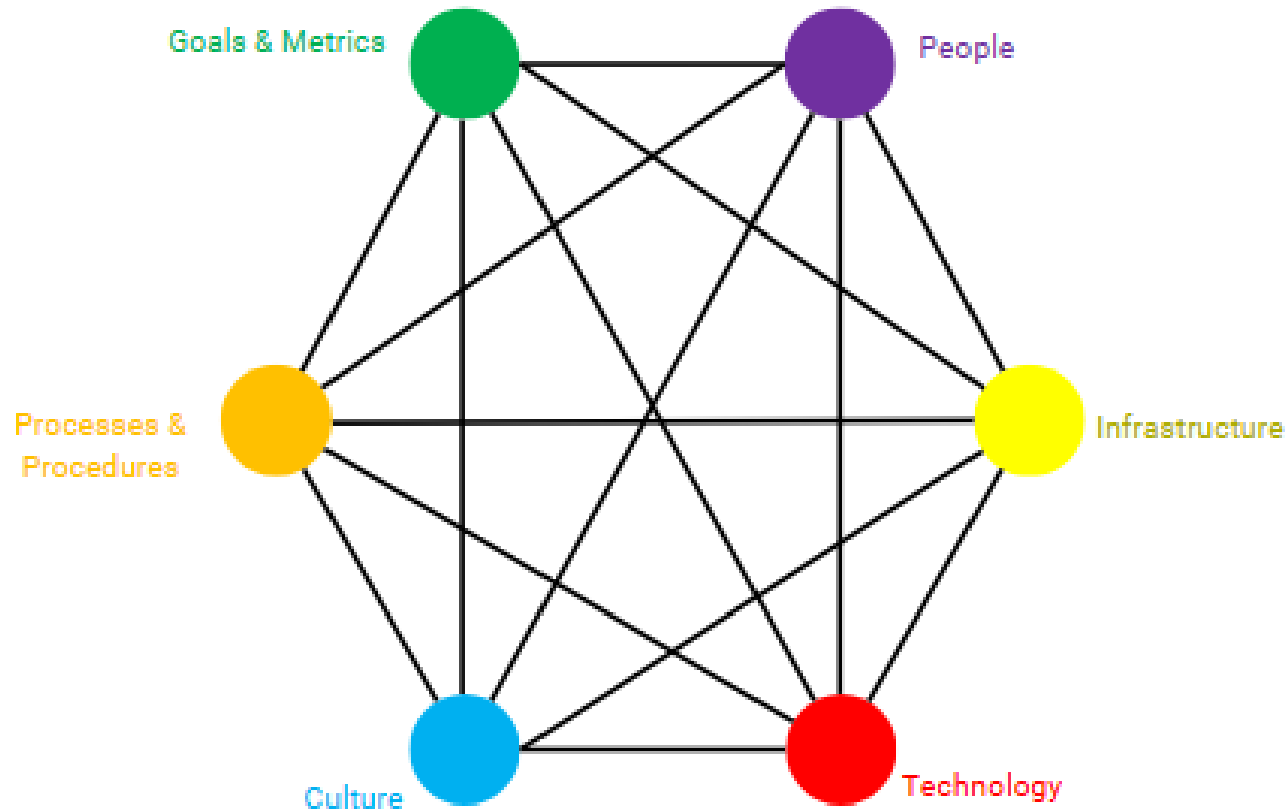
York and North Yorkshire's Retrofit Strategy

Area Assessment



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York and North Yorkshire's Area Assessment



Before developing the Retrofit Strategy, YNYCA undertook an Area Assessment to better understand the retrofit system in York and North Yorkshire. The aim was to use a systems thinking approach to complete research and engagement to better understand:

- Who the key stakeholders are in the region, including communities, businesses, local authorities, skills providers, community groups, social landlords etc.;
- What the current supply chain looks like compared to future needs;
- Current activity, infrastructure, strategy, resource, and policy and any learnings from this;
- The make-up of the building stock in the region, covering domestic and non-domestic buildings.

This area assessment has then been used alongside the stakeholder engagement to inform the development of the Retrofit Strategy, to ensure that it is well informed and evidence based. Additionally, this Retrofit Strategy is not the only policy document informing direction of retrofit in the region, so the area assessment has helped to identify these and ensure collaboration.

Building Context in York and North Yorkshire

York and North Yorkshire's building stock is diverse and covers a range of uses, ownership models, designs and requirements.

Common archetypes for non-domestic buildings include terraces, and stone built cottages. As the region includes historic centres and market towns, many businesses are situated in older buildings, and there are also several large industrial estates.

There is also a large percentage of heritage buildings. There are over 2000 listed buildings in York and over 12200 in North Yorkshire. Historic England analysis from 2015 highlights that 66% of listed buildings in Yorkshire and the Humber are dwelling houses. There are xxxx conservation areas across the City of York, and 331 conservation areas across North Yorkshire, including two National Park areas, all of which have additional requirements in terms of planning and permissions. Heritage buildings are not only people's homes, but also have a significant economic impact, contributing an estimated £2.1 billion in GVA and 41,000 jobs.

