Planning Handbook

Q3 2026

Birmingham

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Birmingham, England's largest local authority by population.

Birmingham

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 Birmingham.

Chamberlain Square

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Pride in Place: two plan deadlines	Eight phase 2 neighbourhoods' Plans are due 30 November 2026; Handsworth West, the phase 2 expansion neighbourhood, has until 26 February 2027. All nine chairs confirmed by 17 August 2026. [6,7,48]
Pride in Place Impact Fund	£750,000 in 2025/26 and £750,000 in 2026/27 (MHCLG); the council's own £1.65m round closed 1 February 2026, projects complete by 31 March 2027. [9,10,11]
New Local Plan for Birmingham	Regulation 19 consultation held summer 2026; council intends to submit by December 2026, examination expected from early 2027. Minimum 87,700 homes over the plan period. [12,13]
Druids Heath masterplan	Lovell appointed development partner (May 2026) for the 20-year, 3,500-home masterplan; a third consultation closes 7 October 2026, after the original October 2025 permission was cancelled. [14,15]

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 Birmingham.

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 the West Midlands. Land, remediation and infrastructure support normally comes first through the Combined Authority: WMCA's devolved housing and land funds, assessed through its Single Commissioning Framework, and the £2.6bn integrated settlement it has held since April 2026. Social and Affordable Homes Programme grant remains administered by Homes England, shaped by 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 Birmingham scheme, the first conversation depends on the funding gap; a regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR THE WEST MIDLANDS

£409m

c.3,200 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 Birmingham allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England's SAHP, via strategic partnership or CME, shaped by WMCA priorities (c.60% Social Rent).	Tenure, partner, grant and timing. [1,21]
Land, infrastructure or abnormal costs	Birmingham City Council, WMCA's devolved funds, and — inside its boundary — the Birmingham East MDC.	Why the site can't proceed; MDC boundary. [3,5]
Additional affordable-housing support	WMCA's Single Commissioning Framework, via invest@wmca.org.uk.	SAHP secured/progressing; min 20% affordable. [3]
Debt, equity or guarantees	National Housing Bank via Homes England; WMCA's Investment Funds for smaller loans.	Borrower structure, security, repayment. [1,3]

WMCA devolved funds: current position. WMCA asks for a conversation before any Expression of Interest (invest@wmca.org.uk), then assesses through its Single Commissioning Framework. Published thresholds are a minimum 20% affordable housing, demonstrable market failure, a delivery track record and indicative support of £10k–£15k a unit. Fund names and sizes on WMCA's pages are inconsistent and several published deadlines have passed, so treat the list as indicative. [3]

Birmingham East MDC. Inside its 422-hectare boundary, planning and land assembly may sit with the corporation, not the council; confirm the planning authority first. Ambition: 50,000+ jobs, 20,000 homes — corporation-wide, not a scheme figure. [5]

REGIONAL AMBITIONS TO DESIGN FOR

Homes England's mayoral strategic priorities for the West Midlands seek 20,000 social and affordable homes over the decade, a run-rate of 2,000 Social Rent homes a year by 2028 and roughly 60% Social Rent in SAHP bids, with four growth areas: the Birmingham and North Solihull Gateway, the Coventry Growth Arc, the Black Country Growth Corridor and the Wolverhampton–Walsall Growth Cluster. The regional Growth Plan targets 120,000 homes over the decade. 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; direct funder of the Perry Barr Plot 6 grant. [1,16]

02

West Midlands Combined Authority

Regional priorities, tenure mix; devolved housing and land funds; the Spatial Development Strategy; co-sponsor of the Birmingham East Mayoral Development Corporation. [3,5]

03

Birmingham East Mayoral Development Corporation

Planning and land assembly powers within its 422-hectare boundary once fully operational, established under the Localism Act 2011. [5]

04

Birmingham City Council

Local planning authority outside the MDC boundary; housing strategy and Local Plan; accountable body for the nine Pride in Place neighbourhoods and the Impact Fund. [6,12]

05

Nine Pride in Place Boards / Registered Providers

Independent chairs and resident-led boards set each area's vision and Plan, with council Area Leads as secretariat; Midland Heart, Platform, Bromford, Orbit, Sanctuary, Places for People and Vistry develop across the city. [6,2]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
WMCA investment pre-application	invest@wmca.org.uk
Birmingham planning strategy / Local Plan	planningstrategy@birmingham.gov.uk
Planning and Regeneration general enquiries	0121 303 1115 · PO Box 28, Birmingham B1 1TU
Pride in Place	Via each neighbourhood's Independent Chair; council Pride in Place page
Procurement	The Procurement Service

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. The West Midlands seeks roughly 60% Social Rent through SAHP, plus Stepping Stone accommodation, M4(3) wheelchair-accessible homes and estate regeneration. [21] Birmingham's own planning-led affordable housing requirement is moving, but has not yet moved: the adopted position is Policy TP31 of the Birmingham Development Plan, 35% affordable housing on developments of 15 dwellings or more, subject to viability testing. The council has proposed lowering the brownfield-site requirement to 20–25% in its new, unadopted Local Plan. Design against 35% until the new plan is adopted. [20,52]

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

Druids Heath, Smithfield, Perry Barr and Port Loop sit at different stages. Establish the live phase and the organisation commissioning it before approaching a scheme.

