

Barnsley Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Barnsley town, the Dearne Valley towns and the wider borough.

Inside this briefing

A practical guide to funding routes, local programmes and the organisations turning sites and neighbourhood priorities into delivery.

For organisations delivering housing and regeneration in Barnsley.

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The Civic, Barnsley

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Barnsley Pride in Place ten-year vision and first four-year investment plan	Approved by MHCLG; announced by the council 27 March 2026. Phase 1 place, no further plan deadline applies. [5,6]
Barnsley Pride in Place Impact Fund	£750,000 in each of 2025/26 and 2026/27, confirmed in Annex A of both determinations; national guidance requires commitment by 31 March 2027. Local distribution not yet published. [7,8]
Goldthorpe Housing Project phase 2	Cabinet backed proposals to acquire and demolish up to 39 properties around Co-operative Street and Claycliffe Terrace; timetable not yet confirmed. [9,10]
Vistry / Vico Homes, Mapplewell and Carlton	Mapplewell has full planning permission, construction due to begin shortly (as at 11 February 2026); Carlton's detailed proposals were in progress at the same date. [11]

Figures in this briefing cover different programmes, geographies and periods. They should not be added into a single borough investment total.

Up to £46 billion over ten years

Homes England and its subsidiary, the National Housing Bank, have up to £46 billion to deploy across England to 2036. These are the principal streams. [1]

The joint Investment Prospectus, published on 31 March 2026 ahead of the Bank's opening on 1 April, brings grant, land and finance into one framework. The Bank aims to attract more than £50 billion of additional private capital over the decade.

Stream	Amount	What it funds / who it reaches
Social and Affordable Homes Programme 2026–2036	At least £27bn outside London £39bn nationally, including London	Capital grant for social and affordable rent, shared ownership, supported housing and estate regeneration. Registered Providers, councils, housebuilders and community-led organisations, through continuous market engagement or strategic partnerships.
Housing and Infrastructure Capital Grant	About £3.1bn Homes England's share of the £5bn national pot*	Land assembly, remediation and strategic infrastructure; dedicated viability-gap support planned for later in 2026/27. Councils, developers and landowners with sites the market cannot unlock alone.
National Housing Delivery Fund Debt, equity and guarantees	Up to £16bn	Loans, equity and guarantees, including funding that may be devolved to mayoral authorities. Housebuilders, Registered Providers, funds and lending partners.

*The prospectus describes the agency's share as £3.1bn, subject to final confirmation. These are programme envelopes, not a ring-fenced allocation to Barnsley.

PROGRAMME MILESTONES

Date	Milestone
31 March / 1 April 2026	Investment Prospectus published / National Housing Bank opens
25 August 2026	First wave: £9.58bn to 33 strategic partners outside London [2]
Later in 2026/27	Dedicated viability-gap grant planned [1]
To 2036	Ten-year programme period

Land, grant and finance can be combined around the needs of a scheme.

Grant, land and finance

Which support fits a scheme depends less on its size than on what is holding it up: a funding gap, a difficult site, or the tenure of the homes to be delivered. [1]

Family	Product	Purpose	Typical user
Grant	Social and Affordable Homes Programme	Affordable tenures, supported housing and estate regeneration	RPs, councils, developer partners
Grant	Housing and Infrastructure Capital Grant	Viability gaps, infrastructure, land assembly and remediation	Councils, landowners, master developers
Land	Homes England land	Acquisition, enabling and disposal through sale, lease, development agreement or joint venture	Developers of all sizes
Finance	SME Accelerator Loan	Site finance for smaller builders establishing a track record	SME housebuilders
Finance	Revolving credit facility	Multi-site support alongside commercial lenders	Growing builders
Finance	Senior and mezzanine debt	Project funding for build to rent, later living and brownfield schemes	Developers and funds
Finance	Corporate lending	Balance-sheet finance for growth, including modern methods of construction	Housebuilders
Finance	Infrastructure loans	Long-term finance, up to 15 years, for upfront infrastructure	Developers and councils
Finance	Low-interest RP loans	Unlocking capital investment in social and affordable homes	Registered Providers
Finance	Equity	Minority investment in vehicles typically delivering more than 3,000 homes	Funds and partnerships
Finance	Guarantees	Bonds and loans to reduce institutional financing costs	Funds and RPs

Two grant routes in South Yorkshire. Land, remediation and infrastructure support normally comes first through the Mayoral Combined Authority: the £65m Brownfield Housing Fund closed in March 2026, a further £118m from April 2026 continues housing development from the National Housing Delivery Fund, and SYMCA has held an integrated settlement since April 2026. Social and Affordable Homes Programme grant remains administered by Homes England, assessed against the mayor's published strategic priorities. The National Housing Bank makes its own finance decisions while working alongside the agency.