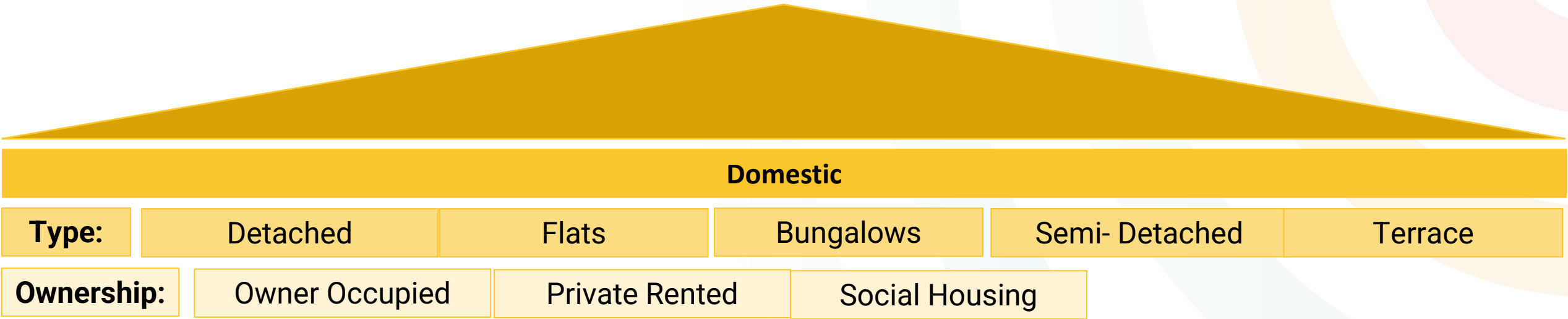
The breakdown of buildings across the domestic and non-domestic sectors is broken down further on the next pages.



Domestic Buildings in York and North Yorkshire

There are 397,303 dwellings in York and North Yorkshire. 87% of these are private dwellings, and 13% are social housing or other public sector. 88% (348,882) have an EPC, which highlights that 63.43% of domestic buildings in York and North Yorkshire have an average energy efficiency rating below EPC C. **XXXX** many are listed and in conservation areas, and **XXXX** were built before 1919. Additionally, as of 2022, York has a fuel poverty rate of 10-12%, and North Yorkshire has a fuel poverty rate of 12-14%.

Approximately 1,161,940 measures are required across the stock, including: wall insulation (156,713), floor insulation (189,478) and loft insulation (75,952), draughtproofing (21,536), replacing windows and doors (52,166) and installing heat pumps (389,231), solar PV (276,864) and battery storage. Overall, the stock requires substantial upgrades to meet net zero goals.

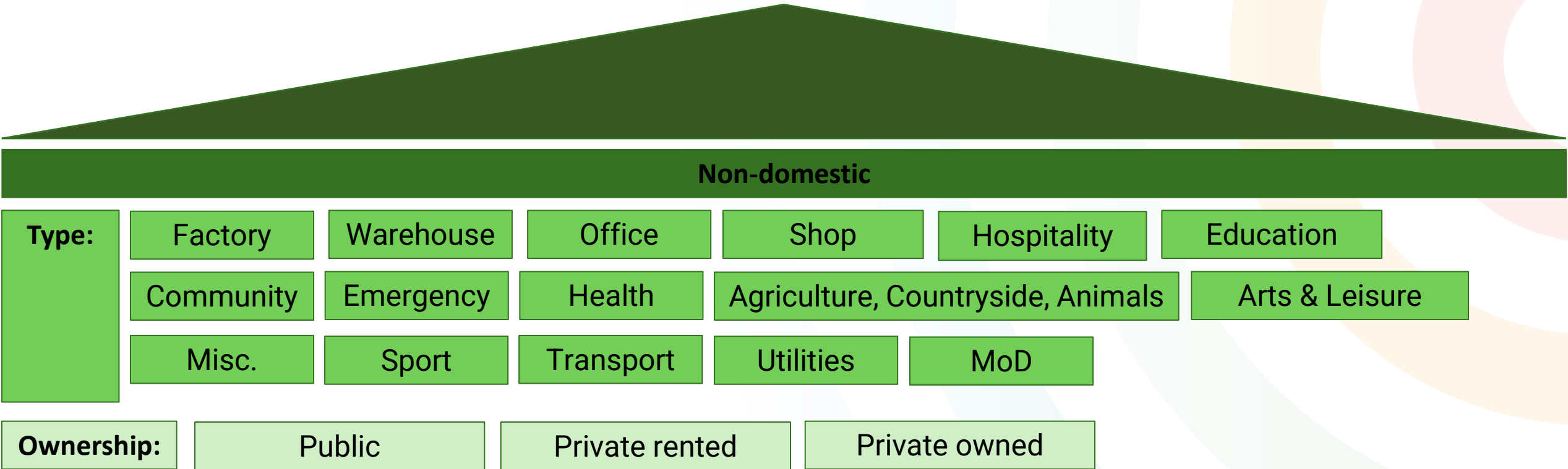


Non-domestic Buildings in York and North Yorkshire

Less information is available about non-domestic buildings, as a definitive source is not readily available. However, some high-level figures have been identified.

57% of the non-domestic stock in York and North Yorkshire has an EPC worse than C. Approximately 90% of the domestic stock uses either grid electricity or natural gas. Common measures required across the stock include wall, floor and roof insulation, replacement heating and installation of solar PV.

To better understand and support non-domestic retrofit, further research is required.



Skills & Supply Chain in York and North Yorkshire

The Retrofit Skills Assessment ([insert link](#)), completed in February 2025, aimed to set out future retrofit skills requirements for York and North Yorkshire, and identify the gap between this and current provision. This gap is highlighted below, but more detail can be found in the full assessment.

This research highlights the challenges there are around scaling up the supply chain in York and North Yorkshire to the degree that is needed to achieve net zero. A crucial gap is that although a substantial amount of retrofit is required to meet net zero targets and support comfort objectives, this is not currently translating to high levels of demand which is stopping the supply chain from scaling up.

