

Calderdale Regeneration & Investment Briefing



Funding, places and delivery.

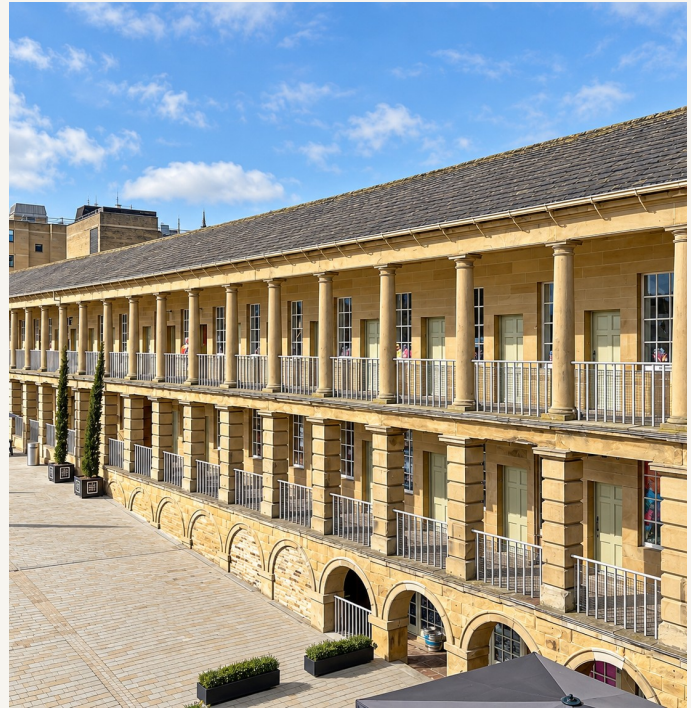
A briefing for the organisations bringing forward homes and regeneration across Halifax, Brighouse, Elland and the Calderdale valley.

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 Calderdale.

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



The Piece Hall, Halifax

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
West Yorkshire Mass Transit SDF , Regulation 19 consultation	Opened 4 August 2026; closes 23:59 on Sunday 27 September 2026. Joint DPD, five West Yorkshire planning authorities with WYCA. [39]
Mixenden and Illingworth Pride in Place	£20m over ten years for this one place, not shared or summed. Chair appointed 19 March 2026; board recruitment closed 24 May 2026. Ten-year vision and Investment Plan due to MHCLG by 30 November 2026. [29,33,41,43]
Thornhills Phase 1a planning application	Revised 2026 application by Bellway Homes reduces the scheme from 308 to 260 homes (76 affordable); pending decision at 19 September 2026. [9]
North Halifax Transformation Programme	Keepmoat Homes scheme across three sites; c.241 homes; council target ‘Spring 2029, subject to approvals.’ [25,26]
Pride in Place Impact Fund	Calderdale is absent from Annex A of both the 2025/26 and 2026/27 determinations; no allocation identified. [11,12]

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 Calderdale.

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 West Yorkshire. Land, remediation and infrastructure support normally comes first through the Combined Authority: the £110m Brownfield Housing Fund, the £334m West Yorkshire Housing Investment Fund approved in June 2026, and the integrated settlement WYCA has held since April 2026, all assessed under the WYCA Assurance Framework. 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 Calderdale scheme, the first conversation depends on the funding gap. A regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR WEST YORKSHIRE

£441m

c.4,000 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 Calderdale 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.	Tenure mix, delivery partner, grant requirement and timing. [2,21]
Land, infrastructure or abnormal costs	Calderdale Council with WYCA's Brownfield Housing Fund and Housing Investment Fund through the integrated settlement.	Why the site cannot proceed and what unlocks it. [4]
Additional affordable-housing support	WYCA's integrated settlement investment priorities team.	SAHP secured or progressing; explain the remaining gap.
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower structure, commercial funding and security. [1]

WYCA housing funds: current position. No open competitive call for the Brownfield Housing Fund or the Housing Investment Fund was found at 19 September 2026; both run from a pipeline developed with the five councils, so the route in is the district council's housing growth team and WYCA's housing team. The Brownfield Housing Fund targets at least 6,240 homes with starts by March 2029. [3]

No Mayoral Development Zone. Unlike Leeds, Calderdale has no proposed zone. The Mass Transit SDF's Regulation 19 consultation closes 27 September 2026. [39]

REGIONAL AMBITIONS TO DESIGN FOR

The West Yorkshire Housing Strategy 2040 and the Strategic Place Partnership with Homes England identify capacity for over 40,000 homes by 2040; the Housing Investment Fund aims to unlock 2,275 homes by March 2029; the mayor's pledge is at least 5,000 affordable homes over three years; Homes England's strategic priorities weight social rent, brownfield and town-centre sites, low carbon and council- or community-led delivery. 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

West Yorkshire Combined Authority

Regional priorities, the Brownfield Housing Fund and Housing Investment Fund, the integrated settlement, the Mass Transit Spatial Development Framework. [39]

03

Calderdale Council

Local housing need, planning authority, council land, its Local Plan (adopted 22 March 2023) and the garden communities programme; accountable body for Pride in Place. [5,6]