How the regional routes fit together

For a Barnsley scheme, the first conversation depends on the funding gap; a regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR SOUTH YORKSHIRE

£249m

c.2,200 homes

Estimated strategic-partnership spend and homes across the region in MHCLG's regional funding breakdown of 24 August 2026; the companion Homes England release names the 33 partners and gives no totals. Neither gives a Barnsley allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England SAHP, via strategic partnership or CME, assessed against SYMCA's strategic priorities.	Tenure mix, delivery partner, grant need and timing. No Barnsley-specific SAHP allocation published. [1]
Land, infrastructure or abnormal costs	SYMCA, through the integrated settlement; the Brownfield Housing Fund closed March 2026, successor £118m from April 2026.	Why the site cannot proceed, and the council's support for SYMCA's business case. Goldthorpe Phase 1 was a named beneficiary scheme. [3]
Additional affordable-housing support	SYMCA's housing and regeneration team, via the integrated settlement's housing theme.	SAHP secured or progressing; the remaining gap and deliverability.
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower or investment structure, commercial funding, security. [1]

SYMCA housing funds: current position. The Brownfield Housing Fund closed in March 2026 after supporting 45 developments and more than 3,700 homes. No published open call for the £118m successor programme was found at 19 September 2026; housing and development enquiries go to the Growth Hub team and the sponsoring council. The Strategic Place Partnership with Homes England (February 2024) is the pipeline route. [3]

Catalyst Sites. Hoyland, Royston and Carlton sit inside SYMCA's published SAHP strategic priorities — a growth-location designation, not a confirmed Barnsley SAHP award. [21]

REGIONAL AMBITIONS TO DESIGN FOR

South Yorkshire's published SAHP priorities seek 9,000 affordable homes over five years, a 60% Social Rent / 40% other affordable tenure mix and 10% supported or specialist housing, with named Catalyst Sites; the Strategic Place Partnership targets about 5,000 homes (about 2,000 affordable) and the Don Valley Corridor Mayoral Development Zone 10,500 homes over 30 years. These are regional ambitions across delivery routes. [21]

Who decides what

Funding, planning and delivery sit with different organisations. Identify the decision you need before choosing the first conversation.

01

Homes England / National Housing Bank

Final SAHP funding and contractual decisions; the Bank assesses its finance investments. [1,18]

02

South Yorkshire Mayoral Combined Authority (SYMCA)

Regional priorities, tenure mix and strategic priorities for SAHP; the integrated settlement; the Don Valley Corridor Mayoral Development Zone and Investment Zone (neither reaches Barnsley directly, though Barnsley is a named Investment Zone Opportunity-Site borough). [21]

03

Barnsley Metropolitan Borough Council

Local housing need, planning authority, council land and its own new-build programme (delivered through Berneslai Homes); accountable body for Pride in Place across the Barnsley Urban Area. [5,6]

04

Barnsley Town Board

Pride in Place phase 1 board, chaired by Edward Naylor (local business leader); council representatives, local businesses, cultural organisations and charities sit alongside him. Council accountability and national programme rules still apply. [5,6]

05

Development and delivery partners

Vistry (Mapplewell and Carlton, with Vico Homes as affordable-housing partner); Hooper Urban Partnerships with Vico Homes (Pearson Croft, Wombwell); Berneslai Homes (council new-build, including Goldthorpe). [9,10,11,12]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
SYMCA housing / infrastructure	growthhub@southyorkshire-ca.gov.uk
Barnsley regeneration	barnsley.gov.uk/services/regeneration · council contact centre 01226 787787 (Monday–Friday 10am–3pm) [13]
Pride in Place (Barnsley Town Board)	via barnsley.gov.uk news and regeneration pages; no dedicated Pride in Place mailbox found [5,6]
Housing options / council housing	barnsley.gov.uk/services/housing ; managed by Berneslai Homes [14]
Procurement	via YORtender; Barnsley MBC procurement guidance at barnsley.gov.uk [15]

A useful first enquiry names the site, landowner, proposed use, delivery lead, funding gap and next decision. Attach a concise programme and explain what the requested intervention changes.

