

Liverpool

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Liverpool, from the docklands to Speke and Norris Green.

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 Liverpool.

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Liverpool Town Hall

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
New Local Plan	Council approved the plan for submission on 20 July 2026, now with the Planning Inspectorate for independent examination. Minimum 33,552 homes to 2043, 145 site allocations, brownfield-first. Examination and adoption dates not published. [5,27]
Liverpool North Docks MDC	Formal proposal to the Combined Authority on 25 September 2026; if approved, the Mayor writes to the Secretary of State. [8]
Pride in Place — four neighbourhoods	Ten-year Pride in Place Plans due to MHCLG by 30 November 2026; on approval, £1.36m per neighbourhood is released in financial year 2027/28. [9,37]
Pride in Place Impact Fund	£1.5m to Liverpool: £750,000 determined 29 September 2025 and £750,000 determined 8 April 2026. Local distribution not published. [12,13]

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 Liverpool.

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 Liverpool City Region. Land, remediation and infrastructure grant normally comes first through the Combined Authority: the Brownfield Land Fund, the Housing Investment Fund and the integrated settlement that LCRCA has held since 1 April 2026. Social and Affordable Homes Programme grant remains administered by Homes England, shaped by LCRCA'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 Liverpool scheme, the first conversation depends on the funding gap. Homes England and the Combined Authority have complementary roles; a regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR THE LIVERPOOL CITY REGION

£380m

c.3,100 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 Liverpool allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England's SAHP 2026–2036, through strategic partnership or continuous market engagement, shaped by LCRCA's strategic priorities.	Eligible tenure against the region's 60% Social Rent floor, delivery partner, grant requirement and timing. [21]
Land, infrastructure or abnormal costs	Liverpool City Council's Regeneration and Housing directorate and LCRCA's Brownfield Land Fund.	Why the site cannot proceed, what intervention unlocks it, and whether it is in the LCR Housing Pipeline. [4,16,17]
Additional affordable-housing support	LCRCA's Housing Investment Fund and the LCRCA–Homes England Strategic Place Partnership.	SAHP should be secured or progressing; explain the remaining gap and deliverability.
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower or investment structure, commercial funding, security and the route to repayment. [1]

Brownfield Land Fund: current position. LCRCA's £60m programme from July 2020 targets at least 4,000 and up to 5,000 homes; applications go to the Combined Authority's housing team, and the test is that the scheme is unviable without grant. [3]

The LCR Housing Pipeline. Nearly 31,000 of the 64,044 homes in the January 2026 LCR Housing Pipeline sit in Liverpool. If a site is not on that pipeline, getting it onto it is usually the first practical step. [7]

REGIONAL AMBITIONS TO DESIGN FOR

LCRCA's SAHP strategic priorities seek around 16,000 social and affordable homes over 2026–2036, at least 60% at Social Rent, across 13 priority places. [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; Homes England is also a direct funder at Central Docks and a co-producer of the North Docks masterplan. [1,8]

02

Liverpool City Region Combined Authority

Regional priorities and tenure mix, Brownfield Land Fund, Housing Investment Fund, the LCR Housing Pipeline, the Spatial Development Strategy and the proposed North Docks Mayoral Development Corporation. [7]

03

Liverpool City Council

Local housing need, planning and the Local Plan, council land, the Pumpfields and Limekilns SPD, accountable body for Pride in Place and for the Central Docks grant. [4,5,6]

04

Liverpool North Docks MDC (proposed)

If established, would take major development proposals in the North Docks area as local planning authority. A formal proposal was due at the Combined Authority on 25 September 2026. [8]

05

Neighbourhood boards

Four Pride in Place boards (Everton East, Fairfield West & Newsham Park, Norris Green East, Speke East) shape local ten-year plans; council accountability and national programme rules still apply. [9]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
Regional brownfield / land	brownfield@liverpoolcityregion-ca.gov.uk [3]
Combined Authority general	ask@liverpoolcityregion-ca.gov.uk · 0300 131 2881
Liverpool City Council general	0151 233 3000 · liverpool.gov.uk [4]
Local Plan and planning policy	Plan-making in Liverpool [5]
Pride in Place	PrideInPlace@liverpool.gov.uk [9]
Tenders and contracts	Tenders and procurement · Proactis ProContract [31,32]
Construction skills	The City of Liverpool College [36]

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 Liverpool City Region seeks at least 60% Social Rent through SAHP, with 13 named priority places. [21] Liverpool's own emerging Local Plan seeks 20% affordable housing, half of it social rent (press-reported; policy wording not verified). [27]

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

Town-centre docklands, Pumpfields, Festival Gardens and the council's own small-sites programme sit at different stages. Establish the live phase and the organisation commissioning it.