Current State

- 300+ retrofit businesses in York and North Yorkshire;
- There is a particular gap in insulation businesses, with fewer than 10 operating in the region;
- Retrofit businesses are centred around Harrogate and York;
- There is a labour force of approx. 500 people;
- Training provision is concentrated around York and Harrogate;
- There is a general skills shortage in the construction industry which has implications for retrofit.
- There are gaps in provision around air source heat pumps, battery storage, insulation and heritage skills, and there is a need for soft skills;
- There is a general sense that the current supply chain is not in a position to scale up to meet identified retrofit requirements;
- Providers report that there is generally a lack of demand for retrofit qualifications, and difficulty around recruiting suitably experienced tutors or having the resources to upskill existing tutors.

Future State

- To deliver all required retrofit measures by 2034, the peak labour requirement is 13,000 people in 2031;
- 25,000 potential employees have been identified in other industrial groups with similar skills profiles to retrofit.

Retrofit Delivery to date in York and North Yorkshire

Challenges:

- Scale-up – funding timelines etc.
- Add in amount of funding
- Spell out measures rather than projects?
- Skills, delivery and investment?

Decarbonisation

Heat and buildings currently accounts for 23% of greenhouse gas emissions from York and North Yorkshire.

According to the Carbon Abatement Pathways (CAP) study refresh conducted in 2024, the region needs to meet the following scale of ambition targets to reach net zero by 2034 and carbon negative by 2040:

- TBC

York and North Yorkshire's Retrofit Strategy

Strategy Engagement Process

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Engagement Process

The Retrofit Strategy has been co-designed with key stakeholders, utilising workshops and consultation as follows:

- 24th October 2024 – Retrofit Strategy workshop, utilised to establish a vision and prioritised interventions. This involved 50+ key stakeholders across skills providers, local authorities, supply chain businesses and subject matter experts.
- 12th, 13th and 14th November 2024 – Three online workshops, utilised to add detail to interventions and confirm the strategic direction.
- November 2024-March 2025 – individual conversations with stakeholders and smaller workshops with key partners, to add detail and create partnerships.
- June-July 2025 – public consultation, to ensure that the strategy is fit for purpose.

Feedback from these sessions has been used to create a vision for retrofit in York and North Yorkshire, understand what the strategic priorities should be, highlight barriers and create solutions.



Workshop outputs – barriers to retrofit

The 2024 engagement workshops identified a number of barriers to retrofit happening at pace and scale in York and North Yorkshire, including:

- **A lack of demand for retrofit of private buildings** – There is a lack of demand for retrofit of buildings at the moment, but there was a recognition that buildings are a large source of carbon emissions, there is a high amount of fuel poverty and many buildings do not meet sufficient standards. Reasons for this lack of demand included the public being sceptical of retrofit schemes, retrofit being expensive and a lack of financial incentives, the retrofit system being difficult to navigate, and a general lack of understanding of what retrofit is.
- **The supply chain is disjointed and currently unable to scale up** – There was a general consensus that the supply chain is currently unable to scale up to future demand, which is supported by the Retrofit Skills Assessment. The reasons for this included the lack of demand being discouraging to businesses, a lack of support for businesses, skills providers not getting enough people on courses and therefore not continuing provision, and the complexity of retrofit creating a need for lots of different skills specialisms and soft skills.
- **Policy and funding is short term** – as retrofit is currently driven primarily by Central Government funding and policy, businesses and communities are unlikely to prioritise retrofit (especially when there are lots of other challenges to consider). Additionally, infrastructure has not caught up to the needs of retrofit, such as the planning system or procurement guidelines, and stakeholders (particularly local authorities) have limited capacity.
- **Data is spread across the region and organisations, and there are substantial gaps** – Whilst there is a lot of data related to buildings held locally and nationally, it is spread across different organisations in the region, resulting in silos and a lack of a data-driven approach for the region. There are also large gaps in data, for example there is limited data about non-domestic buildings.

However, the workshops also highlighted the number of people and organisations who are passionate about retrofit, and the momentum that has been created in the region.



Workshop outputs – themes

The workshops also examined what retrofit should look like in the future and key considerations for the strategy, which included:

- **People should be at the centre of the region's approach to retrofit** – There was a widespread view that retrofit should focus on the people in the buildings, rather than just the buildings themselves.
- **The benefits of retrofit should be showcased** – Benefits such as health improvements, reduced bills, reduced carbon emissions, improved comfort in buildings throughout the year etc. should be showcased as benefits rather than 'co-benefits', to make sure that there is a reason for everyone to retrofit their building.
- **Heritage** – York and North Yorkshire has a unique opportunity to showcase retrofit in heritage buildings, as the region is home to many listed buildings, conservation areas and buildings built before 1919. Additionally, there are a number of iconic heritage buildings in the area such as York Minster, Fountains Abbey, Castle Howard and Selby Abbey. This opportunity should be taken advantage of.
- **Domestic and non-domestic buildings** – Although there is more data on domestic buildings, non-domestic buildings have huge potential for decarbonisation at scale. Therefore, whilst the strategy may be more focused on domestic buildings, non-domestic buildings should be included and better understood.

These themes, alongside the barriers identified to retrofit, have formed the basis of the outcomes and strategic priorities, which are detailed on the following pages.



