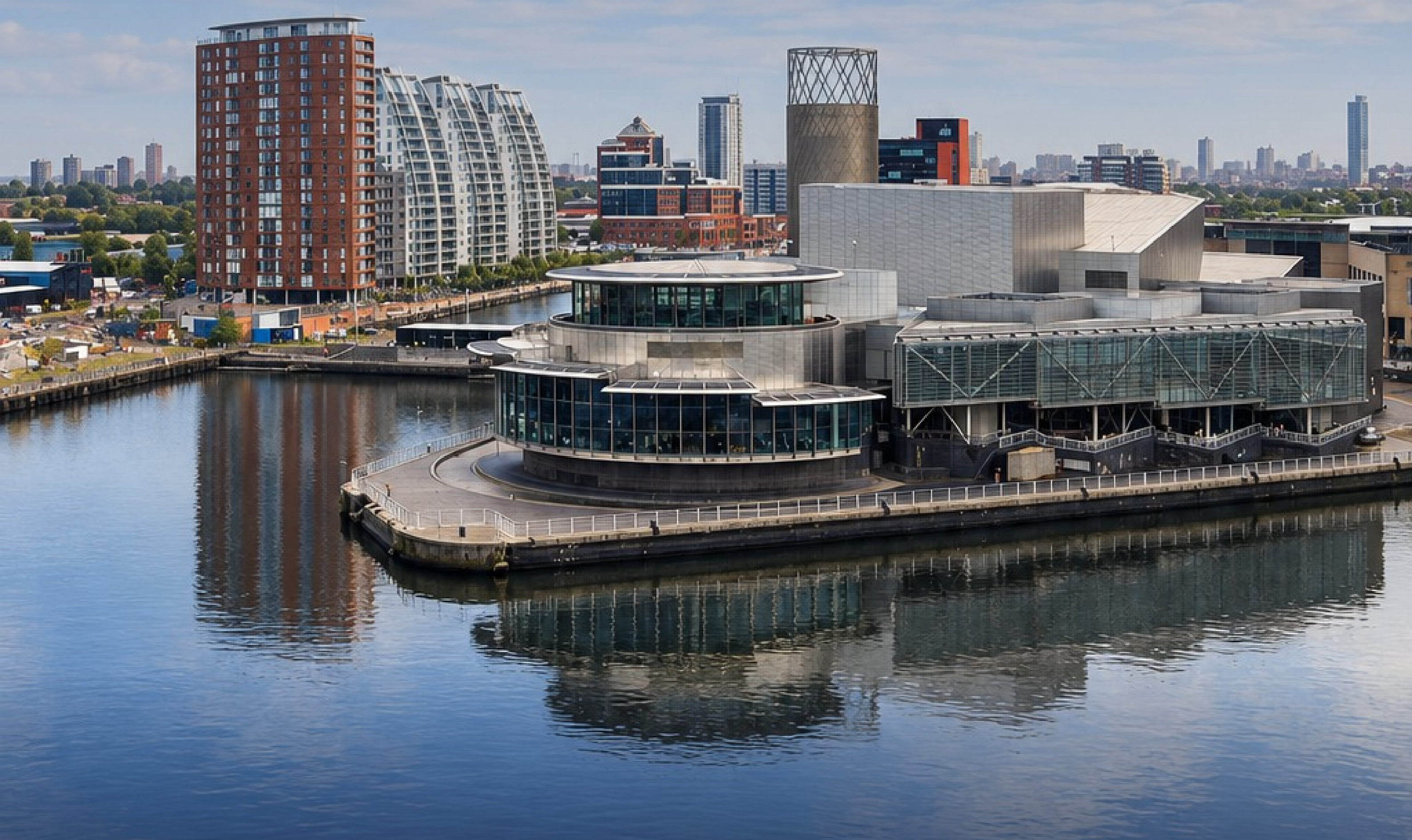
Planning Handbook

Q3 2026

Salford

Regeneration & Investment Briefing



Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across the city of Salford.

Salford Quays

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 Salford.

