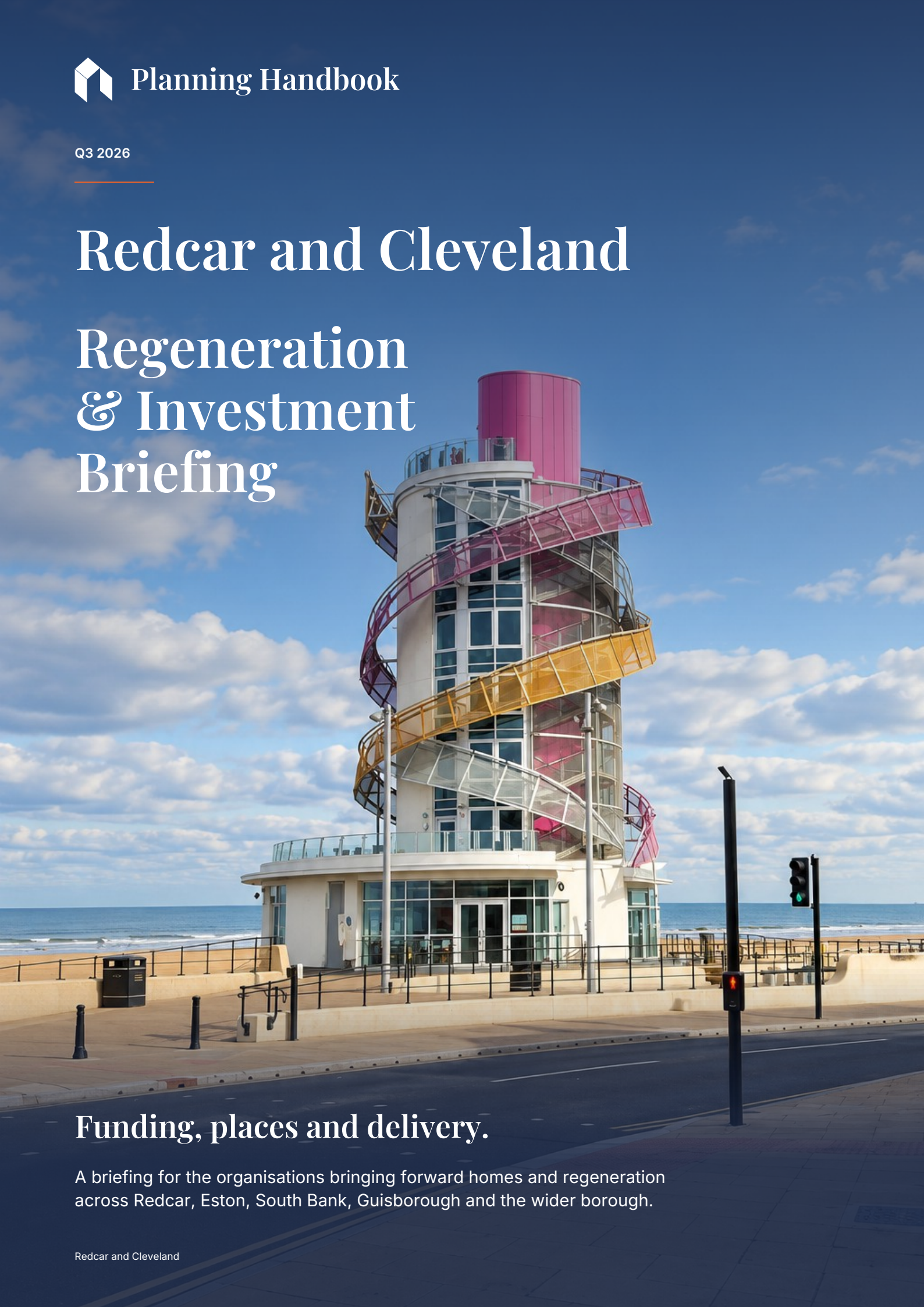


Redcar and Cleveland Regeneration & Investment Briefing



Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Redcar, Eston, South Bank, Guisborough 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 Redcar and Cleveland.

03	The funding landscape
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Saltburn Pier

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
TS6 (Eston) Pride in Place, phase 1	No Pride in Place Plan deadline applies; already in delivery. [9,16]
Pride in Place Impact Fund	Redcar and Cleveland is absent from Annex A in both the 2025/26 and 2026/27 determinations — a finding, not an omission. [12,13]
TVCA Brownfield Housing Fund, round 4	Year 1 (2026/27) allocation deadline was 12pm 4 September 2026, now passed; later-year money (£3.48m, £3.48m, £9.9m) remains unallocated.
Kirkleatham Lane, Redcar (Beyond Housing / Vistry)	Developers for the 108 affordable homes announced 10 February 2025; contract value over £13m, £1.9m Homes England grant. [22]

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 Redcar and Cleveland.

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 Redcar and Cleveland scheme, Homes England is the first call for tenure grant; TVCA's role is land and remediation, not a regional tenure floor.