04

Mixenden and Illingworth Pride in Place Neighbourhood Board

Chaired by Reverend Robb Sutherland (appointed 19 March 2026); sets and signs off the ten-year vision and Investment Plan; council accountability and national programme rules still apply. [29]

05

Development and delivery partners

Housebuilders and Registered Providers on named sites — Keepmoat Homes at North Halifax, Bellway Homes at Thornhills, Yorkshire Housing at Cromwell Gardens, Together Housing at Beech Hill and Rawson Wood. [25,9,13,16]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
WYCA housing / infrastructure	customerfeedback@westyorks-ca.gov.uk · 0113 251 7272
Calderdale planning policy / Local Plan	spatial.planning@calderdale.gov.uk · 01422 288001
Calderdale Pride in Place	via news.calderdale.gov.uk and the council's Pride in Place page; no dedicated inbox published — open
Calderdale housing options	01422 392460 (via housing advice pages)
Procurement	procurement@calderdale.gov.uk · YORtender

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. West Yorkshire's published priorities weight Social Rent, brownfield and town-centre locations, low-carbon homes and Fair Work Charter commitments. [21] Calderdale's adopted Local Plan sets a housing requirement of 950 homes a year for 2023–2028, reported to rise to 1,810 a year from 2028 to 2033 — confirm against the plan's own trajectory table before relying on the later figure. [7,36]

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

Two garden communities, a town-centre renewal scheme and a neighbourhood transformation programme sit at different stages. Establish the live phase and the organisation commissioning it.



Brighouse · The Upper Lock on the Calder and Hebble Navigation.

Woodhouse and Thornhills Garden Communities

up to c.3,000 homes, Local Plan allocation

The Local Plan (22 March 2023) allocates two garden communities: Woodhouse (Rastrick) and Thornhills (Brighouse), together c.3,000 homes, two primary schools and community facilities. Each is a named Housing Investment Fund beneficiary — a site capacity, not a funding award. [5,6,4]

A masterplan and design code have been consulted on for Woodhouse — contact spatial.planning@calderdale.gov.uk. [37]

Cromwell Gardens, Rastrick

267 homes, phase 2 under way

A c.£40m partnership between Yorkshire Housing, Calderdale Council and Equans delivering 267 homes in three phases (affordable rent, shared ownership, rent-to-buy and market sale): phase 1 complete, phase 2 under way (127 homes), phase 3 planned (99 homes); overall completion reported for winter 2026. [13]

Yorkshire Housing is a first-wave SAHP strategic partner and the lead partner here. [2]

North Halifax Transformation Programme

c.241 homes, Illingworth/Mixenden area

Calderdale Council's regeneration programme with Keepmoat Homes across three council-owned sites — Furness Avenue, Turner Avenue South and Clough Lane — for around 241 homes plus an extra care facility, about 20% affordable. The council's own target is "Spring 2029, subject to a number of approvals." [26]

The Furness Avenue/Turner Avenue South phase (192 homes) launched August 2026 with £35m from Keepmoat and a £5.3m Homes England grant. [25]

Thornhills Phase 1a

up to 260 homes, planning pending

Bellway Homes and Thornhill Estates Ltd's revised 2026 application reduces this first phase west of Highmoor Lane, Clifton, from 308 to 260 homes (76 affordable, around 29%). Statutory consultees including Sport England have objected. [8,9]

Pending decision at Calderdale's planning committee at 19 September 2026.

One board, one plan

Mixenden and neighbouring parts of Illingworth have £20m over ten years. The Neighbourhood Board shapes local priorities. [27,28]



Mixenden

Neighbourhood	Published position / next conversation
Mixenden and Illingworth (phase two)	Named in MHCLG's phase 2 methodology note (September 2025, updated 9 March 2026) as Calderdale's one Pride in Place neighbourhood; absent from the phase 1 list and the 20 March 2026 phase 2 expansion list, which fixes the plan deadline at 30 November 2026 rather than 26 February 2027. £20m over ten years for this place — not shared or summed with any other Calderdale programme — as a mix of revenue and capital, with a published three-stage profile: years 1–2 engagement and capacity-building, years 3–5 rising investment, later years larger-scale change. Chair Reverend Robb Sutherland appointed 19 March 2026 following a process led by the council and Kate Dearden MP for Halifax. Board recruitment closed 24 May 2026, appointments confirmed late May, first board meeting set for June 2026; board membership not yet published — not verified. Ten-year vision and four-year Investment Plan due to MHCLG by 30 November 2026. [29,32,33,34,41,43,44]

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.

No Pride in Place Impact Fund allocation was identified for Calderdale, checked directly against Annex A of both the 2025/26 and 2026/27 determinations (94 authorities each); Bradford and Wakefield appear on both lists, Kirklees and Leeds on neither — the same as Calderdale. [11,12] Boards must have at least eight members, at least 51% living or working locally. Public contact routes: page 6. [27,28]

Different pots, different decisions

Calderdale's Towns Fund programmes, the neighbourhood plan and the borough-wide Impact Fund operate at different scales and on different timetables.

