

Darlington Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Darlington, Faverdale, West Park and the wider borough.

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 Darlington.

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Darlington Hippodrome

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Darlington Pride in Place Neighbourhood Board	Chaired by David Gartland (Principal, Darlington College); 18 members; no vice chair named. Next meetings 20 October and 1 December 2026. Phase 1 place — no Pride in Place Plan deadline applies. [4]
Darlington Homes Strategy 2025–2030	Draft consulted July–September 2025; adoption position as at 19 September 2026 not verified. [17]
Burtree Garden Village, Faverdale	Planning permission granted for a first 130-home phase (Homes by Esh), reported 6 May 2026. [15,16]
Sparrow Hall Drive council homes	Cabinet considered the land-disposal/development proposal 5 May 2026; homes number not stated in the source checked. [22]
TVCA Brownfield Housing Fund Round 4	Year 1 (2026/27) deadline 12pm 4 September 2026 has passed; £3.48m, £3.48m and £9.9m remain unallocated in later years. [3]

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 Darlington.

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 routes in the Tees Valley, in a different order. Tees Valley is not an established mayoral strategic authority and has no integrated settlement, so Homes England's Social and Affordable Homes Programme is the primary affordable-housing route, assessed against national rather than mayoral priorities. The Combined Authority's Brownfield Housing Fund is the land and remediation route. The National Housing Bank makes its own finance decisions while working alongside the agency.

How the regional routes fit together

For a Darlington scheme, the first conversation depends on the funding gap: Homes England for tenure grant, TVCA for land — Tees Valley has no devolved settlement to draw on instead.

TVCA BROWNFIELD HOUSING FUND, ROUND 4 (APRIL 2026)

£32.5m

1,085 homes

Capital grant over four years for remediation and enabling works, with homes started on site by 31 March 2031. There is no first-wave SAHP regional estimate for Tees Valley: MHCLG's 24 August 2026 breakdown covers only the six established mayoral strategic authorities, and the Homes England release of 25 August names 33 partners (Thirteen and Karbon among them) with no regional totals and no Darlington allocation. [2,3]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England SAHP, via strategic partnership or CME (no Tees Valley mayoral tenure floor).	Tenure mix, delivery partner, grant need. No Darlington-specific SAHP allocation published. [2]
Land, infrastructure or abnormal costs	Darlington Borough Council, working with TVCA's Brownfield Housing Fund.	Round 4 Year 1 deadline (4 September 2026) has passed; £16.86m remains unallocated across years 2–4. [3]
Additional affordable-housing support	TVCA's Investment Plan and Cabinet-agreed programmes — no integrated settlement, no Good Growth Fund equivalent.	Explain the remaining gap and deliverability against a named TVCA programme. [3]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower structure, commercial funding, security. [1]

TVCA Brownfield Housing Fund: current position. The round 4 year-1 call closed at 12pm on 4 September 2026 with outcomes due by early October; later-year money (£3.48m, £3.48m and £9.9m) remains unallocated, so register interest for the next call by emailing the expression-of-interest proforma to BHF@teesvalley-ca.gov.uk. No Good Growth Fund equivalent exists. [3]

Burtree Garden Village, Faverdale. First phase of 130 homes approved 6 May 2026 (Homes by Esh); a wider 2,000-home, 20-year ambition is developer/press framing, not verified against a full-site consent. [15,16]

REGIONAL AMBITIONS TO DESIGN FOR

Tees Valley publishes no mayoral affordable-homes target or tenure floor: Homes England's national SAHP priorities apply. Round 4 of the Brownfield Housing Fund targets 1,085 homes with starts by March 2031 (rounds 1–3 delivered or committed more than 1,500 homes on 11 sites); Our Plan for Regional Prosperity (June 2026) sets six place packages with no numeric housing target. The tenure case is made to Homes England and the viability case to TVCA. [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

Tees Valley Combined Authority

Brownfield Housing Fund decisions; Investment Zone; Cabinet (Mayor plus five council leaders) sets the Investment Plan. No MDC/HDC planning-powers transfer applies to Darlington, so TVCA's role here is funding, not development control. [3]

03

Darlington Borough Council

Local planning authority for the whole borough; local housing need, council land and its own new-build programme (Neasham Road, Sparrow Hall Drive); accountable body and secretariat for the Pride in Place Neighbourhood Board. [4,14,22]

