

Middlesbrough Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Middlesbrough town centre, Middlehaven and the wider borough.

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 Middlesbrough.

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Middlesbrough Town Hall

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Park End and Thorntree Pride in Place (phase two)	Board recruitment (12 places) closed 7 September 2026; Regeneration and Investment Plans due to MHCLG by 30 November 2026. [8,12,13]
Pride in Place Impact Fund	£750,000 in each of 2025/26 and 2026/27; commitment required by 31 March 2027. Local distribution not yet published. [6,7,41]
Middlehaven first-phase decision	462 homes around the Old Town Hall; decision expected March 2027, start summer 2027, first occupations summer 2028. [17,22]
Newham Hall outline plans	Outline plans due December 2026; marketed February 2027; start April 2028; first completions early 2029. [23]
Gresham (Crown Square) future	£200m scheme paused October 2025 as “financially unviable”; preferred option due end March 2026 — no published MDC decision found. [30,31,42]

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 Middlesbrough.

PROGRAMME MILESTONES

Date	Milestone
31 March / 1 April 2026	Investment Prospectus published / National Housing Bank opens
25 August 2026	First wave: £9.58bn to 33 strategic partners outside London [2]
Later in 2026/27	Dedicated viability-gap grant planned [1]
To 2036	Ten-year programme period

Land, grant and finance can be combined around the needs of a scheme.

Grant, land and finance

Which support fits a scheme depends less on its size than on what is holding it up: a funding gap, a difficult site, or the tenure of the homes to be delivered. [1]

Family	Product	Purpose	Typical user
Grant	Social and Affordable Homes Programme	Affordable tenures, supported housing and estate regeneration	RPs, councils, developer partners
Grant	Housing and Infrastructure Capital Grant	Viability gaps, infrastructure, land assembly and remediation	Councils, landowners, master developers
Land	Homes England land	Acquisition, enabling and disposal through sale, lease, development agreement or joint venture	Developers of all sizes
Finance	SME Accelerator Loan	Site finance for smaller builders establishing a track record	SME housebuilders
Finance	Revolving credit facility	Multi-site support alongside commercial lenders	Growing builders
Finance	Senior and mezzanine debt	Project funding for build to rent, later living and brownfield schemes	Developers and funds
Finance	Corporate lending	Balance-sheet finance for growth, including modern methods of construction	Housebuilders
Finance	Infrastructure loans	Long-term finance, up to 15 years, for upfront infrastructure	Developers and councils
Finance	Low-interest RP loans	Unlocking capital investment in social and affordable homes	Registered Providers
Finance	Equity	Minority investment in vehicles typically delivering more than 3,000 homes	Funds and partnerships
Finance	Guarantees	Bonds and loans to reduce institutional financing costs	Funds and RPs

Two routes in the Tees Valley, in a different order. Tees Valley is not an established mayoral strategic authority and has no integrated settlement, so Homes England's Social and Affordable Homes Programme is the primary affordable-housing route, assessed against national rather than mayoral priorities. The Combined Authority's Brownfield Housing Fund is the land and remediation route. The National Housing Bank makes its own finance decisions while working alongside the agency.

How the regional routes fit together

For a Middlesbrough scheme, the first conversation depends on the funding gap; a national partner figure is not a borough award.

TVCA BROWNFIELD HOUSING FUND, ROUND 4 (APRIL 2026)

£32.5m

1,085 homes

Capital grant over four years for remediation and enabling works, with homes started on site by 31 March 2031. There is no first-wave SAHP regional estimate for Tees Valley: MHCLG's 24 August 2026 breakdown covers only the six established mayoral strategic authorities, and the Homes England release of 25 August names 33 partners (Thirteen and Karbon among them) with no regional totals and no Middlesbrough allocation. [2,3]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England SAHP, via strategic partnership or CME.	Tenure, delivery partner, grant need. No Tees Valley SAHP allocation; Thirteen (Hudson Quay HQ) is a first-wave partner nationally. [1,2,11]
Land, infrastructure or abnormal costs	TVCA's Brownfield Housing Fund, alongside the council or the Middlesbrough Development Corporation.	Why the site cannot proceed. Hillside Gardens, Grove Hill: £2.8m BHF contribution. [11,25]
Additional affordable-housing support	TVCA's Brownfield Housing Fund team, or Homes England directly.	SAHP secured or progressing; the remaining gap. No devolved settlement theme exists. [11]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower structure, commercial funding, security. [1]

