

Bolton

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Bolton, Farnworth, Horwich and Westhoughton.

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 Bolton.

- 03 The funding landscape
- 04 Grant, land and finance
- 05 Greater Manchester routes
- 06 Who decides / contacts
- 07 Accessing programme grant
- 08 Places and programmes
- 09 Pride in Place neighbourhoods
- 10 Local funds and project calls
- 11 Housing partners and need
- 12 Delivery and procurement
- 13 Skills and workforce
- 14 Sources and digital edition



Le Mans Crescent

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Local Plan	The timetable programmes Regulation 19 Publication for summer 2026 and submission in winter 2026. Rechecked 19 September, the council's page still states no open consultation, so Publication had not opened. [5,6,31]
Pride in Place plans	Farnworth (phase one): no Plan deadline; MHCLG's monitoring portal opens 1–29 October 2026 (second return). Brightmet North (phase two, up to £20m): Pride in Place Plan due 30 November 2026. [11,28,36,37,38]
Regeneration Flexible Grant	Bolton's £1,988,593 for 2026/27 must be spent, with works in situ, by 31 March 2027. [15]
Impact Fund	£1.5m capital, £750,000 in each of 2025/26 and 2026/27; nine projects approved 10 February 2026 for completion by March 2027. [10,36]
Crompton Place	Demolition started 4 August 2026 with Rhodar. No end date is published by the council. [32,33]

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 Bolton.

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 Greater Manchester. Housing and infrastructure grant is normally expected to come first through GMCA's integrated settlement. Social and Affordable Homes Programme grant remains administered by Homes England. The National Housing Bank makes its own finance decisions while working alongside the agency.

How the regional routes fit together

For a Bolton scheme, the first conversation depends on the funding gap. Homes England and GMCA have complementary roles; a regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR GREATER MANCHESTER

£529m **c.4,400 homes**

Estimated strategic-partnership spend and homes across the city-region in the August announcement. The release does not give a Bolton allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England's SAHP, through strategic partnership or continuous market engagement.	Eligible tenure, delivery partner, grant requirement and programme timing. [1]
Land, infrastructure or abnormal costs	Bolton Council and GMCA; the integrated settlement is normally the first route for housing and infrastructure grant.	Why the site cannot proceed, what intervention unlocks it and the local strategic case. [1]
Additional affordable-housing support	GMCA's Good Growth Fund social and affordable housing team.	SAHP should be secured or actively progressing; explain the remaining gap and deliverability. [3]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower or investment structure, commercial funding, security and the route to repayment. [1]

Good Growth Fund: current position. Affordable-housing applications are rolling, with no fixed deadline and subject to available funding. Most other GGF applications start through the relevant local authority. [3]

Brownfield. Since 2023 GMCA's Brownfield Housing Fund has awarded more than £29.4m to 18 developments in Bolton, supporting 2,025 homes at sites including Moor Lane, Rivington Chase, Farnworth Green, Deansgate Gardens, Bark Street and Church Wharf. This is a cumulative site-level figure, not a single award. [4,9]

REGIONAL AMBITIONS TO DESIGN FOR

GM's published priorities include 10,000 energy-efficient Social Rent homes by 2030. Places for Everyone, covering nine GM authorities, seeks 50,000 affordable homes by 2039, including 30,000 for social or affordable rent. 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

Homes England takes final SAHP funding and contractual decisions. The Bank assesses its finance investments. [1,18]

02

Greater Manchester Combined Authority

Shapes regional priorities, tenure mix and priority sites; administers the Brownfield Housing Fund and the Economic Development Regeneration Flexible Grant. [9,15]

03

Bolton Council

Local housing need, planning and council land; accountable body for Farnworth's Pride in Place funding. Invest in Bolton is the public entry point for development enquiries. [7,11]

04

Focus on Farnworth Neighbourhood Board

Develops the local plan with the community and shapes investment priorities. Council accountability and national programme requirements still apply. [11,14,28]

05

Scheme owner and delivery team

The RP, council or developer assembles the scheme, appoints its team and manages delivery. Establish the actual commissioning organisation. [16]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
GMCA housing / infrastructure	Good Growth Fund teams and funding guidance
Planning policy / Local Plan	ldfconsultation@bolton.gov.uk · 01204 333218 [6]
Strategic housing and enabling	strategichousingservices@bolton.gov.uk · Strategic Housing Unit [4]
Procurement	corporate.procurement@bolton.gov.uk · 01204 331638 · The Chest [16]
Farnworth projects / investment	board@focusonfarnworth.org · Invest in Bolton [7,14]

