

Northumberland Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Northumberland — Blyth, Ashington and the wider county.

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 Northumberland.

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Hexham Abbey

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Blyth Pride in Place (phase one)	£20m over ten years, agreed by Cabinet, approved April 2026; board chaired by Alan Ferguson OBE; no plan deadline applies. [7,9]
Pride in Place Impact Fund	Northumberland does not appear in Annex A of either the 2025/26 or 2026/27 determination — a finding, not an omission. [12,13]
Bedlington strategic housing site	Pre-planning proposal for up to 1,250 homes; no application submitted as at 19 September 2026 — not verified beyond press reporting. [15]
Northumberland Local Plan	New Local Plan in preparation (Regulation 19 draft); adopted 2016 plan sets 885 dwellings a year / 17,700 to 2036 as the baseline. [14]
NECA Brownfield Housing Fund, Netherton Lane	Final allocation of £250,000 for 13 homes, announced 24 August 2026. [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 Northumberland.

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 Northumberland 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 Northumberland 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 Northumberland SAHP allocation published; the North East entries are Newcastle City Council and Karbon Homes, whose consortium includes Bernicia. [2,24]
Land, infrastructure or abnormal costs	Northumberland County Council, via NECA's Brownfield Housing Fund pipeline.	Why the site cannot proceed. Netherton Lane: £250,000 BHF for 13 homes. [3,4]
Additional affordable-housing support	NECA's housing and land team, via the Plan for Homes pipeline.	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]

Energising Blyth. Reported £95m council-led town regeneration programme, separate from Blyth's Pride in Place award and from any NECA Brownfield Housing Fund award. [9]

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. [1,20]

02

North East Combined Authority (NECA)

Regional priorities, tenure mix and strategic priorities for SAHP; Brownfield Housing Fund and Plan for Homes; the integrated settlement. [3,21]

03

Northumberland County Council

Local housing need, planning authority, council land and its own new-build programme; accountable body for Blyth Pride in Place. [7,9,14,23]

04

Blyth Pride in Place Board

Chair: Alan Ferguson OBE (owner, Fergusons Transport); Vice Chair: Cllr Richard Wearmouth, Deputy Leader of Northumberland County Council. Sets programme priorities, monitors progress and endorses funding recommendations. [9]

05

Development and delivery partners

Bernicia (Coulson School, Ashington); Cussins (Stobswood Brickworks); Northumberland County Council direct delivery (Windmill Grove, Blyth; Lanercost Park, Cramlington). [5]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
NECA housing / infrastructure	enquiries form at northeast-ca.gov.uk · 0191 211 5695 [21]
Northumberland housing team	0345 600 6400 [23]
Northumberland affordable housing	Ian Stanners, Affordable Housing Officer, via the council's housing pages — email not independently confirmed on a council page; not verified. [23]
Blyth Pride in Place	via the council's Blyth Pride in Place pages and board papers [9]
Procurement	financeprocurement@northumberland.gov.uk

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] Northumberland's adopted Local Plan (2016) sets a housing requirement of 885 dwellings a year (17,700 homes, 2016–2036); a new Local Plan is in preparation, at Regulation 19 publication-draft consultation as at 19 September 2026, and its own housing figure was not retrieved — not verified. [14]

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

Four county schemes and one pre-planning proposal sit at different stages. Establish the live phase and the organisation commissioning it before approaching a partner.



Blyth · The Quayside.

Ashington — Coulson School

57 homes for social rent

Bernicia is building 57 homes for social rent on the former Coulson School site, derelict since 2017; part of the county's wider affordable-housing programme on old or redundant sites. [5]

County-wide totals below should not be summed with this individual scheme figure.

Blyth — Windmill Grove

31 homes for social rent

Northumberland County Council is delivering 31 homes for social rent directly at Windmill Grove — one of the council's own new-build sites rather than an RP scheme. [5]

Council-led direct delivery.

Cramlington — Lanercost Park

16 homes for social rent

16 new homes for social rent, replacing flats reported as unfit for purpose, with renewable energy technologies specified. Council-led delivery. [5]

Council-led direct delivery.

Stobswood — former Brickworks

101 homes, 10 affordable

Cussins is reconditioning the former Stobswood Brickworks site, empty for 25 years, for 101 homes, 10 of them affordable — a private-led scheme with an affordable element. [5]

Not a wholly affordable programme.

One neighbourhood, phase one

Blyth carries up to £20m over ten years. Unlike a multi-neighbourhood county, there is no risk of summing separate Pride in Place allocations here — but the figure must still not be added to Energising Blyth or any NECA Brownfield Housing Fund award. [7,9]



Blyth

Neighbourhood	Published position / next conversation
Blyth (phase one)	Up to £20m over ten years. One of the 75 phase 1 places; no plan deadline applies. Funding package agreed by Cabinet, reported April 2026 decision. Board chair Alan Ferguson OBE; Vice Chair Cllr Richard Wearmouth, Deputy Leader of Northumberland County Council. Spending priorities: high streets, anti-social behaviour, youth and community, cultural and sports facilities, transport and the local economy. [7,9]

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.

Northumberland does not appear in either the phase 2 methodology note or the 20 March 2026 phase 2 expansion note — no second neighbourhood is expected. [10,11] Northumberland does not appear in Annex A of either Impact Fund determination — no allocation. [12,13] Boards need at least eight members, 51% local. [8] Contacts: page 6.