£36.6m

Calderdale town centres: Towns Fund awards, Brighouse and Todmorden combined. [42]

Component	What the figure includes
£19.1m	Towns Fund award for Brighouse, announced June 2021, for town-centre regeneration; older award, current spend status not verified for this edition. [42]
£17.5m	Towns Fund award for Todmorden, announced June 2021; older award, current spend status not verified. [42]

Funding note: the Levelling Up Fund secured £12.2m for a new swimming pool and leisure centre on the North Bridge Leisure Centre site, Halifax — a leisure, not housing, scheme. The Future High Streets Fund awarded £11.7m to Halifax and £6.3m to Elland in December 2020; older awards, current spend status not verified.

ESTATES REGENERATION AND SUCCESSOR FUNDS

Commitment	Published position
£390,000	Brownfield Land Release Fund for the second phase of Beech Hill; distinct from WYCA's much larger Brownfield Housing Fund.
£5.3m	Homes England Brownfield, Infrastructure and Land grant for North Halifax, reported 21 August 2026 alongside £35m of Keepmoat investment. [25]

The UK Shared Prosperity Fund's 2022–2025 allocation to Calderdale was £2.764m; the successor programme for 2026/27 is understood to sit inside WYCA's integrated settlement, as in other West Yorkshire boroughs, but no Calderdale-specific 2026/27 figure was found — open.

CALDERDALE PRIDE IN PLACE IMPACT FUND

None identified

Calderdale is not listed in Annex A of either the 2025/26 determination (signed 29 September 2025) or the 2026/27 determination (signed 8 April 2026); each Annex A lists 94 local authorities. Checked directly against the raw determination tables, not inferred from secondary reporting.

Bradford and Wakefield appear on both lists at £750,000 a year; Kirklees and Leeds do not appear on either, matching Calderdale — a finding shared

This has no bearing on the separate £20m Mixenden and Illingworth Pride in Place allocation, which is confirmed.

[11,12]

Homes, partners and local need

Calderdale's Local Plan sets a housing requirement of 950 homes a year for 2023–2028, rising in later reporting to 1,810 a year from 2028 to 2033. Two of the 33 first-wave SAHP strategic partners are active on named Calderdale schemes: Yorkshire Housing at Cromwell Gardens and Together Housing at Beech Hill and Rawson Wood — national envelopes, not Calderdale allocations. [7,36,2]



Dean Clough · The former carpet mills north of Halifax town centre.

Partner / example	Documented local delivery
Calderdale Council / Keepmoat Homes, North Halifax Transformation Programme	c.241 homes across three sites; 192 in the Furness Avenue/Turner Avenue South phase, £35m Keepmoat plus £5.3m Homes England grant. [25,26]
Yorkshire Housing / Calderdale Council / Equans, Cromwell Gardens, Rastrick	267 homes in three phases; c.£40m; phase 2 (127 homes) under way, overall completion reported winter 2026. [13]
Bellway Homes / Thornhill Estates Ltd, Thornhills Phase 1a, Brighouse	Up to 260 homes (76 affordable) proposed; application pending decision. [8,9]
Together Housing / Calderdale Council, Beech Hill, Halifax	106 affordable homes; substantially complete by December 2024; part of a target of up to 650 homes 2018–23. [24,16,14]
Together Housing / Termrim Construction, Rawson Wood, Sowerby Bridge	30 affordable-rent homes on a former extra-care site; reported contract period to 23 November 2026. [15,38]

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 and regeneration, landowner, developer, RP, funders	Land and planning advice, valuation, surveys and abnormal-cost assessment
02 · Enabling	Council, developer, Homes England / WYCA 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

Calderdale Council's own tendering page confirms YORtender as its e-tender system, consistent with the regional description of YORtender as the shared Yorkshire and Humber platform used by several West Yorkshire councils. Above-threshold notices also appear on Find a Tender; below-threshold notices on Contracts Finder. A contracts register is published on the Calderdale Data Works open-data platform. Procurement enquiries: procurement@calderdale.gov.uk. [17]

Social value follows the council's Contract Procedure Rules (Procurement Act 2023 version), alongside the separate Calderdale Living Wage Policy for qualifying contracts. A Social Value Charter has been developed with partners; the current sliding-scale weighting was not found for Calderdale in the sources checked — open. [40]

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 CALDERDALE COLLEGE

Calderdale College delivers construction courses from its campuses — bricklaying, joinery, painting and decorating, plumbing and a general Construction Multi Trade introduction — backed by a new £1m Brickwork Centre; the Trade Academy route offers a guaranteed work placement with a local employer. [35]

The regional Construction Technical Excellence College for Yorkshire and the Humber is Leeds College of Building, one of ten named across England from 2025/26, backed by £100m nationally with a target of 40,000 trained by 2029. Calderdale College's role as a CTEC partner was not confirmed in the sources checked.

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

Agree demand and timing, employer and supervision, and how starts, completions and outcomes will be evidenced, before fixing the delivery programme.

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

Construction Technical Excellence College: [Leeds College of Building](#)

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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PUBLISHER AND DIGITAL EDITION

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