

Coventry

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Coventry, its city centre and Local Plan growth areas.

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 Coventry.

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Coventry Council House · Earl Street, with the cathedral spires behind.

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Local Plan Review Main Modifications	Consultation on the Schedule of Main Modifications runs to 23:59 on Thursday 1 October 2026. Comments only on the Main Modifications, the Policies Map changes, the Sustainability Appraisal addendum, the HRA Screening and the EqHIA; separate forms per modification; responses to planningpolicy@coventry.gov.uk . [5,6]
Willenhall	£20m over ten years. Ten-year Pride in Place Plan due to MHCLG by 30 November 2026; independent Chair Revd Matthew Bull, working with Mary Creagh MP. [7,8,14]
Hillfields & Tile Hill	£20m each over ten years, named on MHCLG's phase 2 expansion list published 20 March 2026. Plans due to MHCLG by 26 February 2027. [9,10,11,13,14]
Pride in Place Impact Fund	£750,000 in 2025/26 and £750,000 in 2026/27; national guidance requires commitment by 31 March 2027. [15,16,17]

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 Coventry.

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 Coventry 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 Coventry allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England's SAHP 2026–2036, shaped by WMCA's mayoral strategic priorities (c.60% Social Rent floor; the Coventry Growth Arc is a priority corridor).	Tenure mix, delivery partner and grant requirement. [18,19,20,21]
Land, infrastructure or abnormal costs	Coventry City Council with WMCA's devolved housing and land funds, drawn down through the integrated settlement.	Why the site cannot proceed and what unlocks it. [3,4]
Additional affordable-housing support	WMCA's Single Commissioning Framework.	SAHP secured or progressing; explain the gap. [3]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower structure, security and repayment route. [1]

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]

Coventry Growth Arc. A WMCA growth corridor and bid-assessment priority, not a funding envelope. [21]

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; the Bank assesses its finance investments. [1,18]

02

West Midlands Combined Authority

Regional priorities, tenure mix and priority corridors (the Coventry Growth Arc); integrated settlement; devolved housing and land funds; Spatial Development Strategy. [3,4,21]

03

Coventry City Council

Local housing need, planning authority, council land and the Local Plan Review; accountable body for Pride in Place and the Impact Fund. [5,7,15]

04

Willenhall, Hillfields and Tile Hill Neighbourhood Boards

Shape and sign off the three Pride in Place plans; council accountability and national programme rules still apply. [7,9,11]

05

Registered Provider and developer partners under contract

Platform Housing Group / Vistry at Sphinx Drive, Orbit Homes at Lancaster Fields and Arden Glade, Dandara at Sandy Lane, Bellway at Keresley, Countryside/L&G at City Centre South. These are existing appointments, not open opportunities. [27,30,31,32,33,35]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk [1]
WMCA investment pre-application	invest@wmca.org.uk [3]
Coventry planning policy / Local Plan Review	planningpolicy@coventry.gov.uk · PO Box 7097, Coventry CV6 9SL [5]
Coventry Direct — housing options and homelessness	coventrydirect@coventry.gov.uk · 0500 834 333 [25]
General council enquiries	024 7683 4333 · Customer Services, Central Library, Smithford Way, Coventry CV1 1FY [25]
Procurement / CSW-JETS portal support	csw-jets@coventry.gov.uk · 024 7697 5539 [22]

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] Coventry's own emerging Local Plan Review (proposed Policy H6 successor, Regulation 19 stage) requires 25% affordable homes on qualifying sites — higher than the earlier adopted Policy H6, though the exact successor policy number and its examination outcome are not verified. [6,26]

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

City Centre South, Sphinx Drive, Keresley and Sandy Lane sit at different stages, from construction under way to a masterplan awaiting completion. Establish the live phase and the organisation commissioning it before approaching a scheme.



Hertford Street · The city-centre precinct beside the City Centre South masterplan area.