The Peel Building, The Crescent

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Local Plan consultation	Publication Salford Local Plan: Core Strategy and Allocations (part two) published 31 July 2026. Comments close 4.30pm on 25 September 2026. Approval to submit expected from Full Council in November 2026. [5]
Pride in Place plans	Both Salford neighbourhoods are phase-two; national plan submission milestone: 30 November 2026. No project call open for Pendleton or Brookhouse & Peel Green. [10,30,43,45,46]
Eccles masterplan	Draft masterplan consultation closed 31 March 2026; comments under review. No publication date for the final masterplan is stated. Development estimated to commence early 2028. [12,41]
Impact Fund	Pride in Place Impact Fund money must be committed by 31 March 2027. Target areas not published. [24,28]

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 Salford.

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 Greater Manchester. Housing and infrastructure grant is normally expected to come first through GMCA’s integrated settlement. Social and Affordable Homes Programme grant remains administered by Homes England. The National Housing Bank makes its own finance decisions while working alongside the agency.

How the regional routes fit together

For a Salford scheme, the first conversation depends on the funding gap. Homes England and GMCA have complementary roles; a regional headline figure is not a city allocation.

FIRST-WAVE SAHP ESTIMATE FOR GREATER MANCHESTER

£529m **c.4,400 homes**

Estimated strategic-partnership spend and homes across the city-region in the August announcement. The release does not give a Salford allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England's SAHP, through strategic partnership or continuous market engagement.	Eligible tenure, delivery partner, grant requirement and programme timing. [1]
Land, infrastructure or abnormal costs	Salford City Council and GMCA; the integrated settlement is normally the first route for housing and infrastructure grant.	Why the site cannot proceed, what intervention unlocks it and the local strategic case. [1]
Additional affordable-housing support	GMCA's Good Growth Fund social and affordable housing team.	SAHP should be secured or actively progressing; explain the remaining gap and deliverability. [3]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower or investment structure, commercial funding, security and the route to repayment. [1]

Good Growth Fund: current position. Affordable-housing applications are rolling, with no fixed deadline and subject to available funding. Most other GGF applications start through the relevant local authority. [3]

Brownfield. Greater Manchester was allocated £81.1m from the Brownfield Housing Fund, with the first tranche identifying 24 schemes delivering 4,353 homes across all ten boroughs. GMCA records the fund supporting social rent homes on council land in Salford; no single Salford total is published. [33]

REGIONAL AMBITIONS TO DESIGN FOR

GM's published priorities include 10,000 energy-efficient Social Rent homes by 2030. Places for Everyone, covering nine GM authorities, seeks 50,000 affordable homes by 2039, including 30,000 for social or affordable rent. 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

Homes England takes final SAHP funding and contractual decisions. The Bank assesses its finance investments. [1,18]

02

Greater Manchester Combined Authority

Shapes regional priorities, tenure mix and priority sites; aligns investment through the Integrated Pipeline. [3,21]

03

Salford City Council

Local housing need, planning and council land; accountable body for neighbourhood funding. Invest Salford and the council's land and property pages are the entry points for land enquiries. [17,34]

04

Dérive (Salford) Ltd

The council's wholly owned housing company, with Dérive RP registered by the Regulator of Social Housing. It holds council-sponsored affordable homes and is a commissioning client in its own right. [14,15,35]

05

Neighbourhood boards

Pendleton and Brookhouse & Peel Green boards develop local plans with the community and shape investment priorities. Council accountability and national programme requirements still apply. [29,30]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
GMCA housing / infrastructure	Good Growth Fund teams and funding guidance
Salford land / inward investment	Invest Salford · land and property for sale and rent [17,34]
Local Plan representations	plans.consultation@salford.gov.uk (deadline 4.30pm, 25 September 2026) [5]
Eccles regeneration	contact@ecclesconversation.co.uk · 0808 1688 296 [12]
Pride in Place / procurement	Salford CVS Pride in Place · The Chest [10,16]

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]

