Planning Handbook

Q3 2026

Manchester

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across the city of Manchester.

Albert Square

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 Manchester.

Central Library

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Manchester Local Plan	Publication (Regulation 19) consultation 17 August–28 September 2026. The Local Development Scheme 2026–27 moves submission to 31 December 2026; no adoption date is published. [5,35,36]
Pride in Place neighbourhoods	Four phase 2 places due 30 Nov 2026; Moss Side West (phase 2 expansion, named 20 Mar 2026) due 26 Feb 2027. [10,11,29,30,42,43,37]
Pride in Place monitoring	Portal opens 1–29 Oct 2026 — first return for all five places. [29,44]
Collyhurst phase two	Consultation in March 2026 on around 550 homes. The council’s page still describes phase two as at the start of the process; no application submitted. [8,9,38]
GMCA affordable housing	Good Growth Fund applications rolling, no fixed deadline. Manchester’s £86m March 2026 package covers 423 Wythenshawe homes and the Sandhills Metrolink stop. [3,7,40]

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 Manchester.

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 Greater Manchester. Housing and infrastructure grant is normally expected to come first through GMCA’s integrated settlement. Social and Affordable Homes Programme grant remains administered by Homes England. The National Housing Bank makes its own finance decisions while working alongside the agency.

How the regional routes fit together

For a Manchester scheme, the first conversation depends on the funding gap. Homes England and GMCA have complementary roles; a regional headline figure is not a city allocation.

FIRST-WAVE SAHP ESTIMATE FOR GREATER MANCHESTER

£529m

c.4,400 homes

Estimated strategic-partnership spend and homes across the city-region in the August announcement. The release does not give a Manchester 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. [1]
Land, infrastructure or abnormal costs	Manchester City Council and GMCA; the integrated settlement is normally the first route for housing and infrastructure grant.	Why the site cannot proceed, what intervention unlocks it and the local strategic case. [1]
Additional affordable-housing support	GMCA's Good Growth Fund social and affordable housing team.	SAHP should be secured or actively progressing; explain the remaining gap and deliverability. [3]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower or investment structure, commercial funding, security and the route to repayment. [1]

Good Growth Fund: current position. Affordable-housing applications are rolling, with no fixed deadline and subject to available funding. Most other GGF applications start through the relevant local authority. [3]

Manchester's published share. The council reported an £86m Good Growth Fund settlement on 18 March 2026: £26m towards 423 homes in Wythenshawe (233 social rent, 109 extra care, 81 affordable) and £60m for a Metrolink stop at Sandhills to unlock later phases of Victoria North. Two separate interventions in one release, not a single housing grant. [7,40]

REGIONAL AMBITIONS TO DESIGN FOR

GM's published priorities include 10,000 energy-efficient Social Rent homes by 2030. Places for Everyone, covering nine GM authorities, seeks 50,000 affordable homes by 2039, including 30,000 for social or affordable rent. 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

Homes England takes final SAHP funding and contractual decisions. The Bank assesses its finance investments. [1,18]

02

Greater Manchester Combined Authority

Shapes regional priorities, tenure mix and priority sites; aligns investment through the Good Growth Fund and the integrated settlement. [3,21]

03

Manchester City Council

Local housing need, planning and council land; accountable body for neighbourhood funding; joint-venture partner on Victoria North and Wythenshawe; owner of This City. [4,7,8,28]

04

Neighbourhood boards

Five boards develop local plans with the community and shape investment priorities. Council accountability and national programme requirements still apply. [29,30]

05

Scheme owner and delivery team

The RP, council company, joint venture or developer assembles the scheme, appoints its team and manages delivery. Establish the actual commissioning organisation. [16]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
GMCA housing / infrastructure	Good Growth Fund teams and funding guidance
City-centre growth and regeneration	city.centre@manchester.gov.uk · 0161 234 3988 [33]
Local Plan	Local Plan review, Publication stage [35]
Neighbourhood projects	Pride in Place programme pages [10]
Procurement	Business opportunities and social value toolkit · The Chest [16,17]

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. Greater Manchester seeks at least 60% Social Rent through SAHP. [21] In Manchester, tenure language matters: the council uses Manchester Living Rent, capped at the Local Housing Allowance rate, alongside Social Rent. Establish which definition each party is using before fixing an appraisal. [23]

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

Manchester runs several large housing-led programmes at once, on different timetables and through different commissioning bodies. Establish the live phase and the organisation commissioning it.

