

KICK START

10,000
futures

Project report:

- Delivering affordable homes for thousands of young people across England and Wales
- Pilot site briefing for potential acquisition and refurbishment

A Grade-II listed former residential care home: a site with real potential

Existing partitions into 44 individual rooms could let us create separate accommodation easily.



Now neglected, its grand garden could offer beautiful leisure space for young people



By removing dated décor and installing modern-day features, we can create appealing homes for generations of young people.



The existing plumbing system could significantly reduce the cost of a refurbishment.



YMCA

Here for young people
Here for communities
Here for you

A scalable, cost-effective plan to deliver 10,000 affordable homes

Context:

Thousands of vulnerable young people are being held back by the housing crisis – and YMCA England & Wales has a bold new plan to deliver 10,000 affordable homes to start solving it.

Progress so far:

- Laid the groundwork for this project with our 'Unlocking Affordable Homes' report (2024), itself only possible thanks to the generosity of our most committed supporters. This research identified the main barriers that smaller organisations face when developing affordable homes – and it has helped inform our approach.
- Mapped areas of the highest levels of deprivation in England and Wales to target communities with the greatest needs.
- Identified safe and suitable pilot sites for renovation at a much lower cost than new builds (derelict office buildings, disused care homes, old hotels).

The plan:

- Analyse our ongoing pilot projects to develop supported, shared, and independent housing that meets young people's real needs.
- Conduct feasibility studies and cost assessments to use funds wisely, maximising the number of homes we can create.
- Develop a comprehensive, scalable strategy to guide us from the first affordable new home to the 10,000th.

Next steps:

- Secure £250,000 in urgent investment from our most committed and generous supporters by the end of the financial year.
- Use these funds to start site identification, planning, and pilot refurbishments.

This is just one potential site. With the help of our most valued supporters, we aim to find more sites like this, and develop an effective strategy to create 10,000 affordable homes for young people.