A route for smaller providers

A first-wave strategic allocation is one route into delivery. Continuous Market Engagement also gives eligible organisations a direct route to Homes England.

Continuous Market Engagement

Open for individual schemes and portfolios, while funding remains available. Designed to accommodate smaller partners, new entrants and complex projects. [19]

Strategic partnerships

Programme-level allocations support delivery at scale. The initial bidding round closed on 15 April 2026; future rounds will be announced. [18]

Route	Practical fit and requirements
CME general	A direct scheme bid. Establish eligible tenure, costs, delivery readiness and grant need with Homes England. [18,19]
CME portfolio	Discuss the pipeline before bidding. Initial portfolios normally deliver 300–500 homes; named sites should start by 31 March 2028 and complete by 31 March 2032. [19]
Delivery partnership	An eligible RP or council can work with a strategic partner under the programme's delivery-partner rules. Owning the funded homes is a different role from supplying construction services. [18,20]

BEFORE A GRANT APPLICATION

Organisations need Homes England Investment Partner qualification to receive grant. New partners can apply for that status alongside the funding application. Programme qualification and regulatory registration are separate steps. [19]

The bid should show how it meets local housing need and regional priorities. South Yorkshire's published priorities seek 60% Social Rent, 10% supported housing and delivery on the named Catalyst Sites. [21] Barnsley's adopted Local Plan (2019, reviewed 2022) sets Policy H1's district-wide requirement of at least 21,546 net additional homes over the 2014–2033 plan period, an indicative annualised figure of 1,134 dwellings a year. Its current site-by-site affordable-housing percentage policy was not retrieved for this brief — not verified. [16]

HOW TO PREPARE THE DISCUSSION

Bring a site schedule, proposed tenure mix, cost plan, planning position, delivery programme and confirmation of the intended landlord. Explain what is ready now and which dependencies still need resolving.

Places and programmes

Mapplewell and Carlton, Pearson Croft and the Goldthorpe Housing Project sit at different stages. Establish the live phase and the organisation commissioning it before approaching a partner.



Goldthorpe · High Street.

Mapplewell and Carlton

454 homes, 50% affordable

Vistry is building 239 homes at Mapplewell (north Barnsley, brownfield former open-cast mining land, off the A61) and 215 homes at Carlton, both allocated sites in Barnsley's Local Plan. Half the homes are affordable, managed by Vico Homes. Mapplewell had full planning permission, construction due to begin shortly as at the 11 February 2026 press release; Carlton's contract had recently been exchanged, with a reported £1m local education investment. [11]

Homes total and affordable split confirmed from the developer's own release.

Pearson Croft, Wombwell

61 affordable homes

Hoover Urban Partnerships, working with Vico Homes and reported alongside WDH, delivered Pearson Croft on Hough Lane: 61 two-, three- and four-bedroom homes for affordable rent and shared ownership, funded with Homes England grant support. [12]

Completion date not verified in the source checked.

Goldthorpe Housing Project

9 new council homes; phase 2 could acquire up to 39 more

Berneslai Homes is building nine new council homes on Co-operative Street and Victoria Street, Goldthorpe (started May 2026), with air source heat pumps, solar panels and batteries. Cabinet has separately backed a second stage that could see up to 39 properties around Co-operative Street and Claycliffe Terrace bought and demolished. [9,10]

No confirmed replacement homes number or timetable was found for phase 2 — not verified.