Ancoats · Converted mills and New Islington Marina.

Victoria North

15,000 homes across seven neighbourhoods

A council and Far East Consortium joint venture over roughly two decades, with City River Park as the landscape framework. Phase one includes 244 homes at Collyhurst Village and 30 social rented homes in South Collyhurst. Phase two (around 550 homes) was consulted on in March 2026 and remains pre-application, with further consultation through 2026. [8,9,38]

The £60m Good Growth Fund Metrolink stop at Sandhills is the transport intervention for later phases. [7]

Wythenshawe town centre

Up to 2,000 homes in a £500m programme

Council and Muse; Civic development with culture hub and food hall targeted for 2027, kickstarted by £20m government money and £11.9m council funding. The first housing phase of 422 social rent homes with Wythenshawe Community Housing Group (Brotherton House 216, Alpha House 125, C2 The Birtles 81) was fully consented by 27 March 2026. [12,13,14,39]

The 423-home Good Growth Fund count is a separate figure; do not add the two.

Mayfield

879 homes consented in a £1.4bn scheme

Landsec with the council, TfGM and LCR beside Piccadilly station. Permission for the first residential phase of 879 homes was granted in August 2025, designed by Studio Egret West and shedkm, with more than 36,000 sq ft of commercial space and a 40% extension to Mayfield Park. The 20% affordable intention is not verified from the council; the council's own page describes the wider 20-acre site as delivering up to 1,500 new homes, completing in the mid-2030s. [15,24]

Confirm the plot and the commissioning party before approaching the joint venture.

Ancoats, New Islington and district centres

Affordable phases and a £90m district programme

Wiremill Court (75 affordable homes), the Ancoats Dispensary (39 affordable-rent apartments) and Poland Street (118 homes) continue. Moston Lane's £90m programme includes up to 120 social and affordable homes; Gorton Market works complete later in 2026. [25,26]

District-centre and Pride in Place budgets overlap in Wythenshawe and Gorton; establish which pot a project belongs to.

Five boards, five local plans

Four phase 2 places — Benchill South & Wythenshawe Central, Clayton Vale, Gorton South and Harpurhey South & Monsall — plus Moss Side West as a phase 2 expansion place, each up to £20m over ten years. The council's own 20 March 2026 release aggregates the five as "up to £100m"; that is not a single fund. [10,11,46]

Wythenshawe

Neighbourhood	Published position / next conversation
Benchill South & Wythenshawe Central	Community chair appointed; board being formed. Overlaps the Wythenshawe town-centre programme; establish which budget a project belongs to. [10,11,12]
Clayton Vale · Gorton South · Harpurhey South & Monsall	Community chairs appointed; board formation and engagement under way. Separate district-centre investment is also live in Gorton. [10,11,26]
Moss Side West	Phase 2 expansion, named 20 March 2026. Pride in Place Plan due 26 February 2027, three months later than the other four. Chair Hassan Hassan named 20 July 2026. [11,29,43]

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.

No open Manchester Pride in Place project call is verified; the council's shaping survey is closed. National guidance sets a 30 November 2026 plan milestone for the four phase 2 places and 26 February 2027 for Moss Side West as a phase 2 expansion place. Boards must have at least eight members; at least 51% should live or work locally. Public contact routes: page 6. [10,29,30,42,43,37]

Different pots, different decisions

Manchester's neighbourhood funding, district-centre funding and town-centre regeneration money operate at different scales and on different timetables.

£86m

Good Growth Fund settlement for Manchester, 18 March 2026 [7,40]

Component	What the headline includes
£26m	423 homes on brownfield sites in Wythenshawe: 233 social rent, 109 extra care, 81 affordable. [7,40]
£60m	A new Metrolink stop at Sandhills in Collyhurst to unlock later phases of Victoria North. Follows around £200m to Manchester in the November 2025 round. [7,40]

Funding note: Wythenshawe Civic was also kickstarted by £20m of Levelling Up / Local Regeneration Fund money with £11.9m from the council. UKSPF: Manchester's core allocation for 2022–2025 is £16,613,628 (GOV.UK allocations table); around £2.8m of it went to Moston Lane and Withington district centres. The £5,013,823 Communities and Place sub-figure remains not verified. [13,26,27,47]

