

Gateshead Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Gateshead, the Quays, Felling, Birtley, Whickham and Blaydon.

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 Gateshead.

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The Angel of the North

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Beacon Lough and Wrekenton Pride in Place (phase 2)	Ten-year Regeneration Plan and four-year Investment Plan due to MHCLG by 30 November 2026. [8,9,14]
Pride in Place Impact Fund	£750,000 in each of 2025/26 and 2026/27; £434,098.96 of Community Capital Grants already awarded to 19 groups. £420,000 of Pride in Place revenue funding also accepted for the two years. [4,5,14,15]
Gateshead and Newcastle joint Local Plan	Launched February 2025; adopted Core Strategy and Urban Core Plan (2010–2030, 25,500 net new homes across both districts) remains in force until replaced. [7,30]
Housing Development Programme	3,500 new homes targeted over five years; £311m five-year HRA and Capital investment plan, £132m of which is for new homes, acquisitions and estate regeneration. [16,17]
Taylor Wimpey, Clasper Village	Planning application for 252 homes submitted March 2026. [23]

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 Gateshead.

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 Gateshead scheme, the conversation starts with the funding gap, not a regional figure.

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 Gateshead allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England's SAHP 2026–2036, via strategic partnership or CME, under NECA's strategic priorities.	Tenure, delivery partner, grant need. No Gateshead SAHP allocation published; North East's entry is Newcastle City Council (966 homes, £141.4m). [1,2]
Land, infrastructure or abnormal costs	Gateshead Council, via NECA's Mayor's Brownfield Housing Fund pipeline. Derwentwater Court: £170,000 BHF grant, 10 homes.	Why the site cannot proceed, what unlocks it, council support for the NECA case. [31]
Additional affordable-housing support	NECA's housing/land team, via the £143m NHDF Plan for Homes pipeline (c.4,600 homes region-wide by 2030).	SAHP secured or progressing; the remaining gap and deliverability.
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower structure, funding, security, repayment route. [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]

Gateshead Quays. Inside the Newcastle and Gateshead Mayoral Development Zone (24 Sept 2025) with Forth Yards; a Gateshead-specific allocation is not verified.

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. [1,18]

02

North East Combined Authority (NECA)

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

03

Gateshead Council

Local housing need, planning authority, council land and its own new-build and estate-regeneration programme (18,000 council homes); accountable body for Pride in Place in Beacon Lough and Wrekenton. [8,16,17]

04

Beacon Lough and Wrekenton Pride in Place Neighbourhood Board

Chair: Reverend Canon Danie Lindley, priest of St Albans Windy Nook and St John's Gateshead Fell, chair of governors at Larkspur School. [9]

05

Development and delivery partners

Taylor Wimpey (Clasper Village, 252 homes); Karbon Homes (active locally; named in the GOV.UK first-wave partner table at 2,533 homes / £350.0m, leading a consortium with believe housing, Bernicia, Durham Aged Miners' Homes Association and Livin that shares those figures); the separate 17-member North East Housing Partnership, which also includes Home Group, Gentoo, Thirteen, Castles & Coasts, North Star and Gateshead Council itself. [2,23,24,25,29]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk [1]
NECA housing / infrastructure	0191 211 5695; enquiries form at northeast-ca.gov.uk
Gateshead regeneration	via gateshead.gov.uk/article/1792/Regeneration
Pride in Place (Beacon Lough and Wrekenton)	via gateshead.gov.uk/article/37538/Pride-in-Place-Programme ; Neighbourhood Board meetings published on gateshead.moderngov.co.uk [8,26]
Housing options / homelessness	via gateshead.gov.uk housing pages [27]
Procurement	Procurement@gateshead.gov.uk ; opportunities via Open (NEPO) [13]

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] Gateshead's adopted Local Plan requirement sits in the Core Strategy and Urban Core Plan (2010–2030): 25,500 net new homes across Gateshead and Newcastle, Gateshead's share annualising at 475 a year (560 a year, 2020–2030) against a standard-method need of 443 a year; Policy CS11 caps affordable housing at 15% by viability testing. [30]

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

Housing Development Programme, the £311m investment plan, Clasper Village and the Quays/Baltic Quarter/Southern Gateway masterplans sit at different stages and scales; do not sum the homes figures across them.



Gateshead · High Street.

Housing Development Programme

3,500 homes targeted, five years

Launched December 2025, delivered by working with partners, developers and funders across existing and newly identified sites. One of the first projects is Penrith Grove, High Fell — a disused garage site converted into five two-bed bungalows. [16]

No full site-by-site schedule was retrieved; treat the 3,500 figure as a programme target, not verified against a published site list.

£311m five-year housing investment plan

£132m for new homes and regeneration

Funded from the Housing Revenue Account and Capital Programme across the council's 18,000 existing homes and new supply: £85m major works, £20m heating, £2m windows and doors, £20m insulation, £23m wider stock improvements, £5m building safety, £7m garages and estates. [17]

The remaining £132m is committed to new council housebuilding, property acquisition and estate regeneration.

Clasper Village

252 homes, Taylor Wimpey

Taylor Wimpey submitted a planning application in March 2026 for a 252-home development at Clasper Village. [23]

Determination status not verified for this brief.

