

Kirklees

Regeneration & Investment Briefing



Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Huddersfield, Dewsbury, Batley, Cleckheaton and Mirfield.

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 Kirklees.

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Dewsbury Town Hall

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
West Yorkshire Mass Transit SDF, Regulation 19	Joint DPD from all five West Yorkshire authorities including Kirklees; consultation closes 23:59 on 27 September 2026. [4]
Kirklees Local Plan update	Adopted plan (2019) sets 1,730 homes a year; new consultation opened for the revised standard method. Press reports 1,917–1,927 a year; not verified. [5,6]
Dewsbury Riverside (master developer)	Find a Tender notice, published 28 May 2025: contract estimated April 2026–March 2030; viability gap £60–70m. No award notice found. [12,36]
Soothill / Kenmore Drive	Soothill (Batley): Keepmoat's 319-home scheme due March 2026, 136 affordable. Kenmore Drive: 80-bed extra care forecast summer 2026. Neither verified. [15,16]
Dewsbury Pride in Place	Phase 1 place; no MHCLG plan deadline applies. Board chaired by Sophie Johnson. [7,31]

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 Kirklees.

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 West Yorkshire. Land, remediation and infrastructure support normally comes first through the Combined Authority: the £110m Brownfield Housing Fund, the £334m West Yorkshire Housing Investment Fund approved in June 2026, and the integrated settlement WYCA has held since April 2026, all assessed under the WYCA Assurance Framework. Social and Affordable Homes Programme grant remains administered by Homes England, shaped by the mayor's published strategic priorities. The National Housing Bank makes its own finance decisions while working alongside the agency.

How the regional routes fit together

For a Kirklees scheme, the first conversation depends on the funding gap. Homes England and WYCA have complementary roles; a regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR WEST YORKSHIRE

£441m

c.4,000 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 Kirklees allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England's SAHP, through strategic partnership or continuous market engagement.	Eligible tenure, delivery partner, grant requirement and programme timing. No Kirklees-specific SAHP allocation is published. [2,21]
Land, infrastructure or abnormal costs	Kirklees Council, working with WYCA's Brownfield Housing Fund and Housing Investment Fund through the integrated settlement pipeline.	Why the site cannot proceed, what intervention unlocks it, and the council's support for WYCA's pipeline. [3,12]
Additional affordable-housing support	WYCA's housing and regeneration team, or the West Yorkshire Strategic Place Partnership with Homes England.	SAHP secured or progressing; the remaining gap and deliverability. [3,28]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower or investment structure, commercial funding, security and the route to repayment. [1]

WYCA housing funds: current position. No open competitive call for the Brownfield Housing Fund or the Housing Investment Fund was found at 19 September 2026; both run from a pipeline developed with the five councils, so the route in is the district council's housing growth team and WYCA's housing team. The Brownfield Housing Fund targets at least 6,240 homes with starts by March 2029. [3]

Priority site. Dewsbury Riverside is named a priority site in the West Yorkshire Strategic Place Partnership with Homes England — a designation, not a confirmed allocation. [3,28]

REGIONAL AMBITIONS TO DESIGN FOR

The West Yorkshire Housing Strategy 2040 and the Strategic Place Partnership with Homes England identify capacity for over 40,000 homes by 2040; the Housing Investment Fund aims to unlock 2,275 homes by March 2029; the mayor's pledge is at least 5,000 affordable homes over three years; Homes England's strategic priorities weight social rent, brownfield and town-centre sites, low carbon and council- or community-led delivery. 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; co-signatory with WYCA to the West Yorkshire Strategic Place Partnership. [1,28]

02

West Yorkshire Combined Authority

Regional priorities; the Brownfield Housing Fund and Housing Investment Fund; the Mass Transit SDF; not a corporation, holds no separate Kirklees allocation. [3,4]

03

Kirklees Council

Local housing need, planning authority, council land at Dewsbury Riverside, Bradley Park, Soothill and Fenay Lane; accountable body for the Dewsbury Pride in Place programme. [4,7,12]

04

Dewsbury Neighbourhood Board

Chaired by Sophie Johnson; sets the Dewsbury Regeneration Plan and Investment Plan; council accountability and national programme rules still apply. [7,8]