Public Consultation Feedback

The Retrofit Strategy went out to Public Consultation in June 2025, and closed in August 2025. There were over XXXX responses which were recorded, collated and implemented, with the following key feedback:



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Vision, Outcomes and Strategic Priorities

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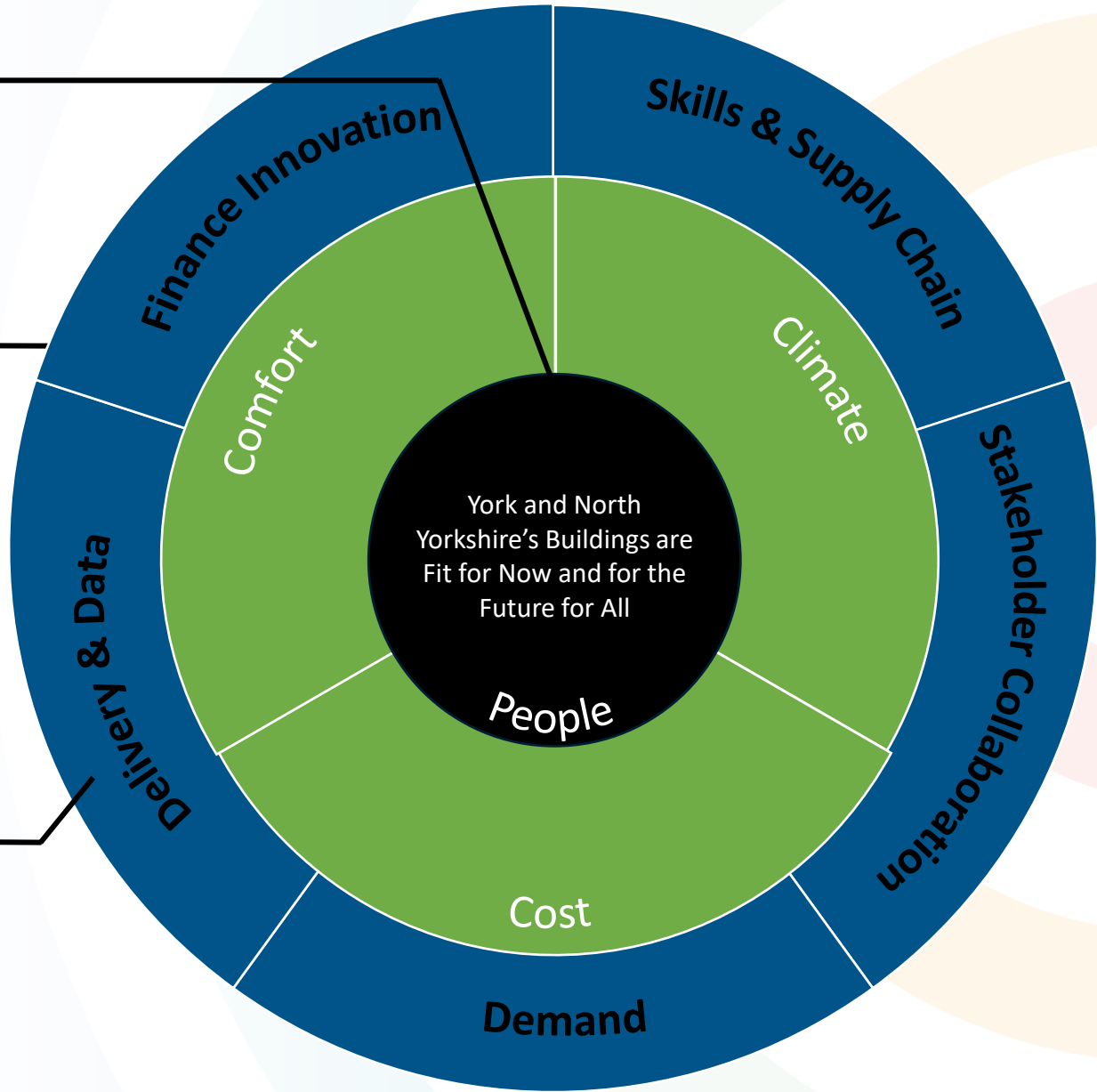
Strategic Framework

Vision:
This is the long-term goal for retrofit in York and North Yorkshire.

Key Outcomes:
These are the desired outcomes from delivery of the Retrofit Strategy, which should be felt by communities and businesses across York and North Yorkshire.

Strategic Priorities:
The strategic priorities are the areas of focus for activity, which span the whole retrofit system. They must all be supported to achieve the final vision.

This framework summarises the ‘what’ – the strategic priorities and the ‘why’ – the outcomes and vision.



York and North Yorkshire's Retrofit Vision

York and North Yorkshire's Retrofit Vision is the long-term goal for retrofit in York and North Yorkshire. This vision was co-created at a workshop in October 2024 by 50+ stakeholders from across the retrofit system, including skills, supply chain, Local Authorities, experts etc. To achieve our vision we must transform our **retrofit system** to deliver at pace and scale, ensuring a **just transition to communities and businesses** and supporting the region's **carbon negative ambition**. All interventions included in this strategy should be aligned to at least one element of this vision.

Ensuring the solutions are specific to York and North Yorkshire and build upon our opportunities, such as our heritage assets and biobased materials

Comfortable, healthy, buildings that are protected from the impacts of climate change (such as flooding and overheating) and contribute to reducing our greenhouse gas emissions.

'York and North Yorkshire's Buildings are Fit for Now and for the Future For All'

Domestic and non-Domestic buildings

Every person in York and North Yorkshire.

Key Outcomes/Principles

These are the desired outcomes from delivery of the Retrofit Strategy, which should be felt by communities and businesses across York and North Yorkshire. All activity under the Retrofit Strategy will aim to fulfil these outcomes. They are:

Comfort

Buildings are comfortable to be in all year round. Comfort looks different for everyone, but generally people should be warm enough in cold weather and cool enough in hot weather. Crucially, this comfort level should not be blocked by high energy bills or leaky buildings, and should have positive outcomes such as decreasing damp and mould and the associated health impacts.