TVCA Brownfield Housing Fund: current position. The round 4 year-1 call closed at 12pm on 4 September 2026 with outcomes due by early October; later-year money (£3.48m, £3.48m and £9.9m) remains unallocated, so register interest for the next call by emailing the expression-of-interest proforma to BHF@teesvalley-ca.gov.uk. No Good Growth Fund equivalent exists. [3]

Middlehaven. Up to 3,400 homes over the masterplan, led by Capital&Centric — first phase 462 homes, decision expected March 2027, not yet consented. [17,22]

REGIONAL AMBITIONS TO DESIGN FOR

Tees Valley publishes no mayoral affordable-homes target or tenure floor: Homes England's national SAHP priorities apply. Round 4 of the Brownfield Housing Fund targets 1,085 homes with starts by March 2031 (rounds 1–3 delivered or committed more than 1,500 homes on 11 sites); Our Plan for Regional Prosperity (June 2026) sets six place packages with no numeric housing target. The tenure case is made to Homes England and the viability case to TVCA. [21]

Who decides what

Funding, planning and delivery sit with different organisations. Identify the decision you need before choosing the first conversation.

01

Homes England / National Housing Bank

Final SAHP funding and contractual decisions; the Bank assesses its finance investments. [1,18]

02

Tees Valley Combined Authority

Brownfield Housing Fund; Investment Zone; regional strategic context through Our Plan for Regional Prosperity. No integrated settlement and no SAHP allocation to distribute. [11]

03

Middlesbrough Development Corporation

Local planning authority for the town centre, Middlehaven, Boho, the Zetland Historic Quarter and the A66/North Road land since 1 June 2023; chaired by Mayor Ben Houchen. [11,37]

04

Middlesbrough Council

Local housing need and Local Plan outside the MDC boundary; council land and its own new-build activity; accountable body for the borough's Pride in Place neighbourhoods. [12,16]

05

Park End and Thorntree Pride in Place neighbourhood boards

Two boards, co-chair model, six local board members recruited per area (12 in total); recruitment closed 7 September 2026. Named chairs not identified in sources checked — open. [8,12,13]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
TVCA Brownfield Housing Fund	BHF@teesvalley-ca.gov.uk
Middlesbrough Development Corporation / planning inside its area	MDCplanning@teesvalley-ca.gov.uk ; MiddlesbroughDC@teesvalley-ca.gov.uk [11,37]
Middlesbrough Council housing and regeneration	middlesbrough.gov.uk · council switchboard 01642 245432 [12]
Housing options / homelessness	middlesbrough.gov.uk/housing · homelessness line 0800 130 3667 / 01642 726800 [36]
Procurement	Middlesbrough Council NEPO page · NEPO Portal Helpdesk 0330 005 0352 [32,40]

A useful first enquiry names the site, landowner, proposed use, delivery lead, funding gap and next decision. Attach a concise programme and explain what the requested intervention changes.

A route for smaller providers

A first-wave strategic allocation is one route into delivery. Continuous Market Engagement also gives eligible organisations a direct route to Homes England.

Continuous Market Engagement

Open for individual schemes and portfolios, while funding remains available. Designed to accommodate smaller partners, new entrants and complex projects. [19]

Strategic partnerships

Programme-level allocations support delivery at scale. The initial bidding round closed on 15 April 2026; future rounds will be announced. [18]

Route	Practical fit and requirements
CME general	A direct scheme bid. Establish eligible tenure, costs, delivery readiness and grant need with Homes England. [18,19]
CME portfolio	Discuss the pipeline before bidding. Initial portfolios normally deliver 300–500 homes; named sites should start by 31 March 2028 and complete by 31 March 2032. [19]
Delivery partnership	An eligible RP or council can work with a strategic partner under the programme's delivery-partner rules. Owning the funded homes is a different role from supplying construction services. [18,20]

BEFORE A GRANT APPLICATION

Organisations need Homes England Investment Partner qualification to receive grant. New partners can apply for that status alongside the funding application. Programme qualification and regulatory registration are separate steps. [19]

The bid should show how it meets local housing need and regional priorities. Tees Valley is not on the established mayoral strategic authority list, so no regional tenure priority applies: bids are read against Homes England's national priorities. [21] Middlesbrough's Publication Local Plan identifies a requirement of 420 new homes a year, a minimum of 7,980 homes to 2041; the plan's affordable-housing percentage by site should be checked against the adopted Local Plan policy wording before use in a bid — not verified. [16]

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

Middlehaven, Newham Hall and three named affordable schemes sit at different stages. Establish the live phase and the organisation commissioning it before approaching a partner.



