

A large, ornate Gothic church with a tall central tower and multiple stained glass windows, set against a blue sky with clouds. The church is surrounded by green lawns and trees.

Doncaster Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Doncaster city centre, the towns 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 Doncaster.

03	The funding landscape
04	Grant, land and finance
05	South Yorkshire routes
06	Who decides / contacts
07	Accessing programme grant
08	Places and programmes
09	Four neighbourhoods, two cohorts
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 Mansion House, Doncaster

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Doncaster city centre Pride in Place (phase one)	Up to £20m over ten years, from 2026/27; no Pride in Place Plan deadline applies. [4,9]
Conisbrough / Mexborough / Rossington Pride in Place (phase two)	Up to £20m each over ten years, from 2027/28. Plans due to MHCLG by 30 November 2026. [4,24]
Rossington Pride in Place Board	Chair Rachael Blake, Vice Chair Elaine Spencer, appointed 16 June 2026; Terms of Reference published. [4,22]
Pride in Place Impact Fund	£750,000 in each of 2025/26 and 2026/27 (Annex A); council reports £1.5m to spend by end of 2026/27. [6,7,8]
New Doncaster Local Plan	Cabinet resolved 20 May 2026 to begin a new Local Plan; housing figure raised to 1,235 dwellings a year. Call for Sites open. [13,17]

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 Doncaster.

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 South Yorkshire. Land, remediation and infrastructure support normally comes first through the Mayoral Combined Authority: the £65m Brownfield Housing Fund closed in March 2026, a further £118m from April 2026 continues housing development from the National Housing Delivery Fund, and SYMCA has held an integrated settlement 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 Doncaster scheme, the first conversation depends on the funding gap; a regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR SOUTH YORKSHIRE

£249m

c.2,200 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 Doncaster allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England SAHP, via strategic partnership or CME, assessed against SYMCA's strategic priorities.	Tenure, delivery partner, grant need. No Doncaster SAHP allocation published. [1]
Land, infrastructure or abnormal costs	Doncaster Council, via SYMCA's integrated settlement capital (Brownfield Housing Fund successor).	Why the site cannot proceed. Council's own 151-home brownfield programme used the outgoing fund. [3,31]
Additional affordable-housing support	SYMCA's Growth Hub, via the integrated settlement's housing and regeneration theme.	SAHP secured or progressing; the remaining gap and deliverability. [27]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower structure, commercial funding, security. [1]

SYMCA housing funds: current position. The Brownfield Housing Fund closed in March 2026 after supporting 45 developments and more than 3,700 homes. No published open call for the £118m successor programme was found at 19 September 2026; housing and development enquiries go to the Growth Hub team and the sponsoring council. The Strategic Place Partnership with Homes England (February 2024) is the pipeline route. [3]

Unity. More than 3,000 homes at full build-out on a 618-acre former colliery site east of Doncaster, led by Hargreaves Land — a SAHP Catalyst Site and Investment Zone Opportunity Site; phasing not verified. [15,16]

REGIONAL AMBITIONS TO DESIGN FOR

South Yorkshire's published SAHP priorities seek 9,000 affordable homes over five years, a 60% Social Rent / 40% other affordable tenure mix and 10% supported or specialist housing, with named Catalyst Sites; the Strategic Place Partnership targets about 5,000 homes (about 2,000 affordable) and the Don Valley Corridor Mayoral Development Zone 10,500 homes over 30 years. 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

South Yorkshire Mayoral Combined Authority

Regional priorities, tenure mix and strategic priorities for SAHP; integrated settlement capital; the Don Valley MDZ and Investment Zone. [3,34]

03

Doncaster Council

Local housing need, planning authority, council land and its own new-build programme; accountable body for Pride in Place across the city centre, Conisbrough, Mexborough and Rossington. [4,5,6]

04

St Leger Homes of Doncaster

Arm's-length management organisation managing the council's housing stock since 2005. [25]

05

Pride in Place neighbourhood boards

City centre board; Conisbrough North board (Chair: Lani-Mae Ball); Mexborough West board (Chair: Jacob Winkle); New Rossington board (Chair: Rachael Blake, Vice Chair: Elaine Spencer). [4,5,22,23]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
SYMCA housing / infrastructure	growthhub@southyorkshire-ca.gov.uk [27]
Doncaster regeneration / Local Investment Planning	Adam Goldsmith, Head of Local Investment Planning, 01302 736683; general council 01302 736000 [26]
Council housing management	St Leger Homes, info@stlegerhomes.co.uk , 01302 862862 [25]
Pride in Place (city centre, Conisbrough, Mexborough, Rossington)	via each area's page at teamdoncaster.org.uk/pride-in-place [4]
Procurement	procurement@doncaster.gov.uk (via doncaster.gov.uk/services/the-council-democracy/procurement) [14]

A useful first enquiry names the site, landowner, proposed use, delivery lead, funding gap and next decision. Attach a concise programme and explain what the requested intervention changes.

