

Newcastle upon Tyne

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Newcastle upon Tyne, from Forth Yards to Walker and Elswick.

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 Newcastle upon Tyne.

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Newcastle Civic Centre

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Elswick South and Walker North Pride in Place (phase two)	Ten-year Plan and four-year Investment Plan due to MHCLG by 30 November 2026. [7,8]
Fawdon South and Throckley & Newburn Pride in Place (phase two expansion)	Plans due to MHCLG by 26 February 2027. [10]
Pride in Place Impact Fund	£750,000 in each of 2025/26 and 2026/27, confirmed directly from Annex A of both determinations. [4,5]
Forth Yards / Quayside West development-partner procurement	Award expected October 2026, against £121.8m of government remediation funding announced August 2025. [12,13]
Newcastle's SAHP strategic-partnership programme	£141.4m for 966 council homes, one of only three councils named as a direct SAHP strategic partner in the first wave. [2,14]

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 Newcastle upon Tyne.

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 North East. Land, remediation and infrastructure support normally comes first through the North East Combined Authority: the Mayor's Brownfield Housing Fund, the £143m National Housing Delivery Fund allocation devolved under the July 2026 Plan for Homes, and the integrated settlement NECA has held since April 2026. Social and Affordable Homes Programme grant remains administered by Homes England, assessed against 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 Newcastle scheme, the first conversation depends on the funding gap; a regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR THE NORTH EAST

£445m

c.3,400 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, including Newcastle City Council (966 homes, £141.4m), and gives no totals. Neither gives a Newcastle upon Tyne allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Newcastle's own SAHP strategic partnership (£141.4m / 966 homes) for council-led delivery; others use Homes England's SAHP 2026–2036 via CME or a later wave.	Tenure mix, delivery partner, grant need. [1,2,14]
Land, infrastructure or abnormal costs	Newcastle City Council, via NECA's Mayor's Brownfield Housing Fund, or directly with Homes England and Network Rail at Forth Yards.	Why the site cannot proceed. Forth Yards' own £121.8m remediation package. [3,12,13]
Additional affordable-housing support	NECA's housing and land team, via the integrated settlement.	SAHP secured or progressing; the remaining gap and deliverability. [3]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower structure, commercial funding, security. [1]

NECA housing funds: current position. The Brownfield Housing Fund's original envelope is essentially fully committed (more than 4,000 homes unlocked at 24 August 2026); no further open call was found at 19 September 2026. The £143m National Housing Delivery Fund allocation is for about 4,600 homes by 2030 through a pipeline developed with the seven councils, so the route in is the council's housing or regeneration team and NECA's housing and land team. [3]

Forth Yards / Quayside West. Up to 2,500 homes site capacity; Quayside West alone has capacity for around 1,100 homes, backed by the £121.8m remediation package — a procurement milestone, not a consented scheme. [12,13]

REGIONAL AMBITIONS TO DESIGN FOR

NECA's July 2026 Plan for Homes seeks more than 15,000 social and affordable homes over ten years, with about 4,600 unlocked by the £143m allocation by 2030; the published SAHP priorities ask for at least 60% Social Rent, with 10–15% Affordable Rent and 20–25% other tenures, against an assessed shortfall of about 2,600 affordable homes a year. 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, including Newcastle's own strategic-partnership agreement; the Bank assesses its finance investments. [1,2,18]

02

North East Combined Authority

Regional priorities, tenure mix and strategic priorities for SAHP; Mayor's Brownfield Housing Fund and Plan for Homes; the integrated settlement; the Newcastle and Gateshead Mayoral Development Zone. [1,3]

03

Newcastle City Council

Local housing need, planning authority, council land and its own new-build programme (966 homes under SAHP); accountable body for Pride in Place across Elswick South, Walker North, Fawdon South and Throckley & Newburn. [2,14,6,7]

04

Four Pride in Place neighbourhood boards

Elswick board, chaired by the Rt Revd Helen-Ann Hartley, Bishop of Newcastle; Walker board, chaired by Paul Hanson, Newcastle Hospitals NHS Foundation Trust; Fawdon South board, chaired by Bobby Richardson, Kenton Park Community Association, named 13 July 2026; the Throckley & Newburn board was still being established as at 19 September 2026 — open. [6,15,30]