Middlehaven · Middlesbrough Dock and the Transporter Bridge.

Middlehaven

Up to 3,400 homes in the masterplan; first phase 462 homes

Capital&Centric, the council's strategic partner, is masterplanning up to 3,400 homes around the Old Town Hall. First-phase plans (462 homes) unveiled 2 September 2026; £3.6m Towns Fund money funds design to RIBA Stage 4. [17,22]

Decision March 2027; start summer 2027 — an unconsented masterplan, not verified as pipeline homes.

Newham Hall

1,000+ homes on 42 hectares

Council Executive approval given for a site near Coulby Newham; outline plans due December 2026, marketing February 2027, start on site April 2028, first completions early 2029. [24]

Programme dates rest on a single search-summarised source, not cross-checked against the Executive report itself.

Hillside Gardens, Grove Hill

296 affordable homes

Thirteen, with the council, TVCA and Homes England, is delivering houses and bungalows for affordable rent on former derelict land north of Keith Road; £2.8m TVCA Brownfield Housing Fund contribution; more than half complete, remainder due summer 2026. [25,26]

Scheme-level TVCA grant, not a Middlesbrough district Brownfield Housing Fund total.

Thorntree bungalows, Fleet House site

40 homes, £9m

Thirteen, with RE:GEN Group, the council and Homes England funding support, is building 39 bungalows and one house on the former Fleet House/Thorntree House high-rise site; completion expected late summer 2027. [27,28]

Completion date is a developer estimate, not independently verified.

Two neighbourhoods, one cohort

Park End and Thorntree, both TS3, each have up to £20m over ten years. Do not sum the two into a single “£40m for TS3” figure. [12,13,14]



Park End

Neighbourhood	Published position / next conversation
Park End (phase two)	Up to £20m over ten years. Ten-year vision and four-year Investment Plan due 30 November 2026. First reported publicly as a “huge” award; a Neighbourhood Board is being recruited with a co-chair model. Named chair not identified. [8,14]
Thorntree (phase two)	Up to £20m over ten years. Same 30 November 2026 deadline. Recruitment for six local board members ran alongside Park End's, closing 7 September 2026; co-chairs to shortlist and interview candidates informally. Named chair not identified. [8,13]

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.

Neither Park End nor Thorntree appears in the 20 March 2026 phase 2 expansion note (40 neighbourhoods plus Wales), nor the phase 1 (75 towns) list. [8,9,10] The Impact Fund pays £750,000 in each of 2025/26 and 2026/27 — separate borough-wide money; commit by 31 March 2027. [6,7,41] Boards need at least eight members, 51% local. [5,8] Contacts: page 6.

Different pots, different decisions

Middlesbrough's Towns Fund allocation, the two neighbourhood plans and the borough-wide Impact Fund operate at different scales and on different timetables.

£3.6m

Middlesbrough: Towns Fund money committed to Middlehaven's first phase (of the borough's wider Towns Fund allocation) [22]

Component	What the figure includes
£3.6m	Towns Fund allocation funding Capital&Centric's design to RIBA Stage 4 and procurement of a main contractor for Middlehaven's first phase. [22]
£2.8m	TVCA Brownfield Housing Fund contribution to Thirteen's 296-home Hillside Gardens scheme, Grove Hill; scheme-level grant, not a district BHF total. [11,25]

UK Shared Prosperity Fund successor position for Middlesbrough is not verified. [39]

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Pride in Place , Park End / Thornton	£20m each, ten years. Two separate allocations, not a single "£40m" sum. [12,13,14]
Brownfield Housing Fund (TVCA), Hillside Gardens / Grove Hill	£2.8m contribution. Scheme-level TVCA grant to Thirteen's 296-home scheme. [11,25]
UK Shared Prosperity Fund successor, 2026/27	Not verified; reported successor is a Regional Economic Partnership-level "Local Growth Fund", not a Middlesbrough-specific document. [39]

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

MIDDLESBROUGH PRIDE IN PLACE IMPACT FUND

£750,000 X 2	£750,000 in each of two years: 2025/26 (signed 29 Sept 2025) and 2026/27 (signed 8 April 2026), Annex A — 94 authorities per determination, Middlesbrough and Hartlepool the only Tees Valley entries. [6,7,41]
	Allocation is borough-wide; no target wards published.

Commitment required by 31 March 2027; not extra funding for the two neighbourhood programmes.

