

County Durham

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Durham City, Bishop Auckland, Spennymoor and the wider county.

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 County Durham.

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Bishop Auckland Town Hall

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Peterlee East, Stanley South, Crook North & Tow Law Pride in Place (phase two)	Ten-year vision and four-year Investment Plan due to MHCLG by 30 November 2026. Independent chairs now appointed for all three. [7,8,9,10,11]
Spennymoor Pride in Place (phase one)	Delivery under way; first tranche of funding from April 2026. No plan deadline applies. [5,6,10]
Pride in Place Impact Fund	County Durham does not appear in Annex A of either the 2025/26 or 2026/27 determination — absence is a finding, not an omission. [13,14]
Review of the County Durham Plan 2020	Published September 2025; local housing need risen from 1,308 to 2,011 dwellings a year under revised national methodology. New Plan not yet adopted. [15,16]
Bishops Park, Bishop Auckland (Believe Housing / Vistry)	Full build-out of the 331-home scheme expected to complete October 2026. [24]

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 County Durham.

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 North East. Land, remediation and infrastructure support normally comes first through the North East Combined Authority: the Mayor's Brownfield Housing Fund, the £143m National Housing Delivery Fund allocation devolved under the July 2026 Plan for Homes, and the integrated settlement NECA has held 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 County Durham scheme, the first conversation depends on the funding gap; a regional headline figure is not a county award.

FIRST-WAVE SAHP ESTIMATE FOR THE NORTH EAST

£445m

c.3,400 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, including Newcastle City Council (966 homes, £141.4m), and gives no totals. Neither gives a County Durham allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England SAHP, via strategic partnership or CME, shaped by NECA's strategic priorities.	Tenure, delivery partner, grant need. No County Durham SAHP allocation published; Karbon Homes Limited and Newcastle City Council are the North East entries in the partner table. [1,2]
Land, infrastructure or abnormal costs	Durham County Council, via NECA's Mayor's Brownfield Housing Fund pipeline.	Why the site cannot proceed. Horden Masterplan: £4.5m BHF against £6.2m already committed by the council. [3,17]
Additional affordable-housing support	NECA's housing and land team, via the integrated settlement and Plan for Homes pipeline.	SAHP secured or progressing; the remaining gap and deliverability.
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower structure, commercial funding, security. [1]

NECA housing funds: current position. The Brownfield Housing Fund's original envelope is essentially fully committed (more than 4,000 homes unlocked at 24 August 2026); no further open call was found at 19 September 2026. The £143m National Housing Delivery Fund allocation is for about 4,600 homes by 2030 through a pipeline developed with the seven councils, so the route in is the council's housing or regeneration team and NECA's housing and land team. [3]

Bishops Park, Bishop Auckland. 331 homes; Believe Housing has purchased 100 for affordable rent and Rent to Buy, with an option on a further 100; full build-out expected October 2026. [24]

REGIONAL AMBITIONS TO DESIGN FOR

NECA's July 2026 Plan for Homes seeks more than 15,000 social and affordable homes over ten years, with about 4,600 unlocked by the £143m allocation by 2030; the published SAHP priorities ask for at least 60% Social Rent, with 10–15% Affordable Rent and 20–25% other tenures, against an assessed shortfall of about 2,600 affordable homes a year. 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. [1,20]

02

North East Combined Authority

Regional priorities, tenure mix and strategic priorities for SAHP; Mayor's Brownfield Housing Fund; the integrated settlement; Mayoral Development Zones.

03

Durham County Council

Local housing need, planning authority, council land and its own Council House Delivery Programme; accountable body for Pride in Place across Spennymoor, Peterlee East, Stanley South and Crook North & Tow Law. [5,6,7,8,9,22]

04

Four Pride in Place neighbourhood boards

All Together for Spennymoor Board (phase one); Peterlee East, chaired by Nik Welsh; Stanley South, chaired by Paul Fiddaman; Crook North & Tow Law, chaired by Mary Hall. All three phase two chairs appointed through open recruitment. [5,7,8,9,10,31]