City Centre South

1,575 homes in the masterplan

Coventry City Council's masterplan for Bull Yard, Shelton Square, City Arcade and Hertford Street totals 1,575 homes: around 1,000 in phase one (targeted complete 2033), plus 575 to follow. Construction began May 2026; the £450m scheme is council-led with Countryside (part of Vistry Group) as partner. Legal & General has agreed to buy 200 affordable homes from phase one. [27,28,29]

86 spaces for 1,000 first-phase homes and investor-purchase risk: press-sourced, unverified. [27]

Sphinx Drive

196 affordable homes

Vistry Partnerships is building 196 houses and apartments for Platform Housing Group — 23 for social rent, 36 for affordable rent and 137 for shared ownership. The £51m scheme carries £12.5m of Homes England grant. [30]

First residents began moving in during 2026; full completion is expected spring 2027.

Keresley / Arden Glade

Up to 550 homes, 62 affordable

Bellway has reserved-matters approval for 550 homes off Tamworth Road, Keresley. Arden Glade is Orbit Homes' and Bellway's own name for the same scheme: the 62 affordable homes Orbit is taking (over 60% for social and affordable rent) are the affordable component within the 550, not an addition to it. [31,32]

Orbit's first shared-ownership releases were due summer 2026.

Sandy Lane (Daimler Powerhouse)

Up to 250 homes, approved

Coventry City Council approved Dandara Central Limited's scheme for up to 250 homes on the former Daimler car factory site at Sandy Lane Business Park, Radford. The historic Daimler Powerhouse is retained as the scheme's centrepiece, with a new public space, Powerhouse Plaza, around it. [33,34]

No affordable-housing percentage or start date is published.

Three boards, two clocks

Willenhall, Hillfields and Tile Hill each have up to £20m over ten years. The three allocations must never be summed into a single borough total, and Willenhall's deadline differs from the other two. [7,9,11]



Hillfields

Neighbourhood	Published position / next conversation
Willenhall (phase 2)	£20m over ten years. Listed as Coventry's single original phase 2 neighbourhood. Neighbourhood Board established; independent Chair Revd Matthew Bull of St John the Divine, Willenhall, working with Mary Creagh MP for Coventry East. Ten-year Pride in Place Plan due to MHCLG by 30 November 2026. [7,8,12,14]
Hillfields (phase 2 expansion)	£20m over ten years, named on MHCLG's phase 2 expansion methodology note published 20 March 2026, announced locally 24 March 2026. Independent Chair reported as Rashid Bhayat; the appointment is press-sourced and not verified against a council publication. Plan due to MHCLG by 26 February 2027. [9,10,11,13,14]
Tile Hill (phase 2 expansion)	£20m over ten years, named on the same 20 March 2026 expansion list. An independent Chair has been appointed; the name is not verified in any source found. Plan due to MHCLG by 26 February 2027. [9,10,11,13,14]

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.

At Full Council on 24 March 2026, councillors accepted an amendment for the Scrutiny Co-ordination Committee to review how the three boards' recruitment was carried out; the outcome is not verified. [11] National guidance sets 30 November 2026 for the 160 original phase 2 boards and 26 February 2027 for the 40 boards named in March 2026. Boards must have at least eight members, with at least 51% living or working locally. Public contact routes: page 6. [14]

Different pots, different decisions

UKSPF, WMCA's devolved retrofit and brownfield pillars, and the three Pride in Place programmes operate at different scales and on different timetables. None should be added together.

£4.65m

Coventry's 2025/26 UK Shared Prosperity Fund allocation, via WMCA's integrated settlement Pillar 1 [4]

Component	What the figure includes
£3.761m	Revenue funding through WMCA's integrated settlement Pillar 1 (Local Growth & Place), for the council's business support and grants service and the Job Shop 'Hub & Spoke' employment service. [4]
£0.889m	Capital funding under the same Pillar 1 allocation. [4]

Funding note: approved by Cabinet 18 March 2026 and Council 25 March 2026; a 2026/27 successor figure is not verified. WMCA's Pillar 3 (Retrofit & Net Zero) carries a separate £8.52m 2025/26 allocation (£0.94m revenue, £7.58m capital) for energy efficiency; WMCA's devolved housing and land funds (Pillar 5) remain open direct to developers and are not itemised to Coventry. No Levelling Up Fund, Towns Fund or Future High Streets Fund award was identified for Coventry. [4]