04

Darlington Pride in Place Neighbourhood Board

Independent 18-member board; Chair David Gartland (Principal, Darlington College); no vice chair named on the council's published list. Council accountability and national programme rules still apply. [4]

05

Development and delivery partners

Karbon Homes (Springfield Primary School, Yarm Road; modular homes with Keepmoat as part of a £45m, 332-home council/Homes England scheme); Thirteen Housing Group (first-wave SAHP partner, active Darlington landlord); Homes by Esh (Burtree Garden Village). [8,9,10,15,16]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
TVCA Brownfield Housing Fund (EOIs)	BHF@teesvalley-ca.gov.uk
TVCA general	info@teesvalley-ca.gov.uk · 01325 792600
Darlington Council general contact centre	01325 405333 · darlington.gov.uk/your-council/contact-us [23]
Pride in Place governance (agendas, minutes, board contact)	via darlington.gov.uk/business-and-licensing/business/town-centre/regeneration-darlington/pride-in-place-governance [4]
Housing options / homelessness	via darlington.gov.uk/housing [17,22]
Procurement	via darlington.gov.uk/business-and-licensing/business/procurement [11]

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. Tees Valley is not on the established mayoral strategic authority list, so no regional tenure priority applies: bids are read against Homes England's national priorities. [21] Darlington's adopted Local Plan (2016–2036) sets a housing requirement of 422 net additional dwellings a year, a minimum of 8,440 dwellings over the plan period — above the standard-method figure of 177 a year; confirm current affordable-housing percentage policy against the adopted wording — not verified for this brief. [12,13]

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 schemes across Faverdale, West Park, east Darlington and Neasham Road sit at different stages. Establish the live phase and the organisation commissioning it before approaching a partner.



Darlington · Skinnergate.

Burtree Garden Village, Faverdale

130 homes approved, ambition 2,000 over 20 years

Homes by Esh secured planning permission, reported 6 May 2026, for a first phase of 130 homes (13 house types) on Darlington's western edge. Press reporting frames an eventual 2,000-home, 20-year garden village with a school, community centre, pub and health facilities. [15,16]

Treat the 2,000-home and 20-year figures as developer/press ambition, not verified against a masterplan or full-site consent.

Neasham Road

150 council homes for social rent

The council's own description of its biggest new-build project in decades: 64 two-bed apartments, 24 two-bed houses, 43 three-bed and 19 four-bed houses, delivered by the in-house team. [14,22]

A joint-venture and land-disposal decision underpins delivery.

Springfield Primary School site

80 homes, Karbon Homes

Karbon Homes is developing a mix of two-, three- and four-bedroom homes on the former Springfield Primary School site in east Darlington. [8,9]

One of three named Karbon schemes in the borough; not evidence of a new SAHP 2026–2036 award.

West Park Garden Village

c.1,200 homes (2018 HIF corridor framing)

Named in TVCA's 2018 Housing Infrastructure Fund announcement (£12.8m award) as part of the wider Housing Growth Corridor alongside West Stockton. Barratt and Bussey & Armstrong are now delivering on site. [33]

2018 programme framing carried forward from the regional page; check against current build-out before quoting as a single live scheme total.

Phase one, no plan deadline

Darlington's Pride in Place Neighbourhood Board holds £19,539,000 over ten years. Do not sum this with any Impact Fund payment — Darlington has none. [4]



Darlington Market Hall

Neighbourhood	Published position / next conversation
Darlington (phase 1, Part B)	£19,539,000 over ten years (capacity building £600,000, revenue £4,003,000, capital £14,936,000). One of the 75 phase 1 places; no plan deadline. Chair David Gartland (Principal, Darlington College); no vice chair named. Next meetings 20 October and 1 December 2026. [4,24]
Target areas	Branksome, Northgate, Red Hall, Skerne Park and Bank Top — could not be bounded by a firm line; resources distributed equitably across them, not hard funding boundaries. [24]

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.

Darlington does not appear in the phase 2 methodology note or the 20 March 2026 phase 2 expansion note. [5] The Impact Fund pays £750,000 in each of 2025/26 and 2026/27 to 94 authorities each year — Darlington is absent from both Annex A tables; the only Tees Valley entries are Hartlepool and Middlesbrough. [6,7,27] Boards need at least eight members, 51% local; Darlington's 18-member board exceeds this. Contacts: page 6.