Climate

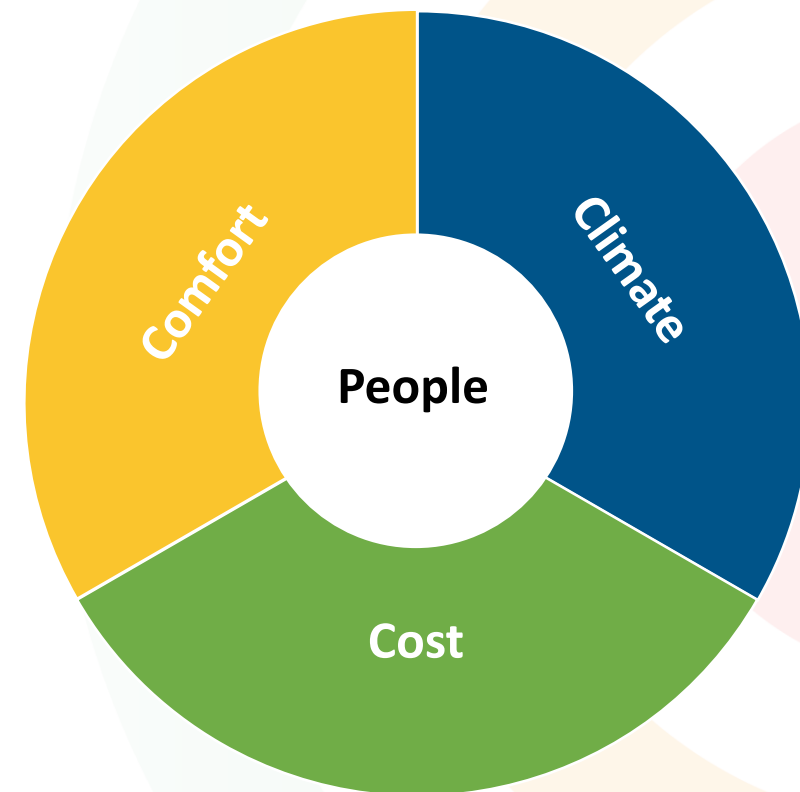
Climate change is mitigated against by reducing greenhouse gas emissions, and we adapt to our changing climate. This may look like improving the resilience of our buildings to flooding, storms and extreme heat, as well as reducing the amount of energy we use and switching to renewable energy.

Cost

Cost is reduced as a barrier to retrofit and does not hold back progress, and economic benefits of retrofit are felt locally. Currently, cost is a huge barrier for communities and businesses looking to undertake retrofit, so removing this barrier is important to ensure that everyone has access to a more efficient building. Additionally, there are a number of economic benefits from retrofit, such as:

- A huge opportunity for businesses in the region to scale-up to meet retrofit demand, even if they're not currently in the industry. This will allow the economic benefits of retrofit to stay within York and North Yorkshire.
- Savings to the health system as a result of reduced health impacts from damp, mouldy or poorly performing buildings.
- Energy bill savings.

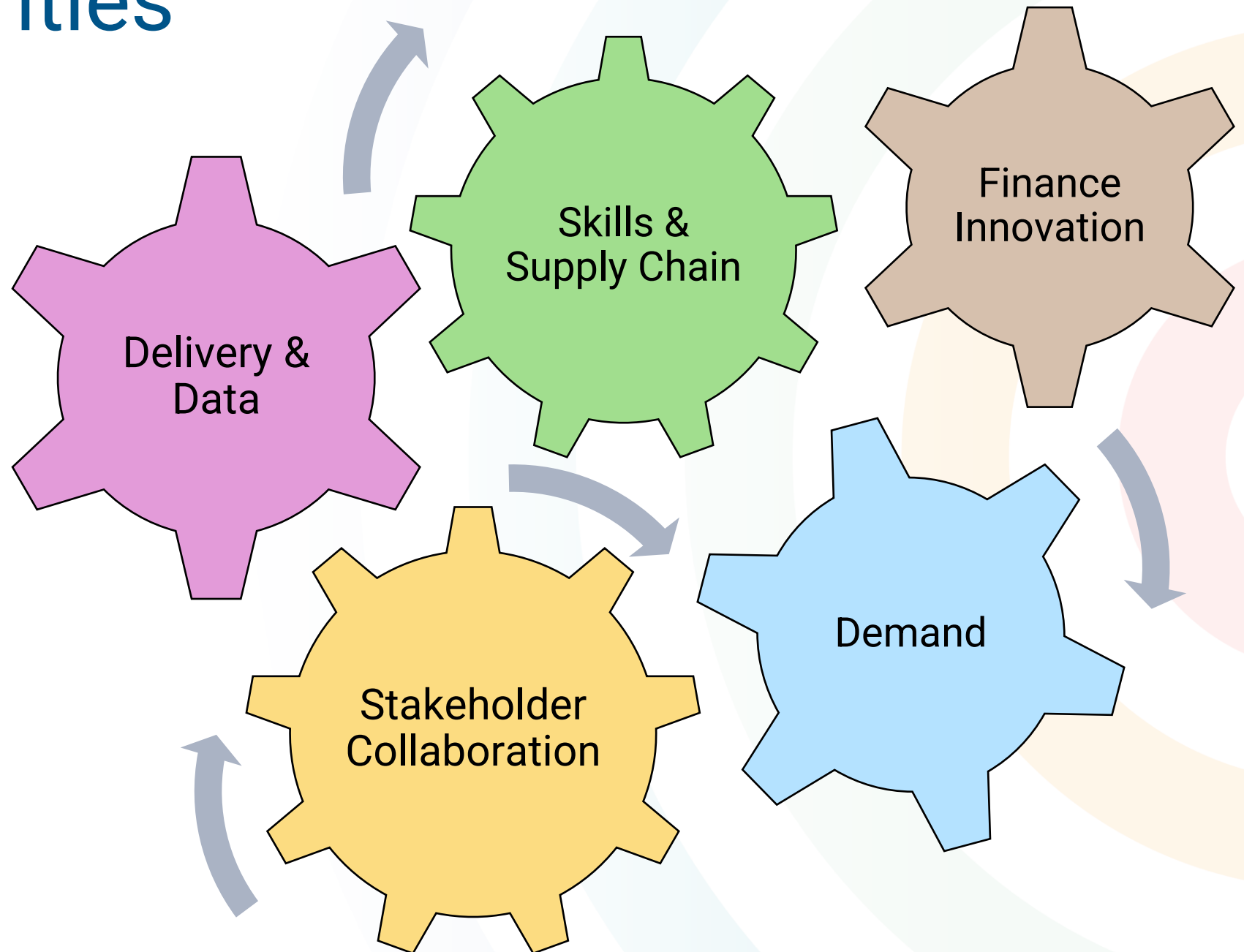
People are at the centre of this approach, meaning that the benefits of retrofit are felt by the people of York and North Yorkshire.