PRIDE IN PLACE: THREE SEPARATE TEN-YEAR ALLOCATIONS

Neighbourhood	Published position
Willenhall	£20m over ten years; Plan due 30 November 2026. [7,8]
Hillfields	£20m over ten years; Plan due 26 February 2027. [9,10]
Tile Hill	£20m over ten years; Plan due 26 February 2027. [9,10]

Each is a separate ten-year allocation to a separate neighbourhood; the three should never be summed into a single 'Coventry award'. [7,9]

COVENTRY PRIDE IN PLACE IMPACT FUND

£1.5m	£750,000 in 2025/26 (determination 29 September 2025) and £750,000 in 2026/27 (determination 8 April 2026). [15,16]
	Allocation is city-wide. No target wards or project list for Coventry's Impact Fund are published. Not resolved.

National guidance requires commitment by 31 March 2027; uncommitted sums must be returned. [17] This is not extra funding for the three neighbourhood programmes.

Homes, partners and local need

Coventry's stock transferred to Citizen in 2000; the council owns no council housing and focuses on assessing need and enabling supply. The Local Plan Review proposes a minimum of 29,100 homes 2021–2041, around 1,455 a year — not yet examined to a final figure. [37,38]



Coventry Canal Basin · The canalside warehouses north of the ring road.

Partner / example	Documented local delivery
Countryside (Vistry Group) / City Centre South	Council-led masterplan, 1,575 homes across two phases; L&G forward-funding 200 affordable homes in phase one. [27,28]
Vistry Partnerships / Platform Housing Group, Sphinx Drive	196 affordable homes (23 social rent, 36 affordable rent, 137 shared ownership); £51m; £12.5m Homes England grant; completion spring 2027. [30]
Bellway / Orbit Homes, Keresley (Arden Glade)	Up to 550 homes at Tamworth Road (Bellway); 62 affordable homes taken by Orbit are within the 550, not additional. Over 60% social/affordable rent. [31,32]
Dandara Central / Sandy Lane	Up to 250 homes on the former Daimler car factory site; Daimler Powerhouse retained; approved 2026. [33,34]
Orbit Homes / Stonebond, Lancaster Fields, Baginton	63 affordable homes (33 social rent, 30 shared ownership); MMC timber frame. In Warwick district, not Coventry. [35,36]

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

Coventry City Council advertises tenders on CSW-JETS (Coventry, Solihull and Warwickshire Joint e-Tendering System), a shared portal run on the In-tend platform since February 2010. Tenders of £100,000 or more are advertised there. Portal queries go to csw-jets@coventry.gov.uk or 024 7697 5539. [22]

Above-threshold notices also appear on Find a Tender (find-tender.service.gov.uk), the national register under the Procurement Act 2023 regime. A dedicated forward procurement pipeline document was not found on the council's procurement pages; CSW-JETS registration and alerts are the practical route to advance notice. [23,24]

At City Centre South, Sphinx Drive, Pickford Gate and Eastern Green the development or delivery partner is already appointed; supply-chain work on those schemes flows through those partners, not through a council tender.

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 COVENTRY COLLEGE

Coventry College delivers construction courses — bricklaying, carpentry, electrical, plumbing, painting and decorating, plus Level 1 Construction Skills and an 'Into Employment: Construction' programme — from 50 Swanswell Street, Coventry CV1 5DG. [42]

The region's designated Construction Technical Excellence College is Dudley College of Technology, one of ten named nationally, announced 12 August 2025, with delivery sites in Brierley Hill and Dudley and a region-wide remit to shape the West Midlands approach to construction skills. A distinct Coventry CTEC designation is not verified. [43]

01 · Forecast

Trades, numbers and start dates

02 · Agree

Training, supervision and delivery partners

03 · Evidence

Starts, qualifications and sustained work

A PRACTICAL WORKFORCE BRIEF FOR A LIVE SCHEME

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

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

CONNECT TRAINING WITH COMMUNITY BENEFIT

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

College enquiries: hello@coventrycollege.ac.uk · 024 7679 1100

Employers: employers@coventrycollege.ac.uk

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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