Planning Handbook

Q3 2026

Hartlepool

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Hartlepool.

Hartlepool

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 Hartlepool.

Hartlepool Borough Hall

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Hartlepool Pride in Place (phase one)	Regeneration Plan and Investment Plan finalised November 2025; formally approved by Government April 2026. No plan deadline applies (phase 1). [3,4]
Pride in Place Impact Fund	£750,000 in each of 2025/26 and 2026/27, read directly from Annex A of both determinations; commit by 31 March 2027. [5,6,29]
TVCA Brownfield Housing Fund, Round 4	Year 1 (2026/27) deadline 12pm 4 September 2026 has passed; later-year money (Years 2–4) remains unallocated.
Hartlepool Waterfront / Marina	Jomast/Persimmon 650-home, £120m scheme; construction under way; phased delivery ongoing through 2026. [8,9]
Hart South West Extension (Greatham Meadow)	Outline consent for 1,260 homes; first phase of 316 properties (26 affordable) proceeding; council purchased 9 units. [10,17]

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 Hartlepool.

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

Tees Valley is not an established mayoral strategic authority: for a Hartlepool scheme, tenure grant is a national Homes England conversation first, and land or remediation support is a TVCA one.

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 Hartlepool allocation. [2,3]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England SAHP, via strategic partnership or CME.	Tenure, delivery partner, grant need. No Hartlepool or Tees Valley regional SAHP allocation published. [1,2]
Land, infrastructure or abnormal costs	Hartlepool Borough Council or the Hartlepool Development Corporation, via TVCA's Brownfield Housing Fund.	Why the site cannot proceed; whether it sits inside the HDC boundary. [7]
Planning inside the HDC boundary	Hartlepool Development Corporation is the local planning authority for Oakesway, Queens Meadow, Mill House Leisure Centre and Middleton Grange.	Route to HDCplanning@teesvalley-ca.gov.uk; council Local Plan policy still applies. [7]
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]

Waterfront / Marina. Up to 650 homes, £120m, Jomast with Persimmon Homes as delivery partner — the borough's largest live housing project, partly on Development Corporation land. [8,9]

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 / Hartlepool Development Corporation

TVCA: Brownfield Housing Fund; no integrated settlement. HDC: local planning authority for Oakesway, Queens Meadow and Middleton Grange. [7, see regions/tees-valley.md]

03

Hartlepool Borough Council

Local housing need; accountable body for Pride in Place. [3,11]

04

The Hartlepool Board

Independently chaired by Malcolm Walker; meets monthly, shaping Pride in Place decisions. [3]

05

Development and delivery partners

Jomast/Persimmon; Persimmon Teesside; Karbon Homes with Gus Robinson. [8,9,10,16]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
TVCA Brownfield Housing Fund	BHF@teesvalley-ca.gov.uk
Hartlepool Development Corporation	HartlepoolDC@teesvalley-ca.gov.uk [7]
Hartlepool regeneration	hartlepool.gov.uk/regeneration [11]
Pride in Place (Hartlepool Board)	hartlepool.gov.uk/pride-in-place [3]
Procurement	procurement@hartlepool.gov.uk [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. 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] Hartlepool's adopted Local Plan (22 May 2018, 2016–2031) sets a baseline delivery target of 400 dwellings a year, above the Objectively Assessed Need of 287 a year; 2023/24 delivery was 585 net dwellings, above the baseline target. Site-level affordable-housing percentage should be checked against the adopted policy wording — not verified for this brief. [11,12]

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

The Waterfront/Marina scheme, the South West Extension and the Greatham affordable scheme sit at different stages. Establish the live phase and the organisation commissioning it before approaching a partner.

Hartlepool Marina

Hartlepool Waterfront / Marina

Up to 650 homes, £120m

Jomast (landowner/developer) with Persimmon Homes as delivery partner is bringing forward around 240 houses and 410 apartments across brownfield sites off Maritime Avenue and Slake Terrace, alongside retail, leisure and medical facilities. Backed by the Hartlepool Development Corporation board; construction under way; around 410 jobs expected. [8,9]

Phasing and full completion date not verified in the sources checked.

Hart South West Extension, Greatham Meadow

1,260 homes consented, first phase 316

Persimmon Homes Teesside has hybrid consent for 1,260 homes; the first phase comprises 316 properties, 26 affordable (9 affordable rent, 17 discount market value). The council has separately purchased 9 of the Persimmon-built homes to add to its own affordable stock. [10,17]

Reported 6,000-home borough need and 3,900 already-permissioned figures rest on press reporting — not verified.

Greatham affordable scheme

36 affordable homes, Karbon Homes

Karbon Homes, with local partner Gus Robinson Developments and specialist contractor Applebridge, delivered 36 affordable homes (seven bungalows for Affordable Rent plus two, three and four-bed houses for Rent to Buy), using insulated concrete formwork. Scheme cost reported at c.£6m. Karbon is a first-wave SAHP strategic partner (2,533 homes / £350.0m nationally). [2,16]

First-wave partner total is a national programme envelope, not a Hartlepool figure.