A route for smaller providers

A first-wave strategic allocation is one route into delivery. Continuous Market Engagement also gives eligible organisations a direct route to Homes England.

Continuous Market Engagement

Open for individual schemes and portfolios, while funding remains available. Designed to accommodate smaller partners, new entrants and complex projects. [19]

Strategic partnerships

Programme-level allocations support delivery at scale. The initial bidding round closed on 15 April 2026; future rounds will be announced. [18]

Route	Practical fit and requirements
CME general	A direct scheme bid. Establish eligible tenure, costs, delivery readiness and grant need with Homes England. [18,19]
CME portfolio	Discuss the pipeline before bidding. Initial portfolios normally deliver 300–500 homes; named sites should start by 31 March 2028 and complete by 31 March 2032. [19]
Delivery partnership	An eligible RP or council can work with a strategic partner under the programme's delivery-partner rules. Owning the funded homes is a different role from supplying construction services. [18,20]

BEFORE A GRANT APPLICATION

Organisations need Homes England Investment Partner qualification to receive grant. New partners can apply for that status alongside the funding application. Programme qualification and regulatory registration are separate steps. [19]

The bid should show how it meets local housing need and regional priorities. South Yorkshire's published priorities seek 60% Social Rent, 10% supported housing and delivery on the named Catalyst Sites. [21] Doncaster's current Local Plan (adopted September 2021, covering 2015–2035) is being superseded: Cabinet resolved 20 May 2026 to begin a new Local Plan after the standard method raised the housing figure to 1,235 dwellings a year (from 920); adoption is targeted for spring 2029 for a 2029–2044 plan period, with a Call for Sites open. [13,17]

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

Unity, Warren Park and two other named schemes sit at different stages, from full build-out ambition to planning application. Establish the live phase and the commissioning organisation before approaching a partner.



Doncaster Waterfront · The canal basin.

Unity

More than 3,000 homes at full build-out

Hargreaves Land is masterplanning Unity, a 618-acre former colliery and power station site east of Doncaster near the M18: over 3,000 homes, 2m sq ft of employment space, a new town centre, marina, school and transport hub. Also a SAHP Catalyst Site and Investment Zone Opportunity Site. [15,16]

Phasing, tenure mix and delivery timetable not verified.

Warren Park, Bessacarr

Around 900 homes

Persimmon is delivering Warren Park across multiple phases: 2-bed to 5-bedroom houses, with more than 50 homes to be transferred to a registered provider. [28]

Overall completion date not verified.

Herald Road

310 homes

Keepmoat announced a £40m scheme for more than 300 homes (310 reported) on disused land at Herald Road, following the site's acquisition. [29]

Tenure mix, start date and affordable element not verified.

Crabgate Lane

Around 200 homes

Bellway Homes is seeking planning permission for around 200 homes at Crabgate Lane, with associated access, infrastructure, landscaping, open space and parking. [30]

Consent status and programme not verified.

Four neighbourhoods, two cohorts

The city centre, Conisbrough North, Mexborough West and New Rossington each have up to £20m over ten years. Do not sum the four into one figure. [4]



Conisbrough

Neighbourhood	Published position / next conversation
Doncaster city centre (phase one)	Up to £20m over ten years, commencing 2026/27. Phase 1 place; no Pride in Place Plan deadline applies. Board and governance detail beyond the funding envelope not verified. [9]
Conisbrough North (phase two)	Up to £20m over ten years. Ten-year vision and four-year investment plan due 30 November 2026. Chair: Lani-Mae Ball, former ward councillor; further board members being recruited. [5,24]
Mexborough West (phase two)	Up to £20m over ten years, commencing 2027/28. Plan due 30 November 2026. Chair: Jacob Winkle, a Mexborough resident, announced 2 July 2026. [23,24]
New Rossington (phase two)	Up to £20m over ten years, commencing 2027/28. Plan due 30 November 2026. Chair: Rachael Blake, Vice Chair Elaine Spencer, announced 16 June 2026; Terms of Reference published. [4,22]

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.

