

North Tyneside Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across North Shields, Wallsend and the wider borough of North Tyneside.

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 North Tyneside.

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Spanish City, Whitley Bay

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Percy Main, Chirton and North Shields Pride in Place (phase two)	Ten-year vision and four-year Investment Plan due to MHCLG by 30 November 2026; the council's own page also gives November 2026. Chair: Dame Norma Redfearn DBE. [5,25,28]
Pride in Place Impact Fund	North Tyneside does not appear in Annex A of either the 2025/26 or the 2026/27 determination — no borough allocation published. [8,9]
North Tyneside Local Plan	Current adopted plan dates from 2017; a new Local Plan is expected to be adopted in early 2028, planning for an estimated 17,802 homes between 2025 and 2042 — not verified against the adopted evidence base. [13]
NECA Brownfield Housing Fund, Marden	£131,750 awarded to Marden Residents Association, North Tyneside, unlocking 15 homes — part of NECA's August 2026 final allocations round. [4]

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 North Tyneside.

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 North Tyneside 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 North Tyneside allocation. [2]

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 North Tyneside SAHP allocation published. [1,2]
Land, infrastructure or abnormal costs	North Tyneside Council, via NECA's Mayor's Brownfield Housing Fund pipeline.	Why the site cannot proceed. Marden: £131,750 BHF against 15 homes. [4]
Additional affordable-housing support	NECA's housing and land team, via the integrated settlement and Plan for Homes.	SAHP secured or progressing; the remaining gap and deliverability. [7]
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]

Ambition North Shields. Unicorn House delivered 28 homes on the former council office site; Karbon Homes with Adderstone Living as contractor, part of the Fish Quay regeneration programme. [10,11,12]

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; the Bank assesses its finance investments. [1,18]

02

North East Combined Authority (NECA)

Regional priorities, tenure mix and strategic priorities for SAHP; Mayor's Brownfield Housing Fund; the Plan for Homes pipeline; the integrated settlement. [1,7]

03

North Tyneside Council

Local housing need, planning authority, council land and its own new-build programme; accountable body for Pride in Place across Percy Main, Chirton and North Shields. [5,6,7]

04

Pride in Place Neighbourhood Board (Percy Main, Chirton and North Shields)

Chair: Dame Norma Redfearn DBE, former directly-elected Mayor of North Tyneside; Sir Alan Campbell MP sits on the board as the local MP required by the programme rules. Council accountability and national programme rules still apply. [5,6,7]

05

Development and delivery partners

Karbon Homes (Forest Hall, Unicorn House); Bernicia (stock across North Tyneside); Adderstone Living (contractor, Unicorn House). [10,11,12]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
NECA housing / land	0191 211 5695; enquiries form at northeast-ca.gov.uk
North Tyneside regeneration / Ambition North Shields	northtyneside.gov.uk/regeneration · council contact centre 0345 200 0101 (not verified)
Pride in Place (Percy Main, Chirton, North Shields)	via northtyneside.gov.uk and Our North Tyneside Voice (haveyoursay.northtyneside.gov.uk/hub-page/pride-in-place) [7]
Housing options / homelessness	northtyneside.gov.uk/housing
Procurement	via NEPO (nepo.org) and the council's own tendering pages [15]

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] North Tyneside's adopted Local Plan (2017) set housing requirements rising to 938 dwellings a year by 2021/22; the standard-method figure is reported at 989 dwellings a year, and the emerging Local Plan (expected adoption early 2028) is reported as planning for around 17,802 homes across 2025–2042 — a housing-land-supply reporting figure, not an adopted plan policy — not verified. [13]

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

The affordable homes pledge and three named schemes sit at different stages. Establish the live phase and the organisation commissioning it before approaching a partner.



North Shields · The Fish Quay and Low Light.

Affordable homes pledge

5,000 homes, two phases

Phase one: 2,100 more affordable homes (including 350 new council homes) by 2032, taking the cumulative total to around 4,000; phase two: a further 1,000 homes. Over 2,300 delivered to date. [16]

Council new-build target and phase-two figure are programme ambitions, not a list of consented or funded schemes — not verified.

Unicorn House, North Shields town centre

28 homes

Karbon Homes acquired the former council office site in 2024 and delivered 22 three- and four-bed houses and six one- and two-bed apartments for Shared Ownership and Rent to Buy. Adderstone Living led construction. Completed and occupied by 2026. [10,11,12]

Part of Ambition for North Shields and the Fish Quay regeneration programme.

Forest Hall

20 homes

Karbon Homes completed 20 new homes (12 three-bed houses, 8 two-bed apartments) on the former Fusilier pub site, for Rent to Buy, announced 17 September 2026. [10]

Scheme-level delivery; not part of a published borough total.

Marden

15 homes

Marden Residents Association secured £131,750 from NECA's Mayor's Brownfield Housing Fund, one of three final allocations announced 24 August 2026. [4]

Not to be summed with the affordable homes pledge or Karbon's schemes above.