05

Development and delivery partners

Homes England, NECA and Network Rail at Forth Yards / Quayside West; Karbon Homes (Byker, 24 homes completed May 2026) and the wider North East Housing Partnership, working alongside Newcastle, Gateshead, North Tyneside and Northumberland councils. [12,13,16,17]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
NECA housing / infrastructure	0191 211 5695 · enquiries form at northeast-ca.gov.uk
Newcastle regeneration / Forth Yards	via new.newcastle.gov.uk · council contact centre through the council's main website
Pride in Place (Elswick, Walker, Fawdon, Throckley & Newburn)	new.newcastle.gov.uk/.../pride-place-programme-funding
Housing options / homelessness	new.newcastle.gov.uk/housing
Procurement	via NEPO's Open platform, open-uk.org ; Newcastle City Council's own tenders and procurement pages

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 North East's published priorities seek at least 60% Social Rent and favour economic corridors, Tyne Renaissance, town and city centres and neighbourhood regeneration. [21] Newcastle's adopted Core Strategy and Urban Core Plan (CSUCP, March 2015) sets a stepped net housing requirement annualising at 880 dwellings a year for 2010–2030, rising to 1,080 a year for 2020–2030, within a combined Gateshead-and-Newcastle requirement of 25,500 net new homes; Policy CS11's affordable-housing requirement is capped by viability testing at 15%. [31]

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

Forth Yards, the Walker masterplan and Newcastle's own council-house programme sit at different stages. Establish the live phase and the organisation commissioning it before approaching a partner.



Quayside · The Tyne bridges from the Gateshead bank.

Forth Yards / Quayside West

Up to 2,500 homes, site capacity

A 52-acre former railway lands site on the River Tyne, led jointly by Homes England, Newcastle City Council, NECA and Network Rail under the Newcastle and Gateshead Mayoral Development Zone's 20-year Strategic Regeneration Framework. The £121.8m package announced August 2025 funds remediation, groundworks and infrastructure at the Quayside West phase (capacity for around 1,100 homes); a development partner for the wider site is expected to be procured around October 2026. [12,13]

Treat 2,500 homes as site capacity across the whole masterplan, not a consented or funded total.

Walker masterplan

451 homes, including 137 affordable

Newcastle City Council's own seven-site masterplan for Walker in the east of the city, alongside Elswick, Blakelaw and other smaller council-led sites, as part of the wider 15,000-homes city ambition.

Construction on some sites was reported to begin later in 2026. [26,27]

Full site-by-site phasing across the seven sites was not itemised in the sources checked.

Byker (Karbon Homes)

24 homes, completed May 2026

Karbon Homes completed a 24-home scheme in Byker — level-access bungalows, family homes and Tyneside flats for affordable rent — opened with a community event in May 2026, under Karbon's first-wave SAHP Strategic Partnership. [16]

The Newcastle-specific share of Karbon's wider consortium total (2,533 homes, £350.0m) is not itemised and must not be read as a Newcastle figure. [2,32]

Newcastle's own council-house programme

966 homes, £141.4m

Newcastle City Council's SAHP strategic-partnership allocation: a borough-wide, multi-site programme of 966 new council homes, prioritising larger family properties and adapted homes for disabled residents from the council's housing register. [2,14]

Individual site allocations within the 966 were not published in the sources checked.

Four neighbourhoods, two cohorts

Elswick South, Walker North, Fawdon South and Throckley & Newburn each have up to £20m over ten years. Their boards shape local priorities; do not sum the four into one figure. [6]



Walker

Neighbourhood	Published position / next conversation
Elswick South (phase two)	Up to £20m over ten years. Ten-year Plan and four-year Investment Plan due 30 November 2026. Board chaired by the Rt Revd Helen-Ann Hartley, Bishop of Newcastle. [6,7,15]
Walker North (phase two)	Up to £20m over ten years. Same 30 November 2026 deadline. Board chaired by Paul Hanson, Director of Estates, Facilities and Strategic Partnerships at Newcastle Hospitals NHS Foundation Trust and former Chief Executive of North Tyneside Council. [6,15]
Fawdon South (phase two expansion)	Up to £20m over ten years. Plans due 26 February 2027. Board chaired by Bobby Richardson, manager of Kenton Park Community Association, named 13 July 2026; covers parts of Fawdon, Red House Farm and North Kenton. [10,6,30]
Throckley & Newburn (phase two expansion)	Up to £20m over ten years. Same 26 February 2027 deadline. Board still being established; chair not yet identified — open. The council's own funding page uses "Throckley, Newburn and Walbottle" for this boundary, not reconciled with MHCLG's "Throckley & Newburn". [10,6]

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.