Gateshead Quays, Baltic Quarter and the Southern Gateway

c.600 / c.1,500 / 1,000 homes (masterplan)

The private sector is being supported to build around 600 homes on Gateshead Quays sites, including a Brett Wharf plot with permission for 269 units; the Baltic Quarter is described as having potential for around 1,500 homes; the Southern Gateway for 1,000 new homes. [24]

Masterplan and site-capacity figures, not verified against consented pipeline totals.

Beacon Lough and Wrekenton

Gateshead has one Pride in Place neighbourhood — Beacon Lough and Wrekenton — carrying up to £20 million over ten years (2026–2036). [8]



Wrekenton

Neighbourhood	Published position / next conversation
Beacon Lough and Wrekenton (phase two)	Up to £20m over ten years (2026–2036). Ten-year Regeneration Plan and four-year Investment Plan due to MHCLG by 30 November 2026. Cabinet accepted £20m capital plus £420,000 revenue funding for 2025/26 and 2026/27. Chaired by Reverend Canon Danie Lindley, priest of St Albans Windy Nook and St John's Gateshead Fell. Not in the 20 March 2026 phase 2 expansion list, so no second Gateshead neighbourhood is expected from that cohort. [8,9,10,14]

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.

National delivery guidance requires each board to have at least eight members, with at least 51% living or working locally. [11,12]

Different pots, different decisions

Pride in Place capital and revenue, the Impact Fund, the Brownfield Housing Fund and the council's own housing investment operate at different scales and on different timetables; do not add them together.

£20m

Gateshead: Beacon Lough and Wrekenton Pride in Place capital allocation, 2026–2036 [8]

Component	What the figure includes
£20m	Pride in Place Programme capital, accepted by Cabinet for Beacon Lough and Wrekenton, 2026–2036. [14]
£420,000	Pride in Place revenue funding, accepted by Cabinet for the same programme, 2025/26 and 2026/27. [14]

These are the capital and revenue components of one Cabinet acceptance for the same programme; do not add them to the separate Impact Fund figures below. [14]

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 of both determinations. Local distribution: £434,098.96 of Community Capital Grants to 19 groups. [4,5,15]
Mayor's Brownfield Housing Fund (NECA), Derwentwater Court	£170,000 against 10 homes. Final allocations round, August 2026. [31]
UK Shared Prosperity Fund successor, 2026/27	Not verified; no Gateshead-specific 2026/27 successor allocation or open call found for this brief.

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

GATESHEAD PRIDE IN PLACE IMPACT FUND

£750,000 X 2	£750,000 in 2025/26 and £750,000 in 2026/27, Annex A of both determinations; 93 of the 94 listed authorities are at this standard rate. [4,5]
	Local distribution: £434,098.96 of Community Capital Grants awarded to 19 community organisations, from a pot increased by £100,000 to meet demand (69 applications sought £1.6m). [15]

Press reports of a “£1.5 million” Gateshead figure are the combined two-year Impact Fund total, not a higher annual rate; this is separate money from the £20m Beacon Lough and Wrekenton capital allocation above. [4,5]

Homes, partners and local need

Gateshead's adopted requirement sits in the Core Strategy and Urban Core Plan (2010–2030): 25,500 net new homes across Gateshead and Newcastle, Gateshead's stepped share annualising at 475 a year (560 a year, 2020–2030) against a standard-method need of 443 a year. [30]



Saltwell Park · Saltwell Towers.

Partner / example	Documented local delivery
Council direct delivery, Penrith Grove, High Fell	Five two-bed bungalows on a former garage site; one of the first Housing Development Programme schemes. [16]
Taylor Wimpey, Clasper Village	Planning application for 252 homes, submitted March 2026; determination not verified. [23]
Private sector, Gateshead Quays / Brett Wharf	Around 600 homes supported across Quays sites; Brett Wharf has planning permission for 269 units. [24]
Karbon Homes	Active locally (council's own Karbon Homes page). Named in the GOV.UK first-wave partner table as "Karbon Homes Limited", 2,533 homes and £350.0m — the per-partner cap. Karbon's own release says it leads a consortium with believe housing, Bernicia, Durham Aged Miners' Homes Association and Livin that shares those figures across the region; GOV.UK names only Karbon. A regional envelope, not a Gateshead-specific award. [2,25,29]

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

Gateshead Council procures through Open, the e-procurement platform developed by NEPO for its twelve North East member authorities: the council moved its tendering opportunities onto Open between November 2024 and the end of March 2025, replacing the previous NEPO Portal. Registration is free at open-uk.org. Procurement enquiries: Procurement@Gateshead.gov.uk. [13]

Above-threshold notices also appear on [Find a Tender](#), the national register under the Procurement Act 2023 regime. [22]

A funding announcement does not itself create an open invitation to tender: at Gateshead Quays and the Southern Gateway, master developer and framework relationships already in place mean supply-chain work often flows through those partners 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 GATESHEAD COLLEGE

Gateshead College delivers construction training and apprenticeships from its Skills Academy for Construction at Team Valley (opened 2008), spanning Construction Skills Level 1 through to Level 2 apprenticeships in trades including joinery, plumbing, electrical and bricklaying, plus routes into surveying, architecture, design and town planning. Most apprentices work 30 hours a week with one day at college. [28]

The region's Construction Technical Excellence College is Sunderland College, named 12 August 2025, based at the Housing Innovation and Construction Skills Academy (HICSA) at Riverside Sunderland, working hub-and-spoke with providers across the North East including Tyne Coast College; Gateshead College's specific role as a CTEC spoke is not verified. [6]

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.

[Gateshead College, Construction Training](#)

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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