Different pots, different decisions

Darlington's Town Deal award, the Pride in Place allocation and the borough-wide Impact Fund operate at different scales and on different timetables.

£23.3m

Darlington: Towns Fund / Town Deal total (£22.3m Town Deal plus £1m Forward Funding) [28,29]

Component	What the figure includes
£22.3m	Town Deal, secured October 2020, after the Town Investment Plan went to government in July 2020. [28,29]
£1m	Forward Funding, drawn ahead of the main award; £18,851,251 capital and £438,965 revenue drawn as at 11 April 2024. [29]

Projects: the Ingenium Centre at Darlington College; the former Northern Echo building on Priestgate (adult skills centre, operator Adavo); Skinnergate and the Yards public realm; Coniscliffe Road. [28]

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Pride in Place, Darlington	£19,539,000 over ten years. Do not add to the Town Deal figure above. [4,24]
TVCA Brownfield Housing Fund	Round 4 total £32,549,299 over four years, 1,085 homes region-wide; no Darlington-named site found in the sources checked. [3]
UK Shared Prosperity Fund, 2026/27	Not verified; no Darlington-specific successor allocation found. [26]

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

DARLINGTON PRIDE IN PLACE IMPACT FUND

None	Darlington is absent from Annex A of both the 2025/26 and 2026/27 determinations — 94 authorities each; the only Tees Valley entries are Hartlepool and Middlesbrough, both £750,000. [6,7,27] This is an absence, not a gap in this brief.
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Not extra funding for the Pride in Place allocation above — there is none to add.

Homes, partners and local need

Darlington's Local Plan sets a requirement of 422 net additional dwellings a year (8,440 homes, 2016–2036) — above the standard-method figure of 177 a year. [12,13]



Hope Town · Barningham Street.

Partner / example	Documented local delivery
Homes by Esh, Burtree Garden Village, Faverdale	130 homes, first phase approved 6 May 2026; wider 2,000-home ambition is developer/press framing, not verified against a full-site consent. [15,16]
Darlington Borough Council (in-house), Neasham Road	150 council homes for social rent; council's largest new-build project in decades. [14,22]
Darlington Borough Council, Sparrow Hall Drive	Land-disposal/development proposal, Cabinet considered 5 May 2026; homes number not stated in the source checked. [22]
Karbon Homes, Springfield Primary School site & Yarm Road	124 homes across two sites (80 at Springfield; 44 at Yarm Road, Middleton St George), mixed two- to four-bedroom. [8,9]
Karbon Homes / Keepmoat Homes (modular)	17 modular affordable-rent/Rent to Buy homes, part of a £45m, 332-home scheme with the council and Homes England. [10]

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 / TVCA 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

Darlington Borough Council uses Open, the NEPO e-tendering system, confirmed directly from the council's own procurement page, with live opportunities including NEPO framework call-offs (e.g. NEPO219 Building Materials, NEPO512 Translation and Interpretation, NEPO514 External Training, NEPO209 Highway Infrastructure Surveys). This matches the regional position: all five Tees Valley councils moved onto Open, with the final authorities joining 28 October 2024. [11,34]

Above-threshold notices also appear on [Find a Tender](#), the national register under the Procurement Act 2023 regime; the council's own procurement page states that contracts over £30k are published there and on its own contracts register. [30]

A funding announcement does not itself create an open invitation to tender: at Neasham Road, delivery runs through the council's own in-house team and an established joint-venture/land-disposal route rather than a fresh open tender for every element. [14,22]

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 DARLINGTON COLLEGE

Darlington College delivers construction and building-trades provision as one of its ten programme areas, working with local employers to shape provision. The college is also home to the Darlington Skills Academy, a three-year partnership with Lovell, Morgan Sindall Construction and the Building Heroes Education Foundation supporting a minimum of 80 learners a year, aimed at Service leavers and veterans entering construction careers. [31,32]

There is no Construction Technical Excellence College in the Tees Valley; the nearest is City of Sunderland College, the North East's designated CTEC. For clean-energy skills the region's own designation, the Education Training Collective, sits in Stockton and Redcar rather than Darlington.

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.

College enquiries via darlington.ac.uk

[Darlington College, Construction and Building Trades](#)

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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