Festival Gardens · The Otterspool riverside site being brought forward for new homes.

Liverpool Waters, Central Docks

Up to 2,350 homes, infrastructure on site

The largest of Liverpool Waters' five neighbourhoods: a 26-acre site under Peel Waters' outline permission for up to 2,350 homes plus commercial, leisure and retail. An £81.1m enabling-works package is under way, due complete spring 2028, backed by a £55.28m Homes England grant and £25.9m from Peel Waters; the council is accountable body. [16,17,28]

Civils are let. Residential plots come to market in phases from 2027–28; the counterparty is Peel Waters or its plot partner, not the council.

Pumpfields & Limekilns, with Ten Streets

Around 7,000 homes over 15–20 years

A residential-led masterplan on brownfield land north of the city centre. The Pumpfields & Limekilns SPD (adopted 2 June 2026, with a Design Guide SPD) allows c.7,000 homes in six character areas on a site the council puts at c.75 acres (press: c.100, unverified), within the proposed North Docks Mayoral Development Corporation area. [8,22,23]

A 160-unit scheme on Vauxhall Road is in for consent; a reported early-2026 start is unverified.

Festival Gardens

Up to 800 homes, remediated and partnered

The council's flagship south Liverpool riverside site: a 27-acre development zone within an 89-acre former International Garden Festival site, remediated by VINCI in summer 2023. The Urban Splash / igloo Regeneration joint venture is the development partner; phase one is 440 homes including 80 extra care and 110 affordable, of up to 800 across three phases. [24,25]

Planning application for phase one expected late 2026, build from spring 2027. Whether the development agreement has been executed since September 2025 Cabinet approval is not verified.

Small sites and empty homes

Up to 400 affordable homes

Alongside the three master-planned programmes, the council runs a small-scale, fast-turnaround programme on its own land and stock. A review of council land identified small, vacant or derelict plots for up to 400 affordable homes over two to three years, including recovered sites in Liverpool 8; 52 long-term vacant properties have also been brought back into use. [26]

The strand most accessible to smaller contractors and to RPs without a city-centre land position: plot sizes are small and the landowner is the council.

Four boards, four local plans

Liverpool has four Pride in Place neighbourhoods, each with up to £20m over ten years and a resident-led Neighbourhood Board that decides how the money is spent. [9,37]



Norris Green

Neighbourhood	Published position / next conversation
Speke East	Chair Reverend Philip Saltmarsh, Rector of St Aidan's with All Saints, announced 14 April 2026; Maria Eagle MP sits alongside the Chair. Board member applications closed 25 May 2026. [14]
Norris Green East	Chair Ann-Marie Ferrigan, teacher and community leader at Monksdown School, announced 19 May 2026. Board member applications closed 7 June 2026; listening events under way. [15]
Everton East	Independent Board Chair recruited through a council advert posted 12 April 2026; the vacancy has since closed. No appointment has been announced; chair not verified as at 19 September 2026. [10]
Fairfield West and Newsham Park	Independent Board Chair recruited through a council advert posted 18 March 2026 and closed 7 April 2026. No appointment has been announced; chair not verified as at 19 September 2026. [9,11]

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.

Boards confirm membership and any boundary change to MHCLG by 17 July 2026; ten-year Pride in Place Plans are due to MHCLG by 30 November 2026; on approval, £1.36m per neighbourhood is released in financial year 2027/28. [37] National guidance sets boards of at least eight members with at least 51% living or working locally. Public contact routes: page 6. [37,38]

Different pots, different decisions

The Central Docks grant, the council's small-sites programme, the four neighbourhood plans and the borough-wide Impact Fund operate at different scales and on different timetables.