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 Redcar and Cleveland allocation. [2,3]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England SAHP, via strategic partnership or CME.	No Tees Valley mayoral allocation to bid into; no MHCLG regional estimate covers this area. [2,4]
Land, infrastructure or abnormal costs	Redcar and Cleveland Council, via TVCA's Brownfield Housing Fund; or South Tees Development Corporation on Teesworks land.	Why the site cannot proceed. South Bank bungalows: over £500k BHF against a £3.7m scheme. [24]
Additional affordable-housing support	TVCA's Brownfield Housing Fund EOI route (BHF@teesvalley-ca.gov.uk); no integrated settlement equivalent.	SAHP secured or progressing; the remaining gap and deliverability.
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]

Kirkleatham Lane, Redcar. 108 affordable homes within a 375-home scheme, delivered by Beyond Housing and Vistry Partnerships North East; announced February 2025 — a contracted scheme, not a masterplan ambition. [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. [1,5]

02

Tees Valley Combined Authority

Brownfield Housing Fund; the three Mayoral Development Corporations, including STDC/Teesworks; the Investment Zone.

03

Redcar and Cleveland Council

Local planning authority outside STDC land; local housing need; accountable body for TS6 Pride in Place. [9,16,19]

04

South Tees Development Corporation (STDC)

Planning and land across the c.4,500-acre Teesworks site; TS6 Neighbourhood Together Board runs Pride in Place governance (chair not identified). [16,17]

05

Development and delivery partners

Beyond Housing (Kirkleatham Lane; Redcare); Thirteen (South Bank); Karbon Homes (Lakes/Langley House); Esh Group; Vistry / Linden Homes. [22,23,24,25,26]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk [1]
TVCA Brownfield Housing Fund	BHF@teesvalley-ca.gov.uk
South Tees Development Corporation / Teesworks	via TVCA and teesworks.co.uk
Redcar and Cleveland housing advice	housingclientservices@redcar-cleveland.gov.uk · 01642 774774 [28]
Redcar and Cleveland regeneration / TS6 Pride in Place	via redcar-cleveland.gov.uk/ts6-together and YourVoiceMatters [16,17]
Procurement	via redcar-cleveland.gov.uk/business-information/procurement-overview ; contracts and tenders published on Open [20,21]

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] Redcar and Cleveland's Housing Strategy 2024–2027 was retrieved as a PDF but not read in full detail for this brief; its specific numeric housing targets and affordable-housing percentage by site should be checked against the adopted document before use in a bid — not verified. [19]

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

Kirkleatham Lane, Hummersea Hills, South Bank and the Lakes/Langley House sit at different stages, from live delivery to completed and existing stock. Establish the live phase and the organisation commissioning it before approaching a partner.



Redcar · High Street East.

Kirkleatham Lane, Redcar

108 affordable homes within a 375-home scheme

Beyond Housing and Vistry Partnerships North East were announced as delivery partners on 10 February 2025: 55 two-bed and 53 three-bed homes, 37 for shared ownership and 71 for affordable rent. The remaining 267 homes are open-market sale (Linden Homes) and private rent (Sigma Capital / Simple Life). Contract value exceeds £13m, including £1.9m from Homes England. [22]

Completion date not verified in the source checked.

Hummersea Hills, Loftus

128 homes (completed)

Esh Group, delivering for Beyond Housing under the "Redcare" supported-housing partnership: 85 houses for affordable rent or rent-to-buy, and 43 homes with care and support (9 apartments, 10 houses, 24 bungalows). Funded by Homes England; final completion reported as expected early 2023. [23]

Treated as completed, not a live scheme.

South Bank, Redcar Road

28 bungalows for affordable rent (completed)

Thirteen delivered 28 bungalows on a former terraces site, funded by Homes England and over £500,000 from TVCA's Brownfield Housing Fund; contract value £3.7m. First properties available from spring 2022. [24]

The borough's example of Brownfield Housing Fund co-funding alongside SAHP delivery.

The Lakes / Langley House, Redcar

£6m retrofit programme, 2025–2027

Karbon Homes is running a three-year £6m retrofit and refurbishment programme across 50 homes in the Lakes estate and 27 at Langley House (an over-55s scheme): windows and doors, kitchens and bathrooms, rewires, heating renewal and communal upgrades. Contractor: Straightline NE. [25]

Stock investment in existing homes, not new supply.

One neighbourhood, phase one

TS6 (Eston) has up to £20m over ten years. Its board shapes local priorities; the borough has no second neighbourhood in either later cohort. [9,16]



South Bank

Neighbourhood	Published position / next conversation
TS6 / Eston (phase one)	Up to £20m over ten years. One of the initial 55 phase 1 places selected in October 2023 ("North East Redcar and Cleveland Eston"); no Pride in Place Plan deadline applies, already in delivery. Governance: TS6 Neighbourhood Together Board. Board chair, defined boundary and specific project aims not published on the council's own TS6 page; residents are directed to the YourVoiceMatters engagement platform. Programme transitioned from the Long-Term Plan for Towns to Pride in Place as of October 2025. [9,16,17]

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.