05

Development and delivery partners

believe housing (stock-transfer RP for County Durham, a member of Karbon's first-wave SAHP consortium); Karbon Homes Limited and Vistry Homes Limited, both first-wave SAHP strategic partners; T Manners & Sons (council's own delivery contractor). [2,22,23,24,25,32]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk [1]
NECA housing / land	0191 211 5695; enquiries form at northeast-ca.gov.uk
Durham County Council housing regeneration	durham.gov.uk/housingregeneration · council contact centre 03000 26 0000 [26]
Pride in Place (Spennymoor, Peterlee East, Stanley South, Crook North & Tow Law)	via each area's page on durham.gov.uk ; community engagement runs locally [5,7,8,9]
Council housing / homelessness	via durham.gov.uk/housing [22]
Procurement	Via the council's "Working with the council" pages and NEPO Open registration [26,27]

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 North East's published priorities seek at least 60% Social Rent and favour economic corridors, Tyne Renaissance, town and city centres and neighbourhood regeneration. [21] The County Durham Plan, adopted 21 October 2020, sets a local housing need requirement of 1,308 dwellings a year. A review published September 2025 gives a revised standard-method figure of 2,011 dwellings a year — a near-54% increase — but the new Plan is not yet adopted; 1,308 remains the adopted policy requirement as at 19 September 2026. [15,16]

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

Four named schemes sit at different stages and under different funding routes. Establish the live phase and the organisation commissioning it before approaching a partner.



Aykley Heads · The Rivergreen Centre.

Bishops Park, Bishop Auckland

331 homes, Believe Housing / Vistry

Vistry Partnerships North East (Linden Homes) is delivering 331 homes near Auckland Park; Believe Housing has purchased 100 for affordable rent and Rent to Buy, with an option on a further 100. Development value £60.4m; full build-out expected October 2026. [24]

Vistry is also contributing over £325,000 towards Coundon Gate Roundabout improvements.

Horden Masterplan

100+ homes, £10.7m combined

Durham County Council's regeneration of Horden's "Numbered Streets" gained £4.5m from NECA in September 2024, on top of £6.2m already committed by the council. Targets more than 100 new two- and three-bedroom family homes plus walking and cycling routes. Initial phase approved January 2024. [3,17]

Options for a care facility, shops and business space are being explored; not yet costed.

Council House Delivery Programme

73 homes on three consented sites

Durham County Council, working with T Manners & Sons, is delivering council housing at Greenwood Avenue, Burnhope (32 homes); Portland Avenue, Seaham (33 homes); and Merrington View, Spennymoor (8 homes, modern methods of construction). Completions winter/autumn 2026. [22]

Funding sources for the programme were not verified in the source checked.

Karbon Homes / Believe Housing partnership

115 homes, £28.5m (prior programme)

Karbon Homes and Believe Housing announced a £28.5m partnership in January 2026 to deliver 115 affordable homes across five County Durham sites, mostly social rent with some rent-to-buy and shared ownership; Believe Housing accessed £10.8m from Karbon's Strategic Partnership. [25]

Funded under the Affordable Homes Programme 2021–2026, not the new SAHP first wave; the five sites were not named in the source checked.

Four neighbourhoods, two cohorts

Spennymoor, Peterlee East, Stanley South and Crook North & Tow Law each have up to £20m over ten years. Their boards shape local priorities; do not sum the four into one figure. [4]



Spennymoor

Neighbourhood	Published position / next conversation
Spennymoor (phase one)	Up to £20m over ten years. One of the 75 phase 1 places; no plan deadline. Plan shaped with the All Together for Spennymoor Board; first tranche of delivery funding from April 2026. [5,6,10,23]
Peterlee East (phase two)	Up to £20m over ten years. Ten-year vision and four-year Investment Plan due 30 November 2026. Chaired by Nik Welsh, executive director for communities and customers at believe housing; initial delivery funding anticipated from March 2027. [7,10,11,31]
Stanley South (phase two)	Up to £20m over ten years. Same 30 November 2026 deadline. Chaired by Paul Fiddaman, chief executive of Karbon Homes. Board membership includes the local MP, community leaders, local employers and public-sector agencies. [8,10,11]
Crook North & Tow Law (phase two)	Up to £20m over ten years. Same 30 November 2026 deadline. Chaired by Mary Hall, a resident of the area for more than 20 years. [9,10,11]

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.