Different pots, different decisions

Blyth's Pride in Place award, the NECA Brownfield Housing Fund grant and Energising Blyth operate at different scales and on different timetables.

£250,000

NECA Brownfield Housing Fund, Netherton Lane: final allocation for 13 homes, announced 24 August 2026 [4]

Component	What the figure includes
£20m	Pride in Place, Blyth, over ten years; funding package agreed by Cabinet, approved April 2026. [7,9]
£250,000	NECA Brownfield Housing Fund, Netherton Lane, 13 homes; one of three named region-wide in the 24 August 2026 announcement. [4]

The county's Energising Blyth programme, reported at £95m, is council-led and separate from both figures above; it should not be added to either. [9]

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Pride in Place, Blyth	Up to £20m, ten years. A single county neighbourhood allocation. [7,9]
Pride in Place Impact Fund	Not applicable; Northumberland does not appear in Annex A of either determination. [12,13]
UK Shared Prosperity Fund successor, 2026/27	Not verified; understood to sit inside NECA's integrated settlement, not confirmed against a Northumberland document.

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

NORTHUMBERLAND PRIDE IN PLACE IMPACT FUND

Not applicable	Northumberland does not appear in Annex A of either the 2025/26 determination (signed 29 September 2025) or the 2026/27 determination (signed 8 April 2026) — 93 authorities at £750,000 and Bridgend at £1,500,000 each year. [12,13] Absence checked directly against both published annexes — a finding, not an omission from this brief.
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No Impact Fund allocation applies to Northumberland under either determination.

Homes, partners and local need

Northumberland's adopted Local Plan sets a requirement of 885 dwellings a year (17,700 homes, 2016–2036); a new Local Plan is in preparation and its own housing figure, once adopted, should be checked against this baseline — not verified. [14]



Ashington · Ninth Row.

Partner / example	Documented local delivery
Bernicia, Coulson School, Ashington	57 homes for social rent on a derelict former school site. [5]
Northumberland County Council (direct), Windmill Grove, Blyth	31 homes for social rent, council-led. [5]
Northumberland County Council (direct), Lanercost Park, Cramlington	16 homes for social rent, replacing unfit-for-purpose flats. [5]
Cussins, Stobswood Brickworks	101 homes (10 affordable) on a 25-year-vacant brownfield site. [5]

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

Northumberland County Council procures through Open, the North East Procurement Organisation's (NEPO) platform, which replaced the twenty-year-old NEPO Portal in 2024 — confirmed from the council's own "Working with us" page. Registration is free at open-uk.org. Procurement enquiries: financeprocurement@northumberland.gov.uk. [16]

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: Bernicia's and Cussins' schemes above flow through those organisations' own delivery arrangements with the council rather than a fresh open tender for each site.

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 NORTHUMBERLAND COLLEGE

Northumberland College delivers Construction, Engineering and Motor Vehicle provision from its Ashington and Berwick campuses — brickwork, joinery, plumbing, vocational courses and apprenticeships. From 2026/27, provision moves to the new Ashington Campus, including a construction and engineering centre ("The Hope Building"). [17]

The region's Construction Technical Excellence College is Sunderland College, the North East's CTEC, based at the Housing Innovation and Construction Skills Academy, Riverside Sunderland. Northumberland College is named among its spoke colleges — not independently re-verified for this brief.

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.

College enquiries via [Northumberland College, Construction, Engineering and Motor Vehicle](#)

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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03. North East Combined Authority, Mayor Kim McGuinness announces a further £17.6m for affordable homes (Brownfield Housing Fund).
04. Place North East (trade press), North East brownfield fund passes 4,000-home milestone, 24 August 2026.
05. North East Combined Authority, North East Mayor announces £22m to build 1,122 new homes across the region.
06. Northumberland County Council, funding boost for affordable housing in Northumberland.
07. MHCLG, Pride in Place Programme phase 1: place selection methodology note.
08. MHCLG, Pride in Place programme delivery guidance.
09. Northumberland County Council, £20m Blyth funding package gets the green light / Blyth Pride in Place.
10. MHCLG, Pride in Place Programme phase 2: place selection methodology note.
11. MHCLG, Pride in Place Programme phase 2 expansion: place selection methodology note, 20 March 2026.
12. MHCLG, Pride in Place Impact Fund grant determinations 2025 to 2026, Annex A.
13. MHCLG, Pride in Place Impact Fund grant determinations 2026 to 2027, Annex A.
14. Northumberland County Council, New Northumberland Local Plan, and Local Plan Evaluation Report, May 2025.
15. Northumberland Gazette (press), plans in the pipeline for 1,250 new homes in Northumberland town.
16. Northumberland County Council, Working with us (suppliers/procurement; Open/NEPO platform).
17. Northumberland College, Construction, Engineering and Motor Vehicle courses; New Ashington Campus.
18. Homes England, SAHP 2026–2036 guidance.
19. Homes England, Continuous Market Engagement guidance.
20. Homes England, Strategic Partnership guidance.
21. Homes England, SAHP strategic priorities in established mayoral areas.
22. North East Combined Authority, Contact us.
23. Find a Tender service.
24. Northumberland County Council, Contact the council / Contact the Housing Team.
25. Karbon Homes, North East housing providers form partnership to help deliver more social homes across the region.

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