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. Greater Manchester seeks at least 60% Social Rent through SAHP. [21] Bolton's affordable need is 416 homes a year against 255 completions in 2022–23; policy requires 30% affordable housing on qualifying sites, subject to viability. [4]

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

Town-centre renewal, brownfield homes and district-centre schemes sit at different stages. Establish the live phase and the organisation commissioning it.



Bradshawgate

Crompton Place

Demolition under way; scale not council-confirmed

The council appointed Rhodar (26 March 2026) and demolition started 4 August 2026, with MEPC (Federated Hermes) to bring forward a mixed-use scheme of homes, workspace, hospitality and public space once cleared. Reported figures of 340 homes, a 110-room hotel and 80,000 sq ft of offices come from a third-party AI-collated site and are not verified. [23,32,33]

Check current phasing with the council before assuming a construction package is live.

Church Wharf

417 homes and a 120-bed hotel

Cabinet agreed a provisional land sale to Watson Homes on 18 March 2024 for a £75m scheme across three phases, conditional on planning and funding, with a draft timeline of a 2025 start and completion late 2027 or early 2028, supported by the Brownfield Housing Fund. No council source since gives a phase reached. [24,35]

Current progress is not verified. Confirm with the council.

Rivington Chase, Horwich

Up to 1,700 homes

The former Horwich Loco Works: up to 1,700 homes, employment space and amenities across phases by several housebuilders and providers. The housing strategy records 500+ units in the future pipeline. Reported grants of £12m Homes England and £2m GMCA come from the developer's site. [4,27]

Establish which phase and which housebuilder is commissioning before treating the site as one opportunity.

Town-centre pipeline

Moor Lane 208, Trinity Gateway 144, Central Street 167

The £1bn Town Centre Masterplan names Moor Lane (208 units), Trinity Gateway (144) and Croal Valley. Placefirst's Central Street delivered 167 homes for long-term rent with Caddick, on site from February 2023. Hexagon Park (1m sq ft) and NorthFold (up to 9,000 potential homes) are published potential figures, not consented schemes. [4,7,34]

Any further Croal Valley phase, homes number or start date is not verified.

Two neighbourhoods, two cohorts

Farnworth has £19.5m over ten years under Pride in Place phase one; Brightmet North is named as Bolton's phase-two neighbourhood, up to £20m over ten years. Different programmes and phases — the figures must not be added together. [10,11,36,37]



Farnworth

Neighbourhood	Published position / next conversation
Farnworth (phase one)	Focus on Farnworth board accepted by MHCLG 26 August 2025. Cabinet approved the ten-year Vision and four-year Investment Plan on 27 October 2025 for the 28 November deadline; delivery from April 2026. Nine projects with an indicative first-period spend of £7,144,785: Community Hubs £2.37m, Harper Green Playing Fields £1.14m, CCTV and lighting £826k, Farnworth Fund £780k, play areas £557k, Rock Hall Revival match £472k. Phase one carries no Pride in Place Plan deadline; the MHCLG monitoring portal opens 1 October and closes 29 October 2026, the second return for phase one places. [11,12,14,28,38]
Brightmet North (phase two)	Named in the phase-two methodology note as Bolton's single phase-two neighbourhood, about £20m. Its Pride in Place Plan is due to MHCLG by 30 November 2026. [28,36,37]

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.

An expression-of-interest exercise produced the nine Farnworth projects; the Farnworth Fund is delivered through a grant agreement with Bolton CVS. No open project call is published; use the board contact route. Boards must have at least eight members; at least 51% should live or work locally. Public contact routes: page 6. [11,12,14,28,29]

Different pots, different decisions

Farnworth's ten-year neighbourhood funding, the borough's annual GMCA flexible grant and the Impact Fund operate at different scales and on different timetables.