Doncaster does not appear in the 20 March 2026 phase 2 expansion note. [10] The Impact Fund pays £750,000 in each of 2025/26 and 2026/27 — separate borough-wide money, funding named projects in Hexthorpe, Edlington and Highfields. [6,7,8] Boards need at least eight members, 51% local. [11,12] Contacts: page 6.

Different pots, different decisions

Doncaster's four Pride in Place allocations, the Impact Fund and the borough's brownfield and investment-zone routes operate at different scales and on different timetables.

£80m

Doncaster: four Pride in Place neighbourhoods, as combined in council reporting (£20m each over ten years, in two cohorts) [4]

Component	What the figure includes
£20m	Doncaster city centre, phase 1, from 2026/27. [4,9]
£60m	Conisbrough North, Mexborough West and New Rossington combined, phase 2, from 2027/28 — three separate £20m allocations. [4,24]

Council reporting combines the four into £80m over 11 years; the programme-rules position is four distinct ten-year allocations starting in different years. Do not sum this with the separate Impact Fund. [4]

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Pride in Place Impact Fund	£750,000 in 2025/26 and £750,000 in 2026/27 (Annex A, both years). Hexthorpe, Edlington, Highfields projects. [6,7,8]
SYMCA Brownfield Housing Fund (closed March 2026), Doncaster allocation	151 affordable homes across eight sites; scheme-level regional grant, not a district BHF total. [3,31]
South Yorkshire Investment Zone , Doncaster Opportunity Sites	City centre, Unity, Thorne North and Gateway East named; employment-led, not a housing award. [34]

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

DONCASTER PRIDE IN PLACE IMPACT FUND

£750,000 X 2	£750,000 in each of two years: 2025/26 and 2026/27 (Annex A, both years, read directly 19 September 2026). [7,8]
	Named projects: Doncaster Plant Works Amateur Boxing Club (Hexthorpe), a shop-frontage scheme (Edlington), a new community hub (Highfields). [6]

Council reports £1.5m to spend before the end of 2026/27, matching £750,000 in each determination; not extra funding for the four neighbourhood programmes.

Homes, partners and local need

Doncaster's current Local Plan (adopted September 2021, 2015–2035) is being superseded: the standard method raised the borough's requirement to 1,235 dwellings a year (from 920); a new Local Plan is targeted for adoption in spring 2029, covering 2029–2044. [13,17]



Mexborough · Terraced streets.

Partner / example	Documented local delivery
Hargreaves Land, Unity	More than 3,000 homes at full build-out on a 618-acre former colliery/power station site; also a SAHP Catalyst Site and Investment Zone Opportunity Site. Phasing not verified. [15,16]
Persimmon, Warren Park, Bessacarr	Around 900 homes across multiple phases; 50+ homes to a registered provider. [28]
Keepmoat, Herald Road	310 homes (£40m scheme), disused land acquisition. Tenure/start date not verified. [29]
Bellway Homes, Crabgate Lane	c.200 homes proposed; consent status not verified. [30]
Doncaster Council (own programme)	151 affordable homes across eight brownfield sites via the closed Brownfield Housing Fund; 500+ more homes planned over five years. [31]
St Leger Homes / first-wave SAHP partners	St Leger Homes manages the council's stock. [25] Great Places, Together Housing, Sage Homes with Vistry and Places for People are already building locally — not evidence of a 2026–2036 SAHP award. [35,36,37]

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 / SYMCA 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

Doncaster Council advertises tenders through YORtender (uk.eu-supply.com/login.asp?B=YORTENDER) for contract opportunities exceeding £25,000, confirmed from the council's own procurement page. Registration is free. Procurement enquiries via the council's Strategic Procurement Team. [14]

Above-threshold notices also appear on [Find a Tender](#), the national register under the Procurement Act 2023 regime. [32]

A funding announcement does not itself create an open invitation to tender: at Unity, Hargreaves Land is already engaged as master developer, and supply-chain work there flows through that relationship rather than a fresh council tender. [15,16]

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 DONCASTER COLLEGE

Doncaster College delivers Construction provision in modern workshops — joinery, plumbing, plastering, painting and decorating, and bricklaying, including a free full-time Level 2 Bricklaying pathway with no grade requirements to enrol; a specific T-Level offer was not verified. [33]

The region's Construction Technical Excellence College is Leeds College of Building, the Yorkshire and the Humber CTEC, one of ten named across England, backed by £100m nationally with a target of 40,000 trained by 2029. Doncaster Council is named among LCB's CTEC partners, though the nature of any Doncaster-based satellite delivery is not verified. [38]

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 [Doncaster College, Construction](#)

Evidence and source notes

Research checked on 19 September 2026. Numbered references link to primary sources; public enquiry routes are on page 6.