05

Development and delivery partners

Keepmoat Homes (Soothill), Housing 21 and Robertson Construction (Kenmore Drive), and the master developer to be appointed for Dewsbury Riverside. [12,15,16]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
WYCA housing / infrastructure	Brownfield Housing Fund
Kirklees planning policy / Local Plan	local.development@kirklees.gov.uk
Kirklees housing regeneration / viability	Housing.Regeneration@kirklees.gov.uk
Dewsbury Pride in Place	dewsburyneighbourhoodboard.co.uk
Procurement	YORtender

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. West Yorkshire's published priorities weight Social Rent, brownfield and town-centre locations, low-carbon homes and Fair Work Charter commitments. [21] Kirklees's affordable-housing policy sets a 20% requirement on qualifying sites; Registered Provider bids on council-disposed sites are described by the council as expected to deliver significantly above that baseline. [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

Dewsbury Riverside, Bradley Park, Soothill and Kenmore Drive sit at different stages, from an open procurement to schemes nearing completion. Establish the live phase and the organisation commissioning it.



Huddersfield station · The platforms and approach.

Dewsbury Riverside

Up to 4,000 homes in the allocation

The district's largest single allocation: 160 hectares, council and Savile Estate land reported able to deliver c.1,988 homes. Planning permission for the access road and a first phase of 350 homes was granted August 2023, expected complete by 2030. [10,12]

Master developer procurement (Find a Tender 2025/S 000-027949) estimates a contract from 1 April 2026; no award notice is published at 19 September 2026. [12,36]

Bradley Park

Around 2,000 homes, tied to a road scheme

60-hectare council-led allocation; a first phase of 474 homes was the largest figure in the council's 2024 delivery-plan breakdown. Delivery depends on the A62 Cooper Bridge road scheme, forecast in January 2026 at £94m. Figures from a 2024 scrutiny report; not verified as current. [13,14]

Cabinet has released £800,000 for preparatory work and strategic acquisitions. [13,14]

Soothill, Batley

319 homes, due to complete March 2026

Keepmoat's "The Orchards": a council-owned former mining site, mostly modern methods of construction, with a £4.59m Homes England Accelerated Construction Programme grant. A further 19-unit transfer to a Registered Provider (30 January 2026) takes the affordable total to 136 of 319. [15]

Completion against the March 2026 date is not verified. [15]

Kenmore Drive, Cleckheaton

80-bed extra care, all social rent

Kirklees Council and Housing 21, built by Robertson Construction: 61 one-bed and 19 two-bed apartments at a reported £20m cost. An earlier contractor insolvency delayed the scheme; completion forecast spring/summer 2026. [16]

Completion is not verified as at 19 September 2026. [16]

One board, one Pride in Place plan

Dewsbury is Kirklees's only Pride in Place neighbourhood: up to £20m over ten years, already in year one of delivery, with no further national plan deadline. [7,29]



Dewsbury Moor

Neighbourhood	Published position / next conversation
Dewsbury (phase one)	MHCLG's phase 1 methodology note lists Dewsbury among the 75 phase 1 places; it does not appear on either the phase 2 or the phase 2 expansion methodology note, so no further Pride in Place Plan deadline applies. Up to £20m over ten years (national phase 1 headline). Dewsbury Neighbourhood Board is chaired by Sophie Johnson; the board reported to Kirklees Council's democracy system on 6 November 2025 and 12 February 2026. The exact ten-year vision / investment plan approval date is not verified. [7,8,9,31,32,33]

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.

Kirklees has no second Pride in Place neighbourhood, so the 30 November 2026 and 26 February 2027 plan deadlines that bind phase 2 and expansion places do not apply here. Boards must have at least eight members; at least 51% should live or work locally. Public contact routes: page 6. [29,30]

Different pots, different decisions

Kirklees's Batley Blueprint, its council housing capital programme and the Dewsbury Pride in Place programme operate at different scales and on different timetables; none should be summed into a single borough total.