£19.5m

Farnworth Pride in Place over ten years, April 2025 to 2035 [11]

Component	What the headline includes
£19.5m	The full phase-one allocation, delivered through the Focus on Farnworth Board with the council as accountable body. Project delivery from April 2026. [11]
c.£7.1m	Indicative spend forecast for the first investment period in the four-year plan. A phase of the £19.5m, not additional money. [12]

Rock Hall Revival is a £4m National Lottery Heritage Fund project delivered by the council, with Pride in Place money proposed as match funding. Capacity funding of £150,000 was profiled for 2025/26. [11,12]

ECONOMIC DEVELOPMENT REGENERATION FLEXIBLE GRANT 2026/27: £1,988,593

Project	2026/27 allocation
Capital	£500,000 Urban Cricket Centre; £238,406 Victoria Square landscaping; £120,000 CCTV at Moses Gate and Moss Bank; £85,000 Victoria Square speakers; £52,678 Light Up Bolton. [15]
Revenue	£300,000 Visit Bolton / Film Office; £255,000 Bolton Culture; £227,000 Clean & Green; £80,000 events infrastructure; £65,509 administration; smaller culture and partnership items. [15]

The former UKSPF route, approved by the Executive Cabinet Member on 7 April 2026, split roughly 56% revenue and 44% capital, to be spent with works in situ by 31 March 2027. [15]

BOLTON PRIDE IN PLACE IMPACT FUND

£1.5m	Capital only, £750,000 in each of 2025/26 and 2026/27. Nine projects approved 10 February 2026: Moses Gate £350k, Wellsprings fit-out £300k, Lever Hulme Park £220k, Victoria Square power £160k, contingency £150k, rights of way £100k, murals £100k, Rumworth Park £75k, Queens Park CCTV £45k. [10,36]
-------	--

The report publishes no target ward list: funding may be spent anywhere in the borough, mindful of communities most in need. All projects must complete by March 2027. [36]

Homes, partners and local need

Places for Everyone requires 13,379 homes between 2022 and 2039 (787 a year); the council plans to that figure rather than the standard method's 1,184. Affordable need is 416 homes a year against 255 completions in 2022–23. [4]



Howcroft Street

Partner / example	Documented local delivery
Bolton's Housing Partnership	RPs, the council, health and social care and the VCSE sector; members manage over 27,500 homes. Partners have delivered 7,059 affordable homes over 25 years, 1,079 in the last five, with £43m from the 2021–26 programme. [4]
Capital&Centric / Farnworth Green	97 apartments and townhouses on brownfield land with Brownfield Housing Fund support; complete and occupied from 2025. [26]
Placefirst / Central Street	£35m, 167 homes for long-term rent, Caddick Construction, on site from February 2023; Placefirst retains management. [34]
Be One Homes (formerly Bolton at Home)	Renamed from Bolton at Home on 1 April 2026; boltonathome.org.uk now redirects to beonehomes.com. Manages around 19,000 homes following the 2024 merger with Arcon Housing Association. Named schemes include Singleton Avenue, Horwich (47 homes), Neighbourhood at Moor Lane, Lever Gardens Court and St Mary's Park, Penwortham. [39]
Watson Homes / Church Wharf	417 homes and a 120-bed hotel in a £75m scheme on land transferred in phases by the council. [24,35]

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 / GMCA 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

Bolton Council publishes its available contracts and contracts register through [The Chest](#), filtering by Bolton Council. Corporate Procurement: corporate.procurement@bolton.gov.uk or 01204 331638. A pipeline entry is a forecast; the live notice establishes the requirements and timetable. [16]

Pride in Place and flexible grant work is procured under the council's Standing Orders for Contracts, with the Director of Place delegated to conclude contracts for Farnworth. Grant funding agreements, such as with Bolton CVS for the Farnworth Fund, are a separate route from a tender. [11,15]

Social value forms part of quality evaluation in Bolton contracts. The Crompton Place demolition contractor will recruit two Bolton apprentices and spend more than £1m with local suppliers. [16,32,33]

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.