Perry Barr · The high street beside the former Commonwealth Games athletes' village site.

Druids Heath

Up to 3,500 homes over 20 years

Birmingham's largest scheme by homes. Lovell was named preferred developer January 2026, appointed May 2026, for a £1bn, 20-year regeneration of Druids Heath. [14,15] Planning permission (October 2025) was cancelled, returned to committee after legal challenge over social-housing levels; the revised scheme raises social rent from 11.4% to 20%, with 51%+ of homes affordable. Consultation three runs to 7 October 2026. [15,27]

Confirm masterplan phase before council approach.

Smithfield / Digbeth

c.3,000 homes; Pressworks, 687 homes, first approved

The £1.9bn Smithfield masterplan for wholesale markets should deliver around 3,000 homes. Pressworks — two seven-storey blocks, one 23-storey tower, 15% affordable — is the first approved scheme, 687 homes. [28,29] Rea Valley Urban Quarter SPD sets "over 5,000" homes across the quarter — a framework figure, not additive to Smithfield. [30]

Keep the masterplan total and Rea Valley figure separate.

Perry Barr

968 homes complete; a £27m Homes England grant

The former Athletes' Village site is completing as a mixed-tenure scheme; phase one is confirmed at 968 homes, complete, delivered by Lendlease, with over £700m of area investment cited. [50] L&G Affordable Homes acquired 487 affordable homes in December 2024; Homes England approved a £27m grant toward Plot 6, a 268-apartment extra-care building, via a conditions waiver. [16,33] The masterplan total is unreconciled between "1,400", "2,000" and "5,000" homes. Not verified. [31,32,51]

The Plot 6 waiver is a precedent, not proof any scheme is automatically eligible for grant.

Port Loop, Ladywood

1,000-plus homes, Midland Heart-led

A joint venture regeneration of a former British Waterways site on the Birmingham Canal loop. The first 30 homes of the £36m current phase were handed over in March 2026, ahead of schedule; the wider scheme is expected to deliver more than 1,000 new homes in total, plus a community hub, leisure centre, commercial units and public green space. [22]

Confirm which phase and plot is live before approaching the joint venture partners.

Nine boards, two Plan deadlines

Nine neighbourhoods, each up to £20m over ten years; do not sum. Eight Plans are due 30 Nov 2026; Handsworth West, 26 Feb 2027. [6,7]

Sparkbrook

Neighbourhood	Published position / next conversation
Druids Heath	30 Nov 26. Chair: Fred Grindrod. Also a 3,500-home masterplan site. [7]
Fox Hollies	30 Nov 26. Kynton Swingle; renaming to "Gospel & Pitmaston" pending. [7]
Glebe Farm	30 Nov 26. Chair: Joanne Harris. [7]
Handsworth West	26 Feb 27. Chair: Gilbert Pomell, on the March 2026 expansion list. [7,48]
Hawkesley	30 Nov 26. Chair: Wendy Collymore. [7]
Kingstanding	30 Nov 26. Martin Holcombe; = GOV.UK's "Kingstanding South East". [7,8]
Nechells	30 Nov 26. Chair: Lee Marsham. [7]
Sparkbrook North	30 Nov 26. Chair: Naeem Qureshi MBE. [7]
Woodgate	30 Nov 26. Chair: Pete West. [7]
Royal Sutton Coldfield	Phase 1, in delivery. A tenth award, not the £180m figure. [49]

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.

Boards must have at least eight members, at least 51% living or working locally. Contact routes: page 6. [7,8]

Different pots, different decisions

Birmingham's Levelling Up Fund, UK Shared Prosperity Fund, WMCA devolved funds and the Pride in Place programme operate at different scales and on different timetables. Do not add them into a single total.