Strategic Priorities

The strategic priorities are the areas of focus for activity, which span our whole retrofit system. They must all work together to transform the retrofit system, and are held together by leadership.

These priorities are broken down in further detail on the following pages, along with their accompanying action plan which details the interventions needed to deliver on these strategic priorities.



York and North Yorkshire's Retrofit Strategy

Action Plans

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Action Plans

The Action Plans are the ‘**how**’, showcasing how we will achieve the strategic priorities. There are five in total, one for each strategic priority.

These have been created using the area assessment, feedback from stakeholders and national evidence. They are intended to be collaborative and require commitment from a range of partners, with lead partners indicated in **bold**.

As the strategy covers the period 2025-2034, it is expected that these action plans will be updated to reflect required new activity as technology and policy changes.

The interventions selected have a range of impacts – some actions are already underway, some are ‘quick wins’ that require little resource to deliver, but also have a smaller impact, and others have the potential to significantly move the dial on retrofit but require significant resource. This is indicated using the colour coding below.

Colour	Meaning
Green	Intervention is already being delivered, or has resource secured
Yellow	Intervention would not require much resource or support to be delivered
Purple	Intervention requires significant resource or support to be delivered



Demand

Grow York and North Yorkshire’s market demand for retrofit at a pace and scale aligned to regional and national retrofitting and net zero targets:

- Increase the profile of retrofit across the public, supply chain and leadership organisations.
- Ensure people are supported to better understand and access retrofit.
- Work with partners to deliver retrofit at pace and scale, driven by natural demand from the public.

Action	Description	Lead and Partners
Engagement Campaign	<p>Making use of existing research and evidence, run an engagement campaign highlighting what retrofit is and what help is available across the region with the objective of increasing understanding of retrofit and its benefits across domestic and non-domestic users. This must link to the one stop shop and other activity in the region. Activity may include:</p> <ul style="list-style-type: none">• Highlighting case studies of different types of buildings to make retrofit more inclusive, and including details of archetypes and building types such as terraces or stone built homes, and community buildings or businesses;• Holding engagement events for the public and for businesses;• Working with front line services such as GPs to raise awareness of retrofit and its benefits;• Looking at innovative solutions, such as featuring retrofit in television or other media. <p>[Plan for campaign established 2026]</p>	YNYCA, CYC, NYC
Develop a York and North Yorkshire Retrofit One-Stop-Shop	<p>Building on the work done so far in York and North Yorkshire and utilising regional case studies, seek finance to develop a York and North Yorkshire One-Stop-Shop and create a plan for a regional approach. This should include:</p> <ul style="list-style-type: none">• Advice, assessments, finance solutions, suggested suppliers etc.• A joined up approach with other services, such as the NYC Warm and Well service, Citizens Advice and the NHS.• Exploration of how the one-stop-shop could work outside the private owned sector, such as private rented and for non-domestic buildings. <p>[Plan for regional approach drafted by November 2025, delivery 2026 onwards]</p>	YNYCA, CYC, NYC
City Leap	<p>Support the decarbonisation of public sector buildings...</p> <p>[timelines for City Leap]</p>	YNYCA, CYC, NYC

Skills and Supply Chain

Support the supply chain for retrofit to cope with growing demand:

- Collaborate with local and national partners to ensure that performance standards are high and enforced, and retrofitted homes perform as promised.
- Work with stakeholders to train and recruit the existing and future workforce to cope with retrofit demand – including housing teams in councils and social landlords.
- Support and collaborate with skills providers, with a clear business case for developing retrofit skills provision.
- Scale up the availability of materials and equipment in line with demand and quality standards.

Action	Description		Lead and Partners
Retrofit Skills Knowledge Hub	Create a Retrofit Skills Knowledge Hub which can be used to better understand the skills landscape and to support delivery of nationally funded programmes and skills functions like the Adult Skills Fund. Sources of information should include: <ul style="list-style-type: none">• Audits from businesses highlighting their skills needs, utilising York Retrofit Network + and GSAP.• Skills requirements for delivery of Government funded programmes such as Warm Homes: Local Grant, and Warm Homes: Social Housing to inform future provision. [2026 onwards]		YNYCA , CYC, NYC, York and North Yorkshire Housing Partnership
Regional Retrofit Network	Seek finance to extend the currently Innovate UK funded York Retrofit Network for another year and to include North Yorkshire, to support knowledge sharing and best practice. Topics should include biobased construction, quality and performance standards, skills etc. Additional aspects of the network may include: <ul style="list-style-type: none">• An online platform for resources to use between sessions, such as Sharepoint;• Using the Careers Hub’s Collaboration Tool, connect businesses with schools and colleges;• Support for businesses, such as support to register with MCS and Trustmark;• An annual conference for the retrofit supply chain with Yorkshire Combined Authorities; [From November 2025]		YNYCA , North East & Yorkshire Careers Hub, other partners TBC
Yorkshire & Humber Green Skills Advisory Panel (GSAP)	Create a Yorkshire and Humber member-led forum of construction organisations, training providers, social housing providers supported by Government agencies, employment based organisations and the voluntary sector. The purpose is to close the skills gap, enable jobs and provide entry routes into green construction related careers. Affiliated to the national Green Skills Advisory Panel. [Launch Autumn 2025]		Efficiency North , YNYCA
Biobased Construction Materials Accelerator	Create an Innovation Hub centred around the York Central development to grow the biobased construction industry, support skills development and test the use of biobased materials where feasible.		York Central , YNYCA, Biorenewables Development Centre