Barnsley Town Board: phase 1, in delivery

Barnsley has one Pride in Place board, one ten-year allocation and no plan deadline — a phase 1 place already in delivery. [5]



Market Hill, Barnsley

Neighbourhood	Published position / next conversation
Barnsley Town Board (phase 1)	Up to £19.5m over ten years (75% capital, 25% revenue is the national default split; Barnsley's own split was not itemised). One of the 75 phase 1 places; no plan deadline applies. Ten-year vision and first four-year investment plan (2026/27–2029/30) approved by MHCLG; announced by the council 27 March 2026. Chaired by Edward Naylor (local business leader); council representatives, local businesses, cultural organisations and charities sit alongside him. Geography: Barnsley Urban Area — town centre; Dearne Valley Park and the Barnsley Main heritage site; the Oakwell leisure and wellbeing district. First projects: expanding Nightlife Marshals and Nightlife Angels, enhanced PubWatch training and "Ask for Angela"; repurposing vacant high street units and "The Barnsley Way" cultural connections. [5,6]

BRING A PROJECT THAT CAN BE DELIVERED

Need, ownership and consent

Explain who benefits and how the proposal responds to residents. Identify land control, a delivery lead, consents and dependencies.

Capital and continuing costs

Set out works, development costs and contingency, then identify the asset owner, operating budget and maintenance responsibility.

Barnsley appears in neither the phase 2 methodology note's England table nor the 20 March 2026 phase 2 expansion note (40 English boards, none in Yorkshire and the Humber) — one Pride in Place place only. [22,23] The Impact Fund pays £750,000 in each of 2025/26 and 2026/27 — separate borough-wide money; commit by 31 March 2027. [7,8] Boards need at least eight members, 51% local. Contacts: page 6.

Different pots, different decisions

Barnsley's Towns Fund Deal, the Levelling Up Fund award, the Pride in Place programme and the Impact Fund operate at different scales and on different timetables.

£23.1m

Barnsley district: Towns Fund Deal, Goldthorpe / Dearne Valley [24]

Component	What the figure includes
£23.1m	Towns Fund Deal, Goldthorpe / Dearne Valley; approved March 2021, supports regeneration, renewal and revitalisation in Goldthorpe, Thurnscoe and Bolton upon Dearne. [24]

The Levelling Up Fund award for Barnsley Futures (£10,243,422) is a separate programme and is not summed with the Towns Fund Deal. [25] UKSPF successor position for Barnsley is not verified.

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Levelling Up Fund , Barnsley Futures (Barnsley Central)	£10,243,422, confirmed in the government's Round 2 successful-bids table, published 19 January 2023 (111 of 529 bids). Town-centre cultural and wellbeing facilities. Current spend status not verified. [25]
Pride in Place , Barnsley Town Board	Up to £19.5m over ten years. See Pride in Place section above; phase 1, in delivery. [5,6]
SYMCA Brownfield Housing Fund (closed)	Goldthorpe Phase 1 named as a beneficiary scheme; fund closed March 2026; no borough-level Barnsley total published. [3]
UK Shared Prosperity Fund successor, 2026/27	Not verified; no Barnsley-specific allocation or open call found.

Do not add these figures together. Different programmes, geographies and periods.

BARNSELY PRIDE IN PLACE IMPACT FUND

£750,000 X 2	£750,000 in each of two years, 2025/26 and 2026/27, both read directly from Annex A of the GOV.UK determinations. [7,8]
	Allocation is borough-wide; no target wards published.

Commitment required by 31 March 2027; not extra funding for the ten-year Pride in Place allocation.

Homes, partners and local need

Barnsley's adopted Local Plan sets Policy H1's requirement of at least 21,546 net additional homes over the 2014–2033 plan period, an indicative annualised figure of 1,134 dwellings a year. [16]



Elsecar • Stone terraces in the conservation village.

Partner / example	Documented local delivery
Vistry / Vico Homes, Mapplewell and Carlton	454 homes total, 50% affordable; Mapplewell has full planning permission, construction due to begin shortly (as at February 2026); Carlton's proposals in progress. [11]
Hoober Urban Partnerships / Vico Homes, Pearson Croft, Wombwell	61 affordable homes (rent and shared ownership); Homes England grant support. Completion date not verified. [12]
Berneslai Homes, Goldthorpe	Nine new council homes (Co-operative Street, Victoria Street), started May 2026; phase 2 acquisitions of up to 39 properties backed by Cabinet, timetable not verified. [9,10]
First-wave SAHP partners already on Barnsley sites	Vico Homes Limited (2,200 homes / £250.0m nationally) and Vistry Homes Limited (3,028 homes / £350.0m nationally) are first-wave strategic partners; neither figure is Barnsley-specific — each is the partner's whole English first-wave programme. [4,11,12]

These are examples of local activity, not a complete provider list, procurement shortlist or evidence of a new SAHP award.