£14.4m

Batley Blueprint: Levelling Up Fund and local match combined for Batley town-centre regeneration [23,24]

Component	What the figure includes
£12.0032m	Levelling Up Fund (round 2) award for the Batley Blueprint, Batley town-centre regeneration. [23]
£1.5m	Council Local Centres funding, part of the same package. [24]
c.£880,000	WYCA Streets for People money, part of the same package. [24]

An older combined figure of £17m covers the Batley and Marsden LUF/Towns Fund accounts together; do not add it to the £12.0032m LUF2 figure above. Current spend status is not verified. [24]

COUNCIL HOUSING CAPITAL PROGRAMME

Commitment	Published position
£390m over five years	Kirklees Housing Capital Investment Plan for the council's own stock, approved by cabinet. The split between new build, retention and decarbonisation is not verified. [26]
£800,000	Cabinet release for Bradley Park preparatory works and strategic acquisitions; not a construction grant. [13,14]

The council also extended its UK Shared Prosperity Fund hyper-local programme (£1,748,934, WYCA-funded) to 31 March 2026; no 2026/27 successor allocation is confirmed. [25]

KIRKLEES PRIDE IN PLACE IMPACT FUND

None identified

Checked directly against both GOV.UK determinations' Annex A tables in full: 94 authorities each year. Kirklees does not appear in either the 2025/26 determination (signed 29 September 2025) or the 2026/27 determination (signed 8 April 2026); the alphabetical run from Kingston upon Hull to Knowsley to Leicester confirms no Kirklees entry. [10,11]

No Kirklees Impact Fund allocation has been identified. Among West Yorkshire's five councils, Bradford and Wakefield are listed at £750,000; Leeds and Calderdale are likewise absent.

Homes, partners and local need

Kirklees's current Local Plan requirement is 1,730 homes a year, of which 1,049 need to be affordable; a revised standard method is reported to raise this to around 1,917–1,927 a year, though neither figure is verified against a primary table. A new Local Plan consultation opened August 2026. [5,6,26]



Kirklees Top Lock · The Calder and Hebble Navigation.

Partner / example	Documented local delivery
Kirklees Council / Keepmoat Homes — Soothill, Batley	319 homes ("The Orchards"), 136 affordable after the January 2026 transfer; £4.59m Homes England Accelerated Construction Programme grant; due to complete March 2026. [15]
Kirklees Council / Housing 21 / Robertson Construction — Kenmore Drive, Cleckheaton	80-bed extra care scheme, all social rent; c.£20m; forecast completion spring/summer 2026. [16]
Kirklees Council / master developer (to be appointed) — Dewsbury Riverside	Up to 4,000-home allocation; first phase of 350 homes with planning permission since August 2023; council and Savile Estate land reported able to deliver c.1,988 homes. [10,12]
Kirklees Council / Registered Provider (unnamed) — Fenay Lane, Almondbury	157 homes; competitive land sale to a Homes England Registered Provider approved by cabinet. [13,17]
Unity Homes and Enterprise — Newsome, Huddersfield	30 affordable homes on the former Stile Common Infant and Nursery School site; completion expected spring 2027. [27]

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

Kirklees Council advertises tender opportunities on the e-tendering portal YORtender, where its contracts register also sits — unlike Leeds (Jaggaer) and Bradford (migrating to Atamis), Kirklees remains a straightforward YORtender council. [22]

The council publishes a forward procurement pipeline roughly twice a year, in April and October; the current version is the Procurement Pipeline September 2026. Under the Procurement Act 2023 it also publishes formal Pipeline Notices on Find a Tender for projects above £2 million. Listed projects are potential opportunities, not guaranteed; estimated dates and values are subject to change. Procurement contact: procurement@kirklees.gov.uk. [22,36]

At Dewsbury Riverside, the master-developer procurement itself is being run through Find a Tender; supply-chain work that follows will flow through the appointed developer's own procurement, not a further council tender. [12]

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 KIRKLEES COLLEGE

Kirklees College delivers construction training from the Brunel Construction Centre, Old Fieldhouse Lane, Huddersfield: bricklaying, electrical, plastering, plumbing and joinery, alongside a wider adult and apprenticeship offer. [35]

The regional Construction Technical Excellence College for Yorkshire and the Humber is hosted by Leeds College of Building; Kirklees College is a natural sub-regional delivery partner, though a published CTEC partner list naming it specifically is not verified. [21]

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

Modern methods of construction feature directly in Kirklees delivery: Soothill's Homes England Accelerated Construction Programme grant requires the scheme to be delivered "at pace" using MMC, a concrete local hook for MMC-related training and site roles. [15]

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Brunel Construction Centre

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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