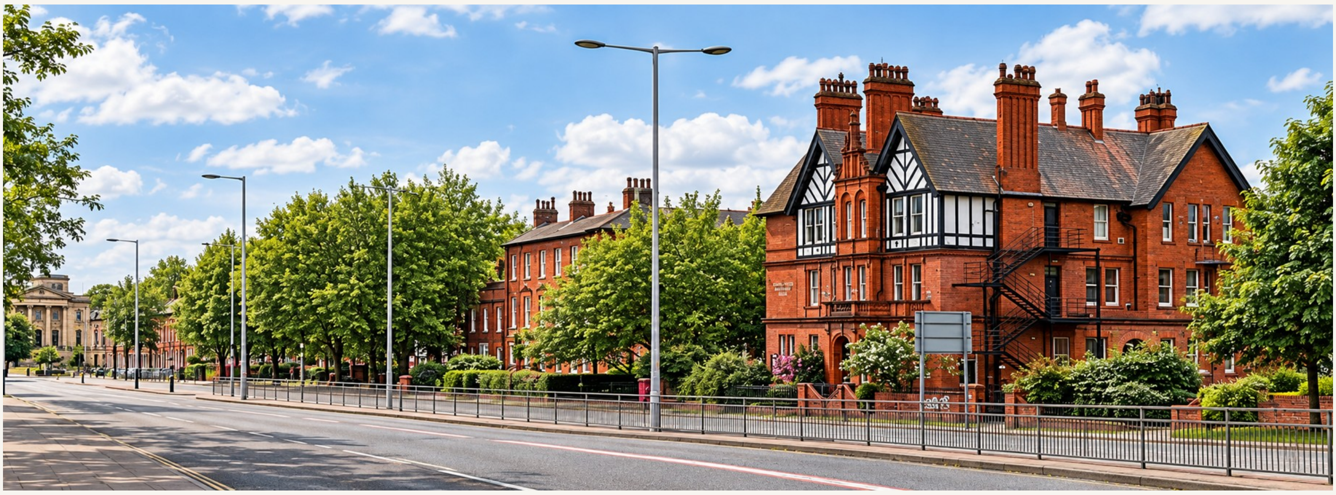
The bid should show how it meets local housing need and regional priorities. Greater Manchester seeks at least 60% Social Rent through SAHP. [21] Salford's Local Plan requires at least 20% affordable housing on schemes of ten or more homes, with an indicative split of 37.5% social rent, 37.5% affordable rent and 25% shared ownership. [32]

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

A £2.5bn city-centre masterplan, town-centre renewal in Eccles and council-sponsored affordable housing sit at different stages. Establish the live phase and the organisation commissioning it.



The Crescent · The A6 corridor within the Crescent Salford masterplan area.

Crescent Salford

Up to 3,000 homes in the masterplan

A 240-acre, £2.5bn masterplan led by the English Cities Fund with the council and the University of Salford; around 800 homes in Adelphi Village. Published phases: 263 homes on the former Adelphi campus (from spring 2026) and Farmer Norton with 42 affordable Passivhaus houses then 185 apartments. Salford Rise, the £13.17m LUF walkway, was programmed for summer 2026. [7,8,9,40]

Confirm which phase is being commissioned and by whom: ECF, the council or an RP partner.

Eccles town centre

1,272 homes reported (not verified)

Muse was appointed strategic partner in July 2025. Phase 1 clearance is recorded complete (no date given); Charles House demolition is intended during 2026/27. Phase one of the community conversation closed 19 November 2025 and the draft-masterplan conversation closed 31 March 2026; comments are under review and no date is given for the final masterplan. £5.4m capital regeneration funding was awarded as a catalyst. Development estimated from early 2028. [11,12,41]

The £5.4m is enabling money, not the scheme's development funding.

Ordsall / Robert Hall Street

274 affordable homes

Seddon Construction selected for a c.£60m scheme of 274 homes on a ten-acre site off Robert Hall Street, 144 in the first phase, designed by Buttress and to be held by Dérive. [13]

Check the current contract and phase position before describing the scheme as started or open to tender.