Homes, partners and local need

Middlesbrough's Publication Local Plan sets a requirement of 420 new homes a year (7,980 homes, to 2041); the plan-period start date and any interim trajectory are not verified pending direct confirmation of the adopted policy document. [16]



Middlesbrough · Egmont Road.

Partner / example	Documented local delivery
Capital&Centric / Middlesbrough Council, Middlehaven	Up to 3,400 homes masterplan; first phase 462 homes around the Old Town Hall; feasibility to mid-2027 — an unconsented masterplan, not verified as pipeline homes. [17,22]
Middlesbrough Council, Newham Hall	1,000+ homes on 42 hectares; outline plans due December 2026; not cross-checked against the Executive report itself. [24]
Thirteen / Council / TVCA / Homes England, Hillside Gardens, Grove Hill	296 affordable homes; £2.8m TVCA Brownfield Housing Fund contribution; more than half complete, remainder due summer 2026. [25,26]
Thirteen / RE:GEN Group, Thorntree (Fleet House site)	40 homes (39 bungalows, one house), £9m, Homes England funding support; completion late summer 2027. [27,28]

These are examples of local activity, not a complete provider list, procurement shortlist or evidence of a new SAHP award.

FOR DEVELOPMENT AND ASSET TEAMS

Agree tenure, accessible homes and support needs before fixing the unit mix. Bring the operator into the appraisal: nominations, management, service charges and whole-life maintenance. Keep new-supply budgets separate from existing-stock investment.

From scheme assembly to appointment

The national programme supports delivery through councils, Registered Providers and developers. The local supply chain enters through their projects, procurement routes and contractor packages.

Stage	Lead organisations	Specialist input
01 · Site and viability	Council estates, landowner, developer, RP, funders	Land and planning advice, valuation, surveys and abnormal-cost assessment
02 · Enabling	Council, developer, Homes England / TVCA where relevant	Ground investigation, remediation, ecology, civils and utilities
03 · Funding and agreement	RP, developer, public funder, lender	Legal, cost advice, programme and development finance
04 · Design and consent	Client team, architect, planning authority	Architecture, engineering, arboriculture and technical coordination
05 · Construction	Main contractor and client delivery team	Groundworks, structure, roofing, M&E, scaffolding and site services
06 · Handover and operation	RP asset team, council or other operator	Commissioning, landscaping, compliance and maintenance

FINDING THE ACTUAL ROUTE TO WORK

Middlesbrough Council uses the NEPO (North East Procurement Organisation) portal for tenders and quotations, confirmed directly from the council's own NEPO page; NEPO works with twelve North East authorities. Registration is free. The council also publishes a "Buy Boro" tender pipeline and a contracts register. [32,33]

Above-threshold notices also appear on [Find a Tender](#), the national register under the Procurement Act 2023 regime. [34]

A funding announcement does not itself create an open invitation to tender: at Middlehaven, Capital&Centric is already engaged as the council's strategic development partner, and supply-chain work there is expected to flow through that partner relationship rather than a fresh council tender for the whole masterplan.

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 MIDDLESBROUGH COLLEGE

Middlesbrough College operates a dedicated Construction Centre as part of its £120m campus, with an outdoor construction site used for over a third of course delivery and bespoke workshops for bricklaying, joinery, painting and decorating, electrical and plumbing trades; provision spans Entry-level Basic Construction Trade Skills through to the Multi Skills Construction Academy and adult part-time courses. [35]

The region's Construction Technical Excellence College is not in the Tees Valley: the nearest is City of Sunderland College. The Tees Valley's own Technical Excellence College designation (14 April 2026) is in clean energy, held by the Education Training Collective — not construction, and not based in Middlesbrough. [11]

01 · Forecast

Trades, numbers and start dates

02 · Agree

Training, supervision and delivery partners

03 · Evidence

Starts, qualifications and sustained work

A PRACTICAL WORKFORCE BRIEF FOR A LIVE SCHEME

Agree early	What to record
Demand and timing	Map likely labour needs to the programme: enabling works, structure, services, finishes and handover.
Employer and supervision	Name the employing organisation, site supervisor and training partner. Allow time for recruitment and induction.
Learning and progression	Identify the relevant qualification, practical experience and route into continuing work.
Evidence of delivery	Agree how starts, completions, qualifications and employment outcomes will be recorded by the contract owner.

Suggested briefing checklist for clients and contractors. Agree the actual commitments through the scheme's procurement and contract process.

CONNECT TRAINING WITH COMMUNITY BENEFIT

Use the college's employer routes alongside the workforce plan, with named responsibilities and outcomes that can be evidenced through the contract owner.

Middlesbrough College, 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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