PRIDE IN PLACE: UP TO £20M PER NEIGHBOURHOOD, IN TWO COHORTS

Component	What the headline includes
Up to £20m each, phase 2	Benchill South & Wythenshawe Central, Harpurhey South & Monsall, Clayton Vale, Gorton South — plans due 30 November 2026. [10,29,42]
Up to £20m, phase 2 expansion	Moss Side West, named 20 March 2026 — over ten years, board-led, plan due 26 February 2027. [11,29,43]
The council's "£100m"	Manchester City Council's own aggregation of the five commitments across the decade; not an annual budget or a capital pot available now. [11,46]

Each board co-produces a ten-year plan with a shorter investment plan; no project call is open. [10,30]

MANCHESTER PRIDE IN PLACE IMPACT FUND

£750k

Annex A of both determinations lists Manchester City Council at £750,000 for 2025/26 and £750,000 for 2026/27 (94 authorities each), capital only, subject to the programme MoU. [31,45]

Target wards, projects and a deadline are not published; no council report was found.

These are separate programmes with separate accountable bodies and timetables. Do not present them as one investment figure.

Homes, partners and local need

The Housing Strategy 2022–2032 targets at least 36,000 homes by 2032, including 10,000 social, council and genuinely affordable homes. In 2025 the council delivered 2,993 homes, 791 of them affordable. [4,23]

Collyhurst · Existing streets within the Victoria North area.

Partner / example	Documented local delivery
This City / Rodney Street, Ancoats	128 low-carbon apartments and townhouses, a third at Manchester Living Rent. The council company's ambition is around 500 homes a year on council land. [28]
Muse with WCHG / Wythenshawe Civic	422 social rent homes across three sites, all consented by 27 March 2026. [12,14,39]
Council with Far East Consortium / Collyhurst	244 homes at Collyhurst Village plus 30 social rented homes in South Collyhurst in phase one; around 550 proposed in phase two. [8,9]
Southway Housing Trust	Two Didsbury Point delivered 30 social rent and 46 shared ownership apartments; Southway and WCHG have explored a merger with a stated 2,700 affordable homes by 2030. [32]
Pipeline	1,459 affordable homes on site (814 social rent) and 2,704 with permission or an application (1,219 social rent); more than 880 affordable homes expected to start or enter consultation during 2026. [23]

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, JV partners, This City, landowner, RP, funders	Land and planning advice, valuation, surveys and abnormal-cost assessment
02 · Enabling	Council, developer, Homes England / GMCA 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

Manchester City Council uses The Chest as its e-tendering route; suppliers register free to receive matched alerts, and higher-value notices also appear on Find a Tender. A pipeline entry is a forecast; the live notice establishes the requirements and timetable. [16,17]

Much of the largest activity runs through joint ventures (Far East Consortium at Victoria North, Muse at Wythenshawe, Landsec at Mayfield) and the council's own company This City. Confirm whether work is commissioned by the council, the joint venture, a framework or a main contractor. [8,12,15,28]

Social value. The council weights social value at 20% of the evaluation and publishes a toolkit for bidders; bids are commonly expected to address the Greater Manchester Good Employment Charter and the Real Living Wage. [16]

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.

LOCAL CONSTRUCTION SKILLS PROVISION

The Manchester College, part of the LTE Group, is the city's principal further education provider, with construction workshops across campuses at City Centre, City Labs, Openshaw, Harpurhey, Wythenshawe and Nicholls, and purpose-built engineering facilities coming in 2026/27. [34,41]

Three campuses (Openshaw, Harpurhey and Wythenshawe) sit inside or beside current regeneration and Pride in Place areas. The regional Construction Technical Excellence College is hosted by Wigan & Leigh College. [34]

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 council's 20% social value weighting as the anchor: name responsibilities, set outcomes that can be evidenced and tie them to the neighbourhoods the scheme sits in. Where a scheme falls within a Pride in Place area, check the board's emerging plan first. [10,16]

College enquiries: enquiries@tmc.ac.uk · Job Shop: jobshop@tmc.ac.uk · 03333 222 444
Council regeneration: city.centre@manchester.gov.uk · 0161 234 3988

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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