SOURCES · NUMBERS CORRESPOND TO REFERENCES IN THE TEXT

01. Homes England / NHB, Investment Prospectus 2026.
02. MHCLG and Homes England, first-wave SAHP announcements, 24–25 August 2026: 33 strategic partners and regional estimates.
03. South Yorkshire Mayoral Combined Authority, “Brownfield Housing Fund ends”.
04. Team Doncaster, Pride in Place.
05. City of Doncaster Council, “Chair Appointed for Conisbrough Pride in Place Board”.
06. City of Doncaster Council, “Local projects begin development as part of Pride in Place Impact Fund”.
07. MHCLG, Pride in Place Impact Fund grant determinations 2025 to 2026 (Annex A).
08. MHCLG, Pride in Place Impact Fund grant determinations 2026 to 2027 (Annex A).
09. MHCLG, Pride in Place Programme: phase 1 place selection methodology note.
10. MHCLG, Pride in Place Programme: phase 2 expansion place selection methodology note.
11. MHCLG, Pride in Place programme delivery guidance.
12. MHCLG, Pride in Place programme prospectus.
13. Doncaster Free Press / Yorkshire Post, “Council to develop new Local Plan as Government hikes city’s housebuilding targets”.
14. City of Doncaster Council, Supplying the Council (procurement).
15. Unity Yorkshire.
16. Hargreaves Land, Unity.
17. City of Doncaster Council, Doncaster Local Plan — Call for Sites 2026.
18. Homes England, SAHP 2026–2036 guidance.
19. Homes England, Continuous Market Engagement guidance.
20. Homes England, Strategic Partnership guidance.
21. Homes England, SAHP strategic priorities in established mayoral areas.
22. City of Doncaster Council, “Pride in Place Board To Be Assembled for Rossington, With Chair Appointed”.
23. City of Doncaster Council / Your Life Doncaster, “Chair Appointed to Lead Mexborough Pride in Place Board”.
24. MHCLG, Pride in Place Programme: phase 2 place selection methodology note (Doncaster | 3 — Conisbrough North; New Rossington; Mexborough West).
25. St Leger Homes of Doncaster, Contact us.
26. City of Doncaster Council, Contact the council.
27. South Yorkshire Mayoral Combined Authority, Housing, Infrastructure and Regeneration.
28. Doncaster Free Press, ‘900 new homes will be delivered with a mix of properties ranging from 2-bed to 5-bedroom in Doncaster’.
29. Business Doncaster, ‘£40 million scheme to build more than 300 homes in Doncaster announced’.
30. Insider Media, ‘Hundreds of homes in Doncaster set to secure approval’.
31. Doncaster Free Press, ‘150 affordable new homes to be built in Doncaster thanks to £65m boost’.
32. Find a Tender service.
33. Doncaster College, Construction.
34. South Yorkshire Mayoral Combined Authority, The South Yorkshire Investment Zone prospectus.
35. The Intermediary, ‘Great Places and Strata partner to deliver 53 affordable homes in Doncaster’, January 2026.
36. City of Doncaster Council, “Together Housing and partners to celebrate progression of 57 energy efficient new homes in Doncaster”.
37. Doncaster Free Press, ‘UK’s leading provider of mixed-tenure homes to build 149 homes in Doncaster village’ (Vistry, Simpson Park, Bircotes) / Insider Media, ‘Places for People acquires Doncaster site’ (Watch House Lane, Bentley).
38. Leeds College of Building, Construction Technical Excellence College.

PUBLISHER AND DIGITAL EDITION

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

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

Image sources: Doncaster Minster, Tim Green (2019) · CC BY 2.0; Doncaster Mansion House, Warofdreams (2007) · CC BY-SA 3.0; Doncaster Waterfront, Dave Pickersgill (2010) · CC BY-SA 2.0; High Street, Conisbrough, Roger Cornfoot (2007) · CC BY-SA 2.0; Mexborough terrace, David Wilkinson (2004) · CC BY-SA 2.0. Images are AI-generated adaptations of these photographs: illustrative visualisations, not current photography.

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