Finance Innovation

Reduce finance as a barrier to retrofit, to ensure it does not hold back the rate of change:

- Support the development of a variety of financing models and fiscal incentives

Action	Description	Lead and Partners
Carbon Negative Challenge Fund – Retrofit Finance	Through the Carbon Negative Challenge Fund, support projects which examine how innovative financial solutions can be brought forward to enable wider uptake of retrofit in the region. From March 2025	YNYCA, other partners TBC
Pilot financial policy options for YNY	Taking a relational approach, seek funding to pilot financial policy approaches in York and North Yorkshire, working with other Yorkshire Combined Authorities to gain wider learnings. Offers should align to the one stop shop and other provision. [2026 onwards]	University of York, YNYCA, NYC, CYC, WYCA, SYMCA
Grants	Provide small grants for retrofit to support communities and small businesses to have retrofit assessments done for their buildings, highlighting areas of investment. Additional small grants available to support retrofit measures, with a focus on those that have a longer payback period. [TBC]	YNYCA, NYC, CYC
Single Settlement	Prepare for the possibility of a single settlement from central government by mapping out key considerations with key stakeholders, and aligning this with the development of the Retrofit Dashboard.	YNYCA, NYC, CYC, other regional stakeholders TBC

Delivery & Data

Ensure retrofit is being delivered at pace and scale using an evidence-based approach to prioritise delivery:

- Deliver retrofit at pace and scale through a programme approach, led by organisations such as Local Authorities and Social Housing Providers.
- Using comprehensive data of the region, develop new and innovative approaches to retrofit.
- Develop clear metrics and methods of evaluation for the region.

Action	Description	Lead and Partners
Retrofit Dashboard	<p>Create a shared retrofit data platform to support market development and ensure a joined up regional approach. This should include data on buildings such as EPC, adaptation needs and heritage status, and wider retrofit data such as skills needs, public engagement etc. The dashboard should be utilised to:</p> <ul style="list-style-type: none">• Create a spatial plan for retrofit which can be utilised for future funding and opportunities.• Establish an investible project pipeline, to include non-domestic opportunities and community energy. This should compliment the Local Area Energy Plans and other data work in the region, and be user friendly to recognise capacity constraints in different organisations. <p>[Options appraisal completed by Summer 2025, delivery from early 2026]</p>	YNYCA, CYC, NYC, other partners TBC
Heritage Pioneers	<p>Work with local stakeholders such as York Minster to showcase good practice of retrofitting heritage buildings in the region, and seek finance to support further demonstrators of heritage retrofit. This should include use of biobased materials, consideration of adaptation and pioneer retrofit of heritage buildings at scale.</p> <p>[TBC]</p>	Historic England, YNYCA, CYC, NYC etc.
Scheme Delivery	<p>Ensure delivery of Government funded schemes such as Warm Homes: Local Grant and Warm Homes: Social Housing Fund. Ensure that scheme delivery links in to other elements of this strategy and retrofit activity around the region.</p> <p>[2025 onwards]</p>	CYC, NYC, York and North Yorkshire Housing Partnership

Stakeholder collaboration

Y&NY organisations are united in their approach to retrofit and coordinate strategic delivery:

- Develop clear roles and responsibilities for organisations (including local authorities, housing associations, community groups etc.) have clear roles and responsibilities, and support them to lead on retrofit programmes and showcase best practice.
- Engage with key stakeholders to facilitate joint working, such as applications for funding.
- Reflect local learnings and challenges up to national government to evidence policy change.

Action	Description	Lead and Partners
Joint working framework	<p>Create a joint working framework between key regional partners to set out how organisations should work together and identify opportunities for joint working. This should outline clear roles and responsibilities for retrofit and identify leavers include: procurement practices, maximising the impact of the planning and house building system, joint approaches to funding opportunities, sharing data etc.</p> <p>The framework will be linked to the ongoing governance of this Retrofit Strategy, and measures will be put in place to ensure feedback of local challenges and solutions to central government.</p> <p>[Draft framework created by end of 2026]</p>	YNYCA , CYC, NYC, North York Moors National Park, Yorkshire Dales National Park, York and North Yorkshire Housing Partnership etc.
Continue Regional Relationships	<p>Continue working with and learning from other areas and organisations such as WYCA, SYMCA, NECA, GMCA, the North East and Yorkshire Net Zero Hub, and the National Retrofit Hub, seeking opportunities for collaboration. This should particularly focus on challenge areas such as adaptation, skills, finance etc.</p> <p>[Ongoing]</p>	YNYCA, WYCA, SYMCA, NECA, GMCA, North East and Yorkshire Net Zero Hub, National Retrofit Hub
York & North Yorkshire Retrofit Strategic Partnership	<p>YNYCA to put out a call for strategic partnerships with supply chain actors to increase collaboration and knowledge sharing across the public and private sectors. Memorandums of Understanding (MOUs) will be utilised to formalise the relationship and establish the York and North Yorkshire Retrofit Strategic Partnership.</p> <p>[TBC]</p>	YNYCA, supply chain partners

York and North Yorkshire's Retrofit Strategy

Governance



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Governance

This Retrofit Strategy was adopted by YNYCA on XXXXXXX. Other key partners such as XXXXXXXXX have also adopted the strategy.