FOR DEVELOPMENT AND ASSET TEAMS

Agree tenure, accessible homes and support needs before fixing the unit mix. Bring the operator into the appraisal: nominations, management, service charges and whole-life maintenance. Keep new-supply budgets separate from existing-stock investment.

From scheme assembly to appointment

The national programme supports delivery through councils, Registered Providers and developers. The local supply chain enters through their projects, procurement routes and contractor packages.

Stage	Lead organisations	Specialist input
01 · Site and viability	Council estates, landowner, developer, RP, funders	Land and planning advice, valuation, surveys and abnormal-cost assessment
02 · Enabling	Council, developer, Homes England / SYMCA where relevant	Ground investigation, remediation, ecology, civils and utilities
03 · Funding and agreement	RP, developer, public funder, lender	Legal, cost advice, programme and development finance
04 · Design and consent	Client team, architect, planning authority	Architecture, engineering, arboriculture and technical coordination
05 · Construction	Main contractor and client delivery team	Groundworks, structure, roofing, M&E, scaffolding and site services
06 · Handover and operation	RP asset team, council or other operator	Commissioning, landscaping, compliance and maintenance

FINDING THE ACTUAL ROUTE TO WORK

Barnsley Council advertises tenders through YORtender, the Yorkshire and the Humber regional e-tendering system, which the council's own page describes as used alongside 26 other contracting authorities in the region — 27 in all. Registration is free. Relevant opportunities over £25,000 are also advertised on Find a Tender. [15]

Above-threshold notices also appear on [Find a Tender](#), the national register under the Procurement Act 2023 regime. [15]

A funding announcement does not itself create an open invitation to tender: at Mapplewell and Carlton, Vistry is already the contracted developer, and supply-chain work there flows through that relationship rather than a fresh council tender. [11]

A funding announcement does not itself create an open invitation to tender. Confirm whether work is being commissioned directly, through a framework or by a main contractor.

Build the workforce into the plan

Construction skills, training capacity and local employment should be considered while the scheme and its contracts are being assembled.

CONSTRUCTION SKILLS AT BARNSELEY COLLEGE

Barnsley College delivers Construction provision from its dedicated Construction Centre ("The CUBE"): bricklaying, plastering, carpentry and joinery, plumbing, clean energies and design, surveying and planning, plus higher education routes and a Modern Methods of Construction Training Centre. The college is also one of 20 national providers on the Modular Acceleration Programme. [27]

The region's Construction Technical Excellence College is Leeds College of Building, the Yorkshire and the Humber CTEC, backed by £100m nationally with a target of 40,000 trained by 2029. Barnsley College's role as a sub-regional partner for the CTEC is not verified.

01 · Forecast

Trades, numbers and start dates

02 · Agree

Training, supervision and delivery partners

03 · Evidence

Starts, qualifications and sustained work

A PRACTICAL WORKFORCE BRIEF FOR A LIVE SCHEME

Agree early	What to record
Demand and timing	Map likely labour needs to the programme: enabling works, structure, services, finishes and handover.
Employer and supervision	Name the employing organisation, site supervisor and training partner. Allow time for recruitment and induction.
Learning and progression	Identify the relevant qualification, practical experience and route into continuing work.
Evidence of delivery	Agree how starts, completions, qualifications and employment outcomes will be recorded by the contract owner.

Suggested briefing checklist for clients and contractors. Agree the actual commitments through the scheme's procurement and contract process.

CONNECT TRAINING WITH COMMUNITY BENEFIT

Use the college's employer routes alongside the workforce plan, with named responsibilities and outcomes evidenced through the contract owner.

College enquiries: [Barnsley College, Construction](#)

Evidence and source notes

Research checked on 19 September 2026. Numbered references link to primary sources; public enquiry routes are on page 6.

SOURCES · NUMBERS CORRESPOND TO REFERENCES IN THE TEXT

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