Newcastle does not appear in the phase 1 place list. [7,10] The Impact Fund pays £750,000 in each of 2025/26 and 2026/27 — separate borough-wide money, not part of the same pot. [4,5] Boards need at least eight members, 51% local, one elected representative and the local MP. [8,11] Contacts: page 6.

Different pots, different decisions

Newcastle's SAHP grant, the Forth Yards remediation package, the four neighbourhood plans and the Impact Fund operate at different scales and timetables.

£141.4m

Newcastle City Council: SAHP grant for 966 new council homes, one of only three direct council strategic partners nationally. [2,14]

Component	What the figure includes
£141.4m	SAHP strategic-partnership grant, Newcastle City Council; 966 new council homes over the programme period. [2,14]
£121.8m	Government remediation package for Forth Yards / Quayside West, August 2025; unlocks capacity for up to 2,500 homes. [12,13]

The October 2026 procurement date at Forth Yards rests on trade press. [13] UKSPF successor and Levelling Up Fund positions are not verified. [28]

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Pride in Place , Elswick South / Walker North / Fawdon South / Throckley & Newburn	£20m each, ten years. Four separate allocations, not a single sum. [6,7,10]
North East Plan for Homes / National Housing Delivery Fund	£143m regionally, c.4,600 homes; NECA-wide, not Newcastle-specific. [3]

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

NEWCASTLE PRIDE IN PLACE IMPACT FUND

£750,000 X 2	£750,000 in each of two years: 2025/26 and 2026/27, read from Annex A of both determinations. [4,5]
	68 applications were made; grants of £10,700–£30,000 went to 20 organisations across the city. [9]

Do not add the two years together as if part of the ten-year Pride in Place neighbourhood grants — the Impact Fund is separate, borough-wide money.

Homes, partners and local need

Newcastle's adopted CSUCP (2015) sets a stepped requirement annualising at 880 dwellings a year for 2010–2030 and 1,080 a year for 2020–2030, against a standard-method local housing need of 1,039 a year; Policy CS11's affordable-housing requirement is capped by viability testing at 15%. [31]



Heaton · King John Terrace.

Partner / example	Documented local delivery
Homes England / NECA / Network Rail, Forth Yards / Quayside West	Up to 2,500 homes site capacity; £121.8m remediation package; development-partner procurement expected around October 2026. [12,13]
Newcastle City Council, Walker masterplan	451 homes (137 affordable) across seven sites, plus Elswick, Blakelaw and other smaller council-led sites. [26,27]
Karbon Homes, Byker	24 homes completed May 2026, level-access bungalows, family homes and Tyneside flats for affordable rent. [16]
Newcastle City Council, city-wide SAHP programme	966 new council homes, £141.4m Homes England grant, first-wave direct strategic partnership. [2,14]

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 / NECA 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

Newcastle City Council publishes tender opportunities through NEPO's Open platform (open-uk.org), consistent with the region's seven councils and NECA. The council's own "Doing business with the Council" page states it publishes competitive contract opportunities over £25,000 on Open, "along with the other North East local authorities". Some older council-facing guidance still references the legacy nepoportal.org address; Open is the live route. [24,25]

Above-threshold notices also appear on [Find a Tender](#), the national register under the Procurement Act 2023 regime. [22]

A funding announcement does not itself create an open invitation to tender: at Forth Yards, Homes England and NECA are running a formal development-partner procurement rather than a standard council tender, and at the Walker masterplan the council is the client on its own sites. [12]

A funding announcement does not itself create an open invitation to tender. Confirm whether work is being commissioned directly, through a framework or by a main contractor.

Build the workforce into the plan

Construction skills, training capacity and local employment should be considered while the scheme and its contracts are being assembled.

CONSTRUCTION SKILLS AT NEWCASTLE COLLEGE

Newcastle College (part of NCG) delivers Construction provision through its Construction Academy, based in the Rutherford Building with students at the Rye Hill Campus — bricklaying, roofing, decorating, plumbing, carpentry and joinery and electrical installation, plus a T-Level in Electrotechnical Engineering. Most courses lead to a CSCS card. [29]

The region's Construction Technical Excellence College is Sunderland College, the North East's CTEC named 12 August 2025, based at the Housing Innovation and Construction Skills Academy (HICSA) at Riverside Sunderland. Newcastle College's role, if any, as a spoke or partner college to the CTEC is not verified.

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.

[Newcastle College, Construction](#)

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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