County Durham does not appear in the 20 March 2026 phase 2 expansion note. [12] The Impact Fund lists no County Durham entry in either 2025/26 or 2026/27 Annex A — a separate finding from the four Pride in Place allocations above. [13,14] Boards need at least eight members, 51% local. [33,34]

Different pots, different decisions

Horden Masterplan, the four Pride in Place allocations and the county's historic Shared Prosperity Fund money sit at different scales and on different timetables.

£10.7m

Horden Masterplan, East Durham: NECA Brownfield Housing Fund plus council commitment combined [3,17]

Component	What the figure includes
£4.5m	North East Combined Authority, Mayor's Brownfield Housing Fund, awarded September 2024. [3,17]
£6.2m	Durham County Council's own committed funding for the Numbered Streets regeneration. [17]

Scheme-level NECA grant, not a county-wide Brownfield Housing Fund total. Do not net the Horden figures against the County Durham Plan's district-wide housing requirement. [15,16]

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Pride in Place , Spennymoor / Peterlee East / Stanley South / Crook North & Tow Law	Up to £20m each, ten years. Four separate allocations, not a single sum. [4,5,7,8,9,11]
UK Shared Prosperity Fund , 2022/23–2024/25	£30,830,613, plus £2,803,077 for Multiply and £3.5m Rural England Prosperity Fund. No 2026/27 successor allocation found — not verified. [29]
Aykley Heads / Durham Innovation District Mayoral Development Zone	£27m announced by the Mayor; employment-led, about 400,000 sq ft of workspace across four phases; not a housing fund.

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

COUNTY DURHAM PRIDE IN PLACE IMPACT FUND

No entry found

County Durham does not appear in Annex A of either the 2025/26 or 2026/27 determination, each listing 94 authorities. This absence is a finding for this brief, not an omission. [13,14]

Separate in any case from the four Pride in Place neighbourhood allocations above.

Not to be summed with the four Pride in Place neighbourhood allocations, which are a separate programme.

Homes, partners and local need

The County Durham Plan sets a local housing need requirement of 1,308 dwellings a year (adopted 21 October 2020); a September 2025 review gives a revised standard-method figure of 2,011 dwellings a year — a higher figure under revised guidance, not yet adopted policy. [15,16]



Seaham · Bath Terrace.

Partner / example	Documented local delivery
Vistry Partnerships North East (Linden Homes) / Believe Housing, Bishops Park, Bishop Auckland	331 homes; 100 purchased by Believe Housing for affordable rent and Rent to Buy, option on 100 more; full build-out expected October 2026. [24]
Durham County Council / NECA, Horden Masterplan	100+ homes; £4.5m NECA plus £6.2m council, £10.7m combined; initial phase approved January 2024. [3,17]
Durham County Council / T Manners & Sons, Council House Delivery Programme	73 homes across Greenwood Avenue, Portland Avenue and Merrington View; completions winter/autumn 2026. [22]
Karbon Homes / Believe Housing	115 homes, £28.5m, five County Durham sites; funded under the Affordable Homes Programme 2021–2026, not the new SAHP first wave. [25]

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 / NECA 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

Durham County Council procures through the NEPO Open Portal, confirmed directly from the council's own "Working with the council" and procurement pages: for procurements above £10,000 the council approaches the market through NEPO Open, one of twelve North East local authorities using the platform. Registration is free. [26,27]

Above-threshold notices also appear on [Find a Tender](#), the national register under the Procurement Act 2023 regime. [26,30]

A funding announcement does not itself create an open invitation to tender: at Bishops Park, Vistry and Believe Housing are already the engaged delivery partners, and supply-chain work there flows through that relationship rather than a fresh council tender. [24]

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 EAST DURHAM COLLEGE AND DERWENTSIDE COLLEGE

East Durham College and Derwentside College are named as County Durham's construction-trades spoke colleges in the North East's Construction Technical Excellence College network, alongside Northumberland College, Tyne Coast College and the Education Training Collective's Redcar & Cleveland and Stockton Riverside Colleges. [28]

The region's Construction Technical Excellence College is Sunderland College, named 12 August 2025 as one of ten CTECs across England, based at the Housing Innovation and Construction Skills Academy at Riverside Sunderland, with a target of 40,000 trained by 2029. East Durham College and Derwentside College are the practical first call for training and work-placement commitments on a County Durham scheme, rather than the hub itself. [28]

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 colleges' employer routes alongside the workforce plan, with named responsibilities and outcomes that can be evidenced through the contract owner.

[East Durham College](#)

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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