

Leeds

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Leeds city centre, South Bank and the district's town centres.

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 Leeds.

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Leeds Corn Exchange

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
West Yorkshire Mass Transit SDF, Regulation 19	Joint DPD consultation opened 4 August 2026; closes 23:59 on 27 September 2026. [4]
Leeds Local Plan (2022–2042)	Regulation 19 draft due Summer 2026; submission December 2026; adoption Winter 2027/Spring 2028. [5]
Leeds Pride in Place (all four boards)	Boards finalised July 2026; plans due to government 30 November 2026; funding expected Spring 2027. [6]
Leeds Affordable Housing Strategy 2026–2036	Approved 11 March 2026; up to 1,500 affordable homes a year by 2036, an ambition the council calls ambitious. [7]
WYHIF / Brownfield Housing Fund	No open competitive call found as at 19 September 2026; both work from a council-sponsored pipeline. [3]

Figures in this briefing cover different programmes, geographies and periods. They should not be added into a single borough investment total.

Up to £46 billion over ten years

Homes England and its subsidiary, the National Housing Bank, have up to £46 billion to deploy across England to 2036. These are the principal streams. [1]

The joint Investment Prospectus, published on 31 March 2026 ahead of the Bank's opening on 1 April, brings grant, land and finance into one framework. The Bank aims to attract more than £50 billion of additional private capital over the decade.

Stream	Amount	What it funds / who it reaches
Social and Affordable Homes Programme 2026–2036	At least £27bn outside London £39bn nationally, including London	Capital grant for social and affordable rent, shared ownership, supported housing and estate regeneration. Registered Providers, councils, housebuilders and community-led organisations, through continuous market engagement or strategic partnerships.
Housing and Infrastructure Capital Grant	About £3.1bn Homes England's share of the £5bn national pot*	Land assembly, remediation and strategic infrastructure; dedicated viability-gap support planned for later in 2026/27. Councils, developers and landowners with sites the market cannot unlock alone.
National Housing Delivery Fund Debt, equity and guarantees	Up to £16bn	Loans, equity and guarantees, including funding that may be devolved to mayoral authorities. Housebuilders, Registered Providers, funds and lending partners.

*The prospectus describes the agency's share as £3.1bn, subject to final confirmation. These are programme envelopes, not a ring-fenced allocation to Leeds.

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 Leeds scheme, the first conversation depends on the funding gap. 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 Leeds allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England's SAHP 2026–2036, strategic partnership or CME.	Tenure, delivery partner, grant need. No Leeds-specific SAHP allocation published. [2,21]
Land, infrastructure or abnormal costs	Leeds City Council with WYCA's Brownfield Housing Fund and WYHIF, via the WYCA Assurance Framework.	Why the site can't proceed; what unlocks it; council support for WYCA's pipeline. [9,10]
Additional affordable-housing support	WYCA's integrated settlement investment priorities.	SAHP secured or progressing; explain the remaining gap. [8,9,10]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower structure, commercial funding, 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]

Leeds South Bank. WYCA names it a site with capacity for c.20,000 homes, within the proposed Leeds Mayoral Development Zone — a capacity figure, not a WYHIF award. [12,13]

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. [1,18]

02

West Yorkshire Combined Authority

Regional priorities, the Brownfield Housing Fund and West Yorkshire Housing Investment Fund, the Mass Transit SDF, and the Leeds Mayoral Development Zone partnership. [9,10,11,4]

03

Leeds City Council

Local housing need and planning authority; council land and its own Council Housing Growth Programme; accountable body for all four Leeds Pride in Place boards; lead partner in the Leeds Mayoral Development Zone. [11,5,6]

04

Leeds Pride in Place neighbourhood boards (four)

Independent chairs for Armley New Wortley, Farnley East, Middleton and Seacroft North Monkswood set local plans; council accountability and national programme rules still apply. [6]

05

Development and delivery partners

Vastint UK (Aire Park), CEG and Banks Homes (Kirkstall Forge), Glenbrook and L&G (Whitehall Riverside), Registered Providers such as 54North Homes, Leeds Federated, The Guinness Partnership, Vico Homes and Latimer by Clarion. [7,17,23,24,39,41]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk [1]
WYCA housing / infrastructure	CommercialTeam@westyorks-ca.gov.uk · 0113 251 7272 [14]
Leeds planning policy / Local Plan	leeds.gov.uk/planning/planning-policy [5]
Leeds housing options	housing.options@leeds.gov.uk · 0113 222 4412 [15]
Leeds Pride in Place (per board)	Armley · Farnley · Middleton · Seacroft [6]
Procurement	cpu@leeds.gov.uk · Jaggaer eSourcing portal [16]

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] Leeds's own Affordable Housing Strategy (LAHS) 2026–2036 sets an ambition of up to 1,500 affordable homes a year by 2036, building on nearly 1,900 affordable homes delivered in 2022–2025. [7]

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

Leeds South Bank, Kirkstall Forge and Whitehall Riverside sit at different stages, and the Elland Road neighbourhood remains informal guidance. Establish the live phase and the organisation commissioning it.