Little Hulton / Longshaw Drive

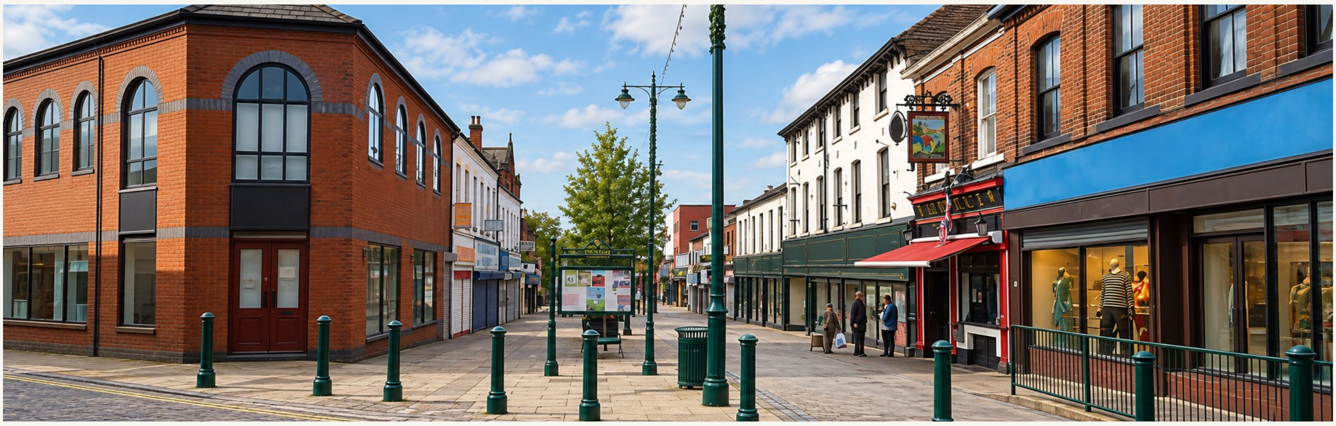
177 homes completed July 2026

A £38.8m scheme on a former school site: 132 houses and 45 apartments, 92 affordable or social rented and 85 for private rent or sale, built to Passivhaus standards. Seddon Housing Partnerships was contractor; Dérive manages the affordable homes. [4]

Delivered context, not pipeline. Salford was confirmed in July 2025 as a government Vanguard Council for housing. [36]

Two boards, two local plans

Pendleton and Brookhouse & Peel Green are each a separate £20m phase-two award over ten years, not a single £40m Salford pot. Salford CVS supports the boards and the council is accountable body. [10,22,23,45]



Eccles

Neighbourhood	Published position / next conversation
Pendleton (GOV.UK: Pendleton)	Neighbourhood board established; Jenni Smith, Chief Executive of Salford Loaves and Fishes, appointed chair. Rebecca Long-Bailey is the MP for the area. Community engagement, survey and events under way. [22,23,45]
Brookhouse & Peel Green (GOV.UK: Peel Green)	Neighbourhood board established; Jon Odukoya appointed chair with Andy Higgins as vice-chair. Michael Wheel is the MP for Worsley and Eccles. Engagement under way through Salford CVS. [22,23,45]

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.

No project call is open for either neighbourhood: Salford CVS invites residents to complete a survey and join a mailing list, and no board minutes have been published. National guidance sets a 30 November 2026 plan milestone. Boards must have at least eight members; at least 51% should live or work locally. Public contact routes: page 6. [10,29,30,43]

Different pots, different decisions

Salford's town-centre capital programmes, its neighbourhood programme and the Impact Fund operate at different scales and on different timetables. They are separate pots and should not be added together.

£13.17m

Salford Rise Levelling Up Fund grant, secured October 2021 [9,25,40]

Component	Published position
£13.17m	Salford Rise, the elevated link across Frederick Road: LUF grant to be spent by March 2025, with onward funding to the English Cities Fund of up to £13,710,933 approved March 2022. [9,25,40]
£5.4m	Eccles town centre: UK Government capital regeneration funding awarded to the council as a catalyst. [12]

Funding note: the £2.5bn Crescent Salford figure is the masterplan's development value across all phases and partners, not a public grant. The Levelling Up Fund and Town Deals were consolidated into a single capital pot from September 2025; check the current programme name on any live call. [7,26]

UK SHARED PROSPERITY FUND

Route	Published position
Council business funding	The "Get funding for your business" page (updated 1 October 2025) lists GC Business Finance, the GM Business Growth Hub finder and the DBT finance finder, with no UKSPF round. [42]
Community grants	The council's community grants page carries no UKSPF or Pride in Place call. [43]

UKSPF allocations are made to local authorities by formula and administered locally. No live Salford call was found; check those pages again before assuming a round is open. [27,42,43]

SALFORD PRIDE IN PLACE IMPACT FUND

£1.5m