Delivery of the strategy is overseen by XXXXXXXX, which is made up of senior representatives from the region. Progress is reviewed quarterly and the strategy will be refreshed every two years.



Evaluation

The Impact of this Retrofit Strategy will be evaluated using the following metrics:

Comfort – buildings are comfortable to be in all year round

Fuel poverty is reduced from X to X by 2034 – condition and cost

Climate – mitigation and adaptation of climate change

Emissions from buildings are reduced from X to X by 2034.

Adaptation is included

Cost – cost is **reduced** as a barrier to retrofit

Fuel poverty is reduced from X to X by 2034

X fewer people cite cost as a barrier to retrofit

£X investment is brought into retrofit between 2025 and 2034

£X is saved from energy bills (can we measure this?)

Communities & Businesses – The benefits (economic, health etc.) of retrofitting buildings are felt by Communities and Businesses, and a sustainable supply chain is created.

Outcomes above can be measured across a range of beneficiaries including communities and businesses.



Contributors

Thank you to all the organisations who have been part of the co-design of this strategy, including:



Historic England

NORTH YORKSHIRE CLIMATE COALITION



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Appendix

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Need and Context:

- Emissions from buildings account for 23% of total emissions in York and North Yorkshire, with two thirds from domestic buildings.
- YNY also has a higher than average proportion of homes off the gas network, a large proportion of detached homes and a higher proportion of pre-1919 homes, resulting in 68% of homes and 62% of non-domestic properties with an EPC rating below C.
- Yorkshire and the Humber has the second highest rate of fuel poverty in England (17%).
- The supply chain is not currently able to respond to the pace and scale of retrofit needed for net zero by 2034 and beyond.

Key policy conditions:

- Government has ambitions to make Britain a clean energy superpower, which York and North Yorkshire has a key role to play in. This also includes a focus on supporting locally owned and managed energy.
- A focus on retrofit also supports delivery of the Government's Warm Homes Plan.
- A lot of retrofit is currently driven by Government funding schemes such as HUG, LAD and SHDF.
- Mayoral vision highlights warm and affordable homes.

Vision: York and North Yorkshire's Buildings are Fit for the Future For All

Growth Constraints:

- **Short-term, specific funding**
- **Lack of cohesive approach & statutory responsibility**

- **Shortage of skills within supply chain**
- **Limited motivation for joining the retrofit supply chain**

- **Different markets need different options**
- **Over-reliance on grant funding**
- **High up front costs**

- **Lack of consumer demand/support/awareness/trust**
- **Negative image of retrofit**

- **Lack of cohesive data and/or data spread across the region**

Activities:

Retrofit Strategy, 5/6 year settlement for retrofit and clear roles/ responsibilities with central government

Retrofit Skills Programme and Supply Chain Network

Innovative Finance Mechanisms based on people's needs

Retrofit One Stop Shop (building on activity already underway)

Creation of a data platform

Outputs:

No. of buildings retrofitted and resource allocated for retrofit regionally

No. of learners on retrofit courses and progressing into employment

No. of people using finance offers and undertaking retrofit

No. of residents engaged via OSS and co-benefits e.g. health impacts

No. of buildings with full data

Impact:

- Reduced energy costs
- Reduced carbon emissions
- Warmer, more comfortable buildings
- Decreased health impacts from buildings
- More resilient buildings to climate change

Outcomes:

- Increase in renewable energy
- Reduce energy usage
- Strong supply chains & economic benefits

Information Sources

- [Sub-regional fuel poverty in England, 2024 report \(2022 data\) - GOV.UK](#)
- [Health inequalities: Cold or damp homes - House of Commons Library](#)
- [Listed buildings – City of York Council](#)
- [Conservation areas – City of York Council](#)
- [Designated Assets, Protected Areas and the Built Environment.ods – 16a](#)



Strategic Priorities

City region
Rural powerhouse



Demand

The market demand for retrofit grows at a pace and scale aligned to regional and national retrofitting and net zero targets:

- Retrofit has a high profile across consumers, the supply chain and leadership organisations. **Increasing the profile of retrofit...**
- Consumers are supported to better understand and access retrofit, driving demand.
- Retrofit is being delivered at pace and scale through natural demand from the public.

Finance Innovation

Finance is reduced as a barrier to retrofit, and does not hold back the rate of change:

- There are a variety of financing models and fiscal incentives available for the market. **Support development of...**

Delivery & Data

Retrofit is being delivered at pace and scale using an evidence based approach to prioritise delivery:

- Retrofit is being delivered at pace and scale through a programme approach led by organisations such as Local Authorities and Social Housing Providers.
- Organisations are able to develop new and innovative approaches to retrofit, based on comprehensive data of the region.
- There are clear metrics and methods of evaluation for the region.

What makes it YNY?

Strategic Priorities


City region
Rural powerhouse



Skills & Supply Chain

The supply chain for retrofit is able to cope with growing demand, and does not hold back progress:

- Performance standards are high and enforced, and retrofitted homes perform as promised.
- The existing and future workforce are trained and recruited to cope with retrofit demand – this workforce should include the entire supply chain including housing teams in councils and social landlords.
- Skills providers are supported and collaborated with, with a clear business case for developing retrofit skills provision.
- Availability of materials and equipment is scaled up in line with demand and quality standards.



Stakeholder Collaboration

Y&NY organisations are united in their approach to retrofit and coordinate strategic delivery:

- Organisations (including local authorities, housing associations, community groups etc.) have clear roles and responsibilities, lead on retrofit programmes and showcase best practice.
- Key stakeholders are engaged with to facilitate joint working such as applications for funding.
- Local learnings and challenges are reflected up to national government to evidence policy change