South Bank · The River Aire near Leeds Dock.

Leeds South Bank

c.20,000 homes capacity

South of the River Aire, Leeds South Bank covers 253 hectares with a published ambition of doubling the size of Leeds city centre; WYCA names it as a site with capacity for around 20,000 homes, and it sits within the proposed Leeds Mayoral Development Zone. These are zone-wide ambitions, not a single scheme or a WYHIF award. [10,11,12]

Aire Park (Vastint UK): 1,350 homes when complete (2032); an early phase of 421 build-to-rent homes delivered; plot MU3b approved for 116 apartments under delegated powers. [17]

Kirkstall Forge

1,050 homes masterplan, phased

CEG's 57-acre mixed-use scheme: a total masterplan of 1,050 new homes, 300,000 sq ft of offices and 100,000 sq ft of retail, leisure and community space including a new school. Reserved-matters permission has been granted for plots E and F (213 residential units). [23]

CEG entered administration in 2026; the company stated the scheme itself was unaffected, and Banks Homes became CEG's first joint-venture delivery partner on site. A further detailed application was expected in early 2026. [23]

Whitehall Riverside

c.500 homes, delivered

Glenbrook and L&G's build-to-rent scheme on the Leeds city-centre waterfront: around 500 homes, reported complete in spring 2026. Treat as delivered, not pipeline. [24]

No further phase was identified in the sources checked for this brief.

Elland Road neighbourhood

c.1,500–2,000 homes potential

The council's own Elland Road Planning Statement, published February 2026, sets out the site's potential for c.1,500–2,000 new homes, a residential population of c.3,300, and an expansion of Leeds United's stadium capacity from 37,645 to c.53,000 seats. [22]

This is informal planning guidance describing potential, not a consented scheme or a homes number to sum with Aire Park or Kirkstall Forge.

Four boards, one borough

Leeds is unusual in the region: it has four Pride in Place places, all in phase 2 (plans due to government by 30 November 2026), rather than the one or two seen in most other boroughs. [25,26]



Armley

Neighbourhood	Published position / next conversation
Armley New Wortley	c.5,211 households, c.12,300 people. Independent Chair: Reverend Phil Arnold. Plan due to government 30 November 2026; delivery funding expected Spring 2027. [6]
Farnley East	c.3,834 households, c.9,527 people. Independent Chair: Jo Gittins. Same national timetable as the other three Leeds boards. [6]
Middleton	c.4,193 households, c.11,247 people. Independent Chair: Pat McGeever. Leeds City Council is the accountable body for funding distribution across all four boards. [6]
Seacroft North Monkwood	c.4,324 households, c.10,077 people. Independent Chair: Reverend Anne Russell. National guidance sets at least eight board members, at least 51% living or working locally. [6,30,31]

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.

MHCLG's phase 2 methodology note lists a single Leeds row covering all four neighbourhoods; Leeds does not appear on the phase 1 list or on the phase 2 expansion note published 20 March 2026, so the 26 February 2027 expansion-cohort deadline does not apply to any Leeds neighbourhood. [25,26,27] No Pride in Place Impact Fund allocation for Leeds was found in either the 2025/26 or 2026/27 determination. [28,29]

Different pots, different decisions

Leeds's local funding differs from most boroughs: no Towns Fund or Levelling Up Fund award, four separate Pride in Place allocations that must never be summed, and two regional housing funds working from a pipeline.

£0

Leeds Levelling Up Fund, round 2: six bids totalling £120.8m, all unsuccessful. [33]

Fund	Latest published position
West Yorkshire Housing Investment Fund	£334m regional; approved 25 June 2026. Leeds South Bank named with c.20,000-home capacity, not a scheme-level allocation. [10,12]
Brownfield Housing Fund	£110m regional. No Leeds-specific site allocation identified. [3,9,32]

Local Regeneration Fund: consolidates the Levelling Up Fund, Town Deals and the Simplification Pathfinder Pilot from 2026; no Leeds allocation found. [34] UKSPF successor: WYCA is lead authority for the five councils; no Leeds-specific 2026/27 allocation found. [8,35]