£55.28m

Central Docks, Liverpool Waters: Homes England Brownfield Infrastructure and Land grant [16,17]

Component	What the figure includes
£55.28m	Homes England Brownfield Infrastructure and Land grant, to Liverpool Waters Finance Limited and Peel L&P Developments Limited, available November 2024 to March 2027, for site-wide groundworks, remediation, flood-risk works, highways and the new Central Park; Liverpool City Council is accountable body. [16,17]
£25.9m	Peel Waters' own direct investment matching the grant. [16]

Funding note: the £81.1m enabling-works package and the £71m GRAHAM civils contract are separate figures for the same site and should not be summed with the grant above. [16]

COUNCIL'S OWN SMALL SITES AND EMPTY HOMES PROGRAMME

Commitment	Published position
Up to 400 affordable homes	Small, vacant or derelict council-owned plots, over two to three years, including recovered sites at Ducie Street, Jermyn Street and Rosebery Street in Liverpool 8. [26]
52 long-term vacant properties	Brought back into use across nine wards; 15 for short-term housing need, the remainder for family housing in owner-occupation or private rental. [26]

The council has described the position as a housing emergency in its Housing Strategy framing. The emerging Local Plan sets a minimum of 33,552 homes to 2043, about 1,974 a year. [27,33,34]

LIVERPOOL PRIDE IN PLACE IMPACT FUND

£1.5m	£750,000 determined 29 September 2025 and £750,000 determined 8 April 2026, both to Liverpool City Council. [12,13]
	No published local distribution or target wards. National guidance requires commitment by 31 March 2027. [12,13]

This is not extra funding for the four neighbourhood programmes.

Homes, partners and local need

Liverpool's Housing Strategy 2025–2030 sets a commitment of 2,000 homes a year, at least 8,000 by 2027, with 20% affordable sought. The emerging Local Plan requires a minimum of 33,552 homes to 2043, about 1,974 a year — a close but different figure that should not be combined with the strategy's target. [27,33,34]



Stanley Dock · The Tobacco Warehouse conversion in the North Docks.

Partner / example	Documented local delivery
Urban Splash / igloo JV, Festival Gardens	Up to 800 homes; phase one 440 including 80 extra care and 110 affordable. Pre-application. [24]
Peel Waters / Central Docks	Up to 2,350 homes with outline consent; £81.1m infrastructure on site to spring 2028. [16]
Regenda Group / Grove Street	304 homes replacing 144 social rent properties near the Knowledge Quarter; social rent, affordable rent, private rent, Rent to Buy and outright sale. Final phase completing mid-2026. [30]
Your Housing Group / Anfield	Partner in the £260m Anfield and Everton programme; sold its remaining Anfield Square land interests to the council for £381,000. [29]
Torus, Onward, Livv, Sanctuary and others	All appear on the national SAHP first-wave strategic partner list with a Liverpool City Region presence. Partner status is national and does not by itself commit grant to a Liverpool scheme. [2]

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, LCRCA, landowner (Peel, council, RP), developer, funders	Land and planning advice, valuation, surveys and abnormal-cost assessment
02 · Enabling	Council, LCRCA Brownfield Land Fund, Homes England BIL grant	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

Liverpool City Council publishes all tender opportunities of £25,000 and over on the Proactis ProContract portal, selecting "Liverpool City Council" from the organisation list. The North West's The Chest appears within ProContract as a portal, and the council's register of awarded contracts is reached the same way. Above-threshold notices also go to Find a Tender. [31,32]

The council publishes a Sustainable Procurement Strategy and applies social value in evaluation; specific weightings are set contract by contract. [31]

On the large programmes the counterparty is often not the council: at Central Docks it is Peel Waters and GRAHAM; at Festival Gardens it will be the Urban Splash / igloo joint venture and its sub-developers; in Pumpfields it is the individual site promoters.

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 THE CITY OF LIVERPOOL COLLEGE

The City of Liverpool College is the main construction provider. Its Construction Academy at Liverpool Waters, on Regent Road, opened to its first cohort with capacity for around 250 students, working alongside the college's Vauxhall Road centre. [35]

Construction provision also runs from the college's Vauxhall Road and Duke Street sites: brickwork, plastering, joinery, building services, electrical and gas installation, plus apprenticeships. Regionally, the North-West Construction Technical Excellence College is hosted by Wigan & Leigh College and covers the Liverpool City Region through its hub structure. [36]

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 council's procurement process.

College enquiries: liv-coll.ac.uk

Construction Academy: [Liverpool Waters news](#)

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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