Redcar and Cleveland does not appear in either the phase 2 methodology note (160 boards, September 2025) or the 20 March 2026 phase 2 expansion note (40 boards plus Wales); TS6/Eston is the borough's only Pride in Place neighbourhood. [10,11] The Impact Fund is absent for Redcar and Cleveland in both years — see below. Boards need at least eight members, 51% local. [14,15] Contacts: page 6.

Different pots, different decisions

Redcar and Cleveland's Towns Fund award, the Levelling Up Fund grant, TS6 Pride in Place and the borough-wide Impact Fund operate at different scales, geographies and timetables.

£25m

Redcar and Cleveland: Towns Fund / Town Deal award, Redcar [30]

Component	What the figure includes
£25m	Towns Fund Town Deal, Redcar; council description frames it as enabling town-centre infrastructure and tourism projects. Current spend status not verified for this brief. [30]

The UK Shared Prosperity Fund DBT/TVCA grant scheme total of £200,000 is a scheme-wide figure, not confirmed as Redcar and Cleveland-specific. [31]

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Levelling Up Fund , Greater Eston	£20m awarded spring 2023 (Round 2) for town-centre public realm, active travel and accessibility interventions in Guisborough town centre and the wider Greater Eston area. [29]
Pride in Place , TS6 (Eston)	Up to £20m, ten years. See Pride in Place section above. [9,16]
Brownfield Housing Fund (TVCA), South Bank bungalows	£500,000+ against a £3.7m scheme; 28 homes; example of TVCA co-funding alongside SAHP delivery, not a borough-wide BHF total. [24]
UK Shared Prosperity Fund , DBT/TVCA grant scheme	£200,000 grant scheme total, not Redcar and Cleveland-specific; all funded activity must complete by 31 August 2026. Not verified as a borough allocation. [31]

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

REDCAR AND CLEVELAND PRIDE IN PLACE IMPACT FUND

Absent from

Redcar and Cleveland does not appear in Annex A of the 2025/26 determination (signed 29 September 2025) or the 2026/27 determination (signed 8 April 2026). Both annexes list authorities at £750,000 a year (one at £1,500,000); Redcar and Cleveland is simply not among them in either year. [12,13]

An absence, not an oversight of this brief; raise directly with the council or MHCLG if a local allocation is expected. Not extra funding for TS6 in any case.

Homes, partners and local need

Redcar and Cleveland's Housing Strategy 2024–2027 was located as a published PDF; its specific numeric targets were not extracted in the depth needed for this brief and should be read directly before use in a bid — open. No current housing register total, band breakdown or homelessness presentation figures were found. [19,27,28]



Loftus · Seymour Hill Terrace.

Partner / example	Documented local delivery
Beyond Housing / Vistry Partnerships North East, Kirkleatham Lane	108 affordable homes within a 375-home scheme; announced Feb 2025; £13m+ contract, £1.9m Homes England grant. Completion not verified. [22]
Esh Group / Beyond Housing, Hummersea Hills, Loftus	128 homes; completed circa early 2023; part of the “Redcare” supported-housing partnership. [23]
Thirteen / Esh Group, South Bank	28 affordable-rent bungalows; £3.7m; Homes England and TVCA Brownfield Housing Fund; completed circa spring 2022. [24]
Karbon Homes / Straightline NE, the Lakes and Langley House	77 homes' stock investment (existing homes), three-year £6m programme 2025–2027; not new supply. [25]

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

Redcar and Cleveland Council publishes invitations to tender and its contracts register on Open, the e-procurement platform that has replaced the NEPO Portal (ProContract). To find the council's own opportunities: register on Open, filter by Authority, select "Redcar & Cleveland" and show results; the same filter surfaces the contracts register. [20,21]

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

A funding announcement does not itself create an open invitation to tender: at Kirkleatham Lane, Beyond Housing and Vistry are already engaged as delivery partners, and supply-chain work there flows through those partner relationships rather than a fresh council tender.

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 REDCAR & CLEVELAND COLLEGE

Redcar and Cleveland College delivers Construction provision from Level 1 bricklaying, plastering and carpentry & joinery through to Level 3 apprenticeships, alongside a £4.7m All Access Academy and a new welding facility. The college is a member of the Education Training Collective (Etc.), alongside Stockton Riverside College, Bede Sixth Form College, NETA Training, Innersummit and The Skills Academy. [32,33]

Etc. was named one of five Clean Energy Technical Excellence Colleges on 14 April 2026 (second wave, £175m nationally) — the Tees Valley's own designation is in clean energy, not construction. There is no Construction Technical Excellence College in the Tees Valley; the nearest is City of Sunderland College.

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 evidenced through the contract owner.

College enquiries via cleveland.ac.uk

[Redcar & Cleveland College](#)

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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32. Redcar & Cleveland College; Education Training Collective (Etc.), Redcar & Cleveland College category.
33. NFRC, Redcar and Cleveland College (construction training).

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