COUNCIL HOUSING GROWTH PROGRAMME

Commitment	Published position
788 homes	Built or acquired over five years; a further 284 under construction or being acquired. [38]
Second phase, 2026–2031	Council new-build plus acquisitions; pipeline of 1,500 homes, including Ambertons (55, March 2026), 500 new-build (summer 2026) and Hough Top (82, November 2026). [38]

LAHS 2026–2036 sets an ambition of up to 1,500 affordable homes a year by 2036. The most recent housing-register figure found is 26,241 households in 2021/22 — not a current figure. [7,37]

LEEDS PRIDE IN PLACE: FOUR NEIGHBOURHOODS, FOUR ALLOCATIONS

Up to £20m x4	Each of Leeds's four Pride in Place neighbourhoods — Armley New Wortley, Farnley East, Middleton and Seacroft North Monkwood — carries its own separate allocation of up to £20m over ten years, per MHCLG's prospectus and delivery guidance. The four must never be summed. No Impact Fund allocation was found for Leeds in either determination — a finding worth stating. [28,29,30,31]
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Plans for all four boards are due to government by 30 November 2026; delivery funding expected from Spring 2027. Leeds City Council is accountable body for all four. [6]

Homes, partners and local need

Places for Everyone-style joint plan figures do not apply here; the region's own figures include a not verified estimate of 3,963 homes a year for Leeds under the revised standard method. [36]



Kirkstall · The Leeds and Liverpool Canal towards Kirkstall Forge.

Partner / example	Documented local delivery
Vastint UK, Aire Park, South Bank	1,350 homes when complete (2032); 421 build-to-rent an early phase; plot MU3b approved for 116 apartments. [17]
CEG / Banks Homes, Kirkstall Forge	1,050 homes masterplan total; 213 units approved on plots E and F; further application expected early 2026. [23]
Glenbrook / L&G, Whitehall Riverside	c.500 build-to-rent homes, reported complete spring 2026. Treat as delivered, not pipeline. [24]
54North Homes, Leonora House	Named in the council's LAHS reporting; homes number not verified. [7]
Leeds Federated / Accent Housing, Sugar Hill Close & Wordsworth Drive, Oulton	70 homes replacing 1940s Airey houses; £2.8m council grant; part-funded under AHP 2021–26; first 10 completed January 2025, full completion expected 2026. [39,40]
Guinness Partnership / Latimer by Clarion, Points Cross, Leeds Dock	183 shared ownership homes on part of a 928-unit site by Leeds Dock. [41]
Vico Homes, Saxton Heights	Named in the council's LAHS reporting; homes number not verified. [7]

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

Leeds City Council's own procurement page names Jaggaer, not YORtender, as its primary eSourcing platform: suppliers register at the council's Jaggaer portal for live opportunities. The council's contracts register is published separately on Leeds Data Mill (updated monthly) and on the YORtender platform, which also carries the council's live contract register. Leeds is the one West Yorkshire council that does not run its tendering on YORtender. Procurement enquiries: cpu@leeds.gov.uk. A 24-month forward procurement pipeline is published on Data Mill North. [16]

Above-threshold notices also appear on Find a Tender (find-tender.service.gov.uk), the national register introduced under the Procurement Act 2023 regime, in force from 24 February 2025. [42]

A funding announcement does not itself create an open invitation to tender. At Aire Park and Kirkstall Forge the development partners (Vastint UK; CEG and Banks Homes) are already engaged; supply-chain work on those schemes flows through the partners' own procurement, not through a 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 LEEDS COLLEGE OF BUILDING

Leeds College of Building (LCB) is the Construction Technical Excellence College (CTEC) for Yorkshire and the Humber — one of ten named across England for the 2025/26 academic year, announced 12 August 2025. As the host borough, Leeds is the CTEC's principal skills asset rather than a route into another borough's provision. [43,44]

Campuses: North Street Campus, North Street, Leeds LS2 7QT; South Bank Campus, Cudbear Street, Leeds LS10 1EF. The programme is £100m nationally — £80m capital and £20m revenue over four years — shared across the ten CTECs, targeting 40,000 trained by 2029 in bricklaying, carpentry, roofing and electrical work. Leeds is a regional hub with over 800 employer partners; focus areas include green skills, digitisation and Modern Methods of Construction. [43,44]

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

A published list of sub-regional partner colleges specifically feeding the Leeds CTEC hub was not verified. Fair Work Charter commitments referenced in WYCA's SAHP strategic priorities apply to the supply chain. [21]

College enquiries: info@lcb.ac.uk · 0113 222 6000 [43]

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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