Percy Main, Chirton and North Shields

North Tyneside's one Pride in Place neighbourhood has up to £20m over ten years. It is absent from the separate, borough-wide Impact Fund. [5,8,9]



Wallsend

Neighbourhood	Published position / next conversation
Percy Main, Chirton and North Shields (phase two)	Up to £20m over ten years (c.£2m a year). Covers parts of Percy Main, Chirton, Meadow Well, East Howdon and the Royal Quays, stretching towards North Shields and Alexandra Scott Park. Selected in the September 2025 phase 2 cohort (169 funded neighbourhoods, 116 local authorities) as a "doubly disadvantaged" neighbourhood. Ten-year vision and four-year Investment Plan due to MHCLG by 30 November 2026. Governance: Neighbourhood Board of local residents, businesses and community organisations, chaired by Dame Norma Redfearn DBE; Sir Alan Campbell MP sits on the board as the local MP the programme rules require. [5,6,7,25,28]

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.

North Tyneside does not appear in the phase 1 methodology note (the 75 original 2023 towns) or the 20 March 2026 phase 2 expansion note. [26,27] The Impact Fund is separate, borough-wide money — North Tyneside is absent from Annex A of both the 2025/26 and 2026/27 determinations, unlike neighbouring Gateshead and South Tyneside (both £750,000). [8,9] Boards need at least eight members, 51% local. [28] Contacts: page 6.

Different pots, different decisions

The UK Shared Prosperity Fund schemes, Pride in Place and the Marden brownfield award operate at different scales and on different timetables; none should be added together.

More than £7.4m

UK Shared Prosperity Fund, North Tyneside: cumulative allocation via NECA, 2022–2025/26 [17]

Component	What the figure includes
Business, culture and high streets	The Business Factory, North Shields Cultural Quarter and the Towns and High Streets Innovation Programme, Wallsend. [17]
Community and masterplanning	North Tyneside Community Partnerships (with VODA) and the North Shields Masterplan. [17]

Scheme extended to March 2026; a confirmed 2026/27 successor allocation for North Tyneside was not found in the sources checked — open. [17]

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Pride in Place, Percy Main / Chirton / North Shields	£20m over ten years. See Pride in Place section above. [5,6,7]
Pride in Place Impact Fund	Not applicable — absent from Annex A of both determinations, no allocation published. [8,9]
NECA Mayor's Brownfield Housing Fund, Marden	£131,750 against 15 homes; one of three final allocations named 24 August 2026; a scheme-level NECA grant, not a North Tyneside district total. [4]
North of Tyne / NECA Investment Fund	Not itemised for North Tyneside in this brief; referenced as a match-funding source in general council reporting, not verified. [22]

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

NORTH TYNESIDE PRIDE IN PLACE IMPACT FUND

Not applicable

North Tyneside was checked directly against Annex A of both determinations and does not appear in either. Each annex lists 94 authorities, 93 at £750,000; neighbouring Gateshead and South Tyneside are both listed at £750,000 a year. [8,9]

A finding, not an oversight: no allocation is currently published for North Tyneside.

Homes, partners and local need

North Tyneside's population is around 215,000 across 98,800 households; average house price was £193,000 in August 2025, an income-to-price ratio of 5.0. No current housing register total, band breakdown or homelessness presentation figures were found — open. [24]



Wallsend · New housing.

Partner / example	Documented local delivery
Karbon Homes, Unicorn House, North Shields	28 homes (Shared Ownership / Rent to Buy); former council office site; Adderstone Living as contractor; completed. [10,11,12]
Karbon Homes, Forest Hall	20 homes (Rent to Buy); completed, announced 17 September 2026. [10]
Marden Residents Association	15 homes; £131,750 NECA Brownfield Housing Fund grant. [4]
Bernicia	Registered Provider with stock across North Tyneside; specific 2026 scheme pipeline not verified for this brief. Not a first-wave SAHP partner in its own right — sits inside the Karbon-led consortium's entry (£350.0m, 2,533 homes, the consortium's whole programme figure, not a North Tyneside figure). [2,12,30]

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

North Tyneside Council's own procurement page names NEPO (the North East Procurement Organisation, nepo.org) as its main e-tendering portal, with contracts also advertised on the Open portal (open-uk.org) — consistent with the region's twelve local authorities, including North Tyneside, using NEPO/Open rather than The Chest. Registration is free. Contracts over £30,000 also appear on Contracts Finder. [15]

Above-threshold notices also appear on [Find a Tender](#), the national register under the Procurement Act 2023 regime. [14]

The council's Business Factory delivers "Tendering for Beginners" workshops and one-to-one procurement support, plus guidance on North Tyneside's own Dynamic Purchasing System. [15]

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 NEAR NORTH TYNESIDE

North Tyneside's nearest dedicated construction skills provider was not named in the sources checked for this brief; the borough sits within reach of Newcastle and South Tyneside FE construction provision — open.

The region's Construction Technical Excellence College is Sunderland College, named 12 August 2025 as one of ten CTECs selected by the Department for Education, based at HICSA, Riverside Sunderland, working hub-and-spoke with regional colleges. Whether North Tyneside College is a named spoke 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.

Business support: [North Tyneside Business Factory](#)

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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28. MHCLG, Pride in Place programme delivery guidance.
29. MHCLG, Pride in Place programme prospectus.
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