Thirteen Housing Group

No live Hartlepool new-build site listed

Thirteen (2,750 homes / £349.2m nationally, headquartered in Middlesbrough) is Hartlepool's largest social landlord, but its own "homes in development" listing shows no live Hartlepool site: three sites only, none in the borough, checked 19 September 2026. [2,15]

Do not infer a live Hartlepool pipeline from Thirteen's national partner total.

One neighbourhood, phase one

Hartlepool has one borough-wide Pride in Place award, not multiple neighbourhood boards — up to £20m over ten years. [3]

Hartlepool Headland

Neighbourhood	Published position / next conversation
Hartlepool (phase one)	Up to £20m over ten years (75% capital, 25% revenue), from April 2026. Named in MHCLG's phase 1 methodology note; no plan deadline applies. Regeneration Plan and Investment Plan finalised November 2025, approved by Government April 2026. Governance: the Hartlepool Board, independently chaired by Malcolm Walker, meeting monthly; residents, businesses, strategic partners and borough representatives. [3,4]

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.

Hartlepool appears in neither the phase 2 (160 boards) nor the 20 March 2026 phase 2 expansion (40 boards plus Wales) methodology notes; phase 1 only, so no second Hartlepool neighbourhood is expected and neither later plan deadline applies. [30] The Impact Fund pays £750,000 in each of 2025/26 and 2026/27 — separate borough-wide money; commit by 31 March 2027; do not add to the £20m award. [5,6,29] Boards need at least eight members, 51% local. [27,28] Contacts: page 6.

Different pots, different decisions

Hartlepool's Town Deal, Levelling Up award, Pride in Place and the Impact Fund operate at different scales and on different timetables.

£20m

Hartlepool: Levelling Up Fund award, town priorities [23,24]

Component	What the figure includes
£25m	Town Deal, Hartlepool (reported); funded a Health and Care Academy and a Civil Engineering Institute; the Health & Social Care Skills Academy opened September 2024. [14,23]
£20m	Levelling Up Fund, Hartlepool; awarded to fund town priorities; a further £16.4m reported for a related project, name not confirmed — not verified. [23,24]

Expected 131 new jobs is a press figure — not verified. [23,24]

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Pride in Place, Hartlepool	£20m over ten years, one borough-wide award. [3]
Brownfield Housing Fund (TVCA)	Regional pot; no Hartlepool-specific scheme identified in this brief — open. [see regions/tees-valley.md]
UK Shared Prosperity Fund successor, 2026/27	Not verified; no 2026/27 allocation or open call retrieved. [14]

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

HARTLEPOOL PRIDE IN PLACE IMPACT FUND

£750,000 x 2

£750,000 in each of two years, 2025/26 and 2026/27, read directly from Annex A of both determinations; 94 authorities listed in each, 93 at £750,000 and Bridgend at £1,500,000. [5,6,29]

Allocation is borough-wide; no target wards published.

Commitment required by 31 March 2027; not extra funding for the £20m Pride in Place award.

Homes, partners and local need

Hartlepool's adopted Local Plan sets a baseline of 400 dwellings a year (OAN 287); 2023/24 delivery of 585 net dwellings was above target. A reported 6,000-home borough need rests on press reporting — not verified. [11,12]

Headland · Montague Street.

Partner / example	Documented local delivery
Jomast / Persimmon Homes, Waterfront / Marina	Up to 650 homes, £120m scheme; construction under way; phasing not fully verified. [8,9]
Persimmon Homes Teesside, Hart South West Extension (Greatham Meadow)	1,260 homes consented; first phase 316 (26 affordable); council bought 9 units. [10,17]
Karbon Homes / Gus Robinson Developments, Greatham	36 affordable homes, c.£6m; first-wave SAHP partner (2,533 homes / £350.0m nationally). [2,16]
Thirteen Housing Group	Largest social landlord in the borough; no live Hartlepool new-build site on its own listing as at 19 September 2026; first-wave SAHP partner (2,750 homes / £349.2m nationally). [2,15]

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

Hartlepool Borough Council moved to Open, the North East Procurement Organisation's (NEPO) new e-procurement platform, from 28 October 2024, gradually replacing the legacy NEPO Portal; suppliers register at the Open platform. Procurement enquiries: procurement@hartlepool.gov.uk, 01429 523009. [13]

Above-threshold notices also appear on Find a Tender, the national register under the Procurement Act 2023 regime, and on the Government's central digital platform. [13,22]

A funding announcement does not itself create an open invitation to tender: at Waterfront/Marina, Jomast and Persimmon are already engaged as delivery partners, and supply-chain work there flows through that partner relationship rather than a fresh 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 HARTLEPOOL COLLEGE OF FURTHER EDUCATION

Hartlepool College of Further Education delivers Construction provision, including a C&G Level 1 Certificate/Diploma in Construction Skills — a multi-skilled route, also offered as a pre-16 taster — plus pathways into site carpentry and carpentry & joinery. Workshops were rebuilt as part of a transformation delivered with be:ONE partners. [25]

There is no Construction Technical Excellence College in the Tees Valley; the nearest is City of Sunderland College, c.30–40 miles north. Believe Housing has separately put contractors in touch with Enable Futures and the college for construction-sector entry routes. [26]

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.

Hartlepool 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

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