LOCAL CONSTRUCTION TRAINING

Bolton College delivers construction apprenticeships at Deane Road, including Bricklayer, Carpentry and Joinery, Plastering, Plumbing and Roofing at Level 2, and Level 4 technician standards in Civil Engineering, Construction Design and Build and Quantity Surveying. [17]

The college's Job Shop is the employer route for posting vacancies, identifying skills gaps and agreeing the relevant standard. Work placement hours for study-programme and T Level students can be tailored to the employer. [17]

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

Bolton Council's apprenticeship pages set out routes into work locally, and the flexible grant programme funds VCSE capacity through Bolton CVS. Use these alongside the workforce plan, with named responsibilities and outcomes that can be evidenced. [15,17]

Employer enquiries: job.shop@boltoncc.ac.uk · 01204 482 000 · apprenticeships@boltoncc.ac.uk · business.innovation@boltoncc.ac.uk

Procurement and social value: corporate.procurement@bolton.gov.uk

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

01. Homes England / NHB, Investment Prospectus, 31 March 2026.
02. MHCLG, first-wave SAHP announcement, August 2026.
03. GMCA, Good Growth Fund.
04. Bolton Council, Housing Strategy 2025–2027.
05. Bolton Council, Local Plan Direction of Travel (timetable).
06. Bolton Council, Local Plan current consultation page.
07. Bolton Council, Invest in Bolton website launch, 18 May 2026.
08. Invest in Bolton, development pipeline.
09. Bolton Council, £29m Brownfield Housing Fund, 8 September 2025.
10. Bolton Council, Impact Fund, 2 February 2026.
11. Bolton Council Cabinet, Pride in Place Phase 1 Farnworth, 27 October 2025.
12. Focus on Farnworth, 4 Year Plan, October 2025.
13. Focus on Farnworth, 10 Year Vision, October 2025.
14. Focus on Farnworth Neighbourhood Board.
15. Bolton Council, EDRFG 2026–2027 report, 7 April 2026.
16. Bolton Council, tenders and procurement.
17. Bolton College, apprenticeships and Job Shop.
18. Homes England, SAHP 2026–2036.
19. Homes England, Continuous Market Engagement guidance.
20. Homes England, Strategic Partnership guidance.
21. GMCA, housing and SAHP priorities.
22. Bolton Council, government housing announcement, 28 January 2026.
23. [crompton.place](#) (third-party, AI-collated; figures not verified).
24. Bolton Council, Church Wharf land transfer, 26 July 2024.
25. Invest in Bolton, Farnworth district centre.
26. Capital&Centric, Farnworth Green.
27. Rivington Chase, Horwich Loco Works.
28. MHCLG, Pride in Place programme collection.
29. MHCLG, Pride in Place prospectus and milestones.
30. Bolton at Home, new-build updates (site unreachable 19 September 2026).
31. Bolton Council, emerging Local Plan consultation page, rechecked 19 September 2026.
32. Bolton Council, Crompton Place demolition contractor, 26 March 2026.
33. Bolton Council, work starts to demolish Crompton Place, 4 August 2026.
34. Bolton Council, Central Street, 21 July 2023.
35. Bolton Council, Church Wharf developer, 18 March 2024.
36. Bolton Council, Deputy Leader agenda, Pride in Place Impact Funding Options, 10 February 2026.
37. MHCLG, Pride in Place programme: phase 1 and phase 2 place-selection methodology notes (Bolton: Farnworth, phase 1; Brightmet North, phase 2).
38. MHCLG, Pride in Place programme: monitoring guidance (portal opens 1 October, closes 29 October 2026).
39. Be One Homes (formerly Bolton at Home), rebrand announcement, 1 April 2026, and new-build development pages.

PUBLISHER AND DIGITAL EDITION

Read the Planning Handbook online · 020 3951 0814
info@planninghandbook.com

The Planning Handbook publishes independent regional planning and building-regulations guidance. This briefing brings current regeneration research together for organisations delivering homes and regeneration. It is not a council, funder or board publication. Source links resolve through link.planninghandbook.com so they can be repaired if a source moves.

Image sources: Bolton Town Hall, Stephen McKay · CC BY-SA 2.0; Le Mans Crescent, Geograph contributor · CC BY-SA 2.0; Bradshawgate, Geograph contributor · CC BY-SA 2.0; Market Street Farnworth, Geograph contributor · CC BY-SA 2.0; Howcroft Street, Mike Faherty (2009) · CC BY-SA 2.0. Images are AI-generated adaptations of these photographs: illustrative visualisations, not current photography.

General information only, not legal, financial or professional advice. Confirm eligibility and terms with the relevant body. Government material is summarised under the Open Government Licence where applicable.