£52m+

Birmingham town centre and corridor schemes: Levelling Up Fund round 1 awards (2021) [38]

Component	What the figure includes
£15.539m	Moseley Road Baths and Balsall Heath Library restoration, Levelling Up Fund round 1. [38]
£19.94m	A457 Dudley Road improvement, Levelling Up Fund round 1. [38]
Wheels site remediation	Third Levelling Up Fund round 1 award. Delivered/legacy, not a live call. [38]

Levelling Up Fund round 2: Birmingham's five bids, seeking £82m, were unsuccessful in January 2023. [39] No Birmingham Town Deal was made. UK Shared Prosperity Fund 2022–2025: WMCA received just over £88m as lead authority, sub-allocated to Birmingham; a figure of "around £4m" appears against one priority area but is not confirmed as Birmingham's full three-year total. Not verified. [40,41]

LOCAL INVESTMENT PROGRAMMES

Fund	Latest published position
WMCA devolved housing and land funds	Region-wide, not Birmingham-specific; Midland Heart's 15-site brownfield programme draws on the WMCA Land Remediation Fund. [3,17]
Perry Barr Plot 6 (Homes England)	£27m grant, the council's first Homes England grant since its 2023 Section 114 notice, via a conditions waiver. [16]

Do not add these figures together. They are different programmes, geographies and periods, and several of the schemes above draw on more than one of them.

BIRMINGHAM PRIDE IN PLACE IMPACT FUND

£1.5m

£750,000 in 2025/26 and £750,000 in 2026/27 (MHCLG determinations) — two separate determinations, not a single award. [9,10]

The council's own branded £1.65m round (£1.5m capital, £150,000 revenue) closed to applications 1 February 2026; funded projects must be complete and evidenced by 31 March 2027. [11]

National guidance requires all Impact Fund commitments across England by 31 March 2027. This is not extra funding for the nine neighbourhood programmes. [37]

Homes, partners and local need

The adopted plan is the Birmingham Development Plan 2017; a new Local Plan's Reg. 19 Plan was consulted in 2026, setting a minimum of 87,700 homes to 2044. [12,13] The Housing Strategy commits to 51,100 homes by 2031, 19,400 affordable; 26,175 net dwellings are complete against a 22,650 target, but only 51% of the affordable target is met. [42] Adopted policy is 35% affordable on sites of 15+ dwellings (TP31); a proposed 20–25% brownfield figure sits only in the unadopted new Local Plan. [20,52]

Ladywood · The Birmingham Canal loop around Port Loop.

Partner / example	Documented local delivery
Lovell / Druids Heath	Up to 3,500 homes over 20 years; appointed development partner from May 2026. [14,15]
Midland Heart	£295m across 15 brownfield sites; 1,200 affordable homes from 2026, part of a 4,000-home record. SAHP first-wave partner. [2,17]
L&G Affordable Homes / Perry Barr	487 affordable homes acquired, December 2024. [33]
Homes England / Plot 6	£27m grant for Plot 6's 268-apartment extra-care building. [16]
Port Loop JV (Midland Heart)	First 30 homes of the £36m phase, March 2026; 1,000+ homes wider. [22]
Smithfield / Pressworks	687 homes approved, 15% affordable, first phase of a c.3,000-home masterplan. [28,29]

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, WMCA, landowner, developer, RP, funders	Land and planning advice, valuation, surveys and abnormal-cost assessment
02 · Enabling	Council, WMCA, Birmingham East MDC (where applicable), Homes England	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

Birmingham runs its own electronic tendering system rather than a shared regional portal: opportunities are advertised through FinditinBirmingham, the council's supplier portal, which its Standing Orders require all procurement to be sourced through, and through its In-tend instance. Above-threshold notices also appear on Find a Tender. [23,24,25,44]

Social value. Birmingham's Social Value Policy (March 2023) sets a default weighting of 20% for social value in tender evaluation, against Quality and Price; a lower weighting, to a floor of 10%, needs specific Cabinet Member approval, and a higher weighting can be used where justified. Delivery runs through the Birmingham Business Charter for Social Responsibility ("Buy Birmingham First", local employment, good employer, green and sustainable, ethical procurement themes) and the council's Living Wage commitment. [45]

The council publishes a procurement contract register on the Birmingham City Observatory open-data platform. [46]

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 SOUTH & CITY COLLEGE BIRMINGHAM

South & City College Birmingham operates a purpose-built construction centre and offers construction T Levels, apprenticeships and other vocational routes, with an Employer Services team supporting recruitment and training partnerships, including with National Express and Balfour Beatty VINCI. [47]

The regional Construction Technical Excellence College is hosted by Dudley College of Technology, one of ten CTECs in England, with delivery sites in Brierley Hill and Dudley and a region-wide remit covering all seven WMCA boroughs including Birmingham — see the regional routes on page 5 for the wider skills offer. A Birmingham-specific construction skills hub beyond South & City College's centre is not verified. [47]

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

Social value commitments in Birmingham tenders (default 20% weighting) are the practical hook for apprenticeships and placements; agree them with the contract owner at tender stage, not after award. [45]

Employer contact: hello@sccb.ac.uk · 0121 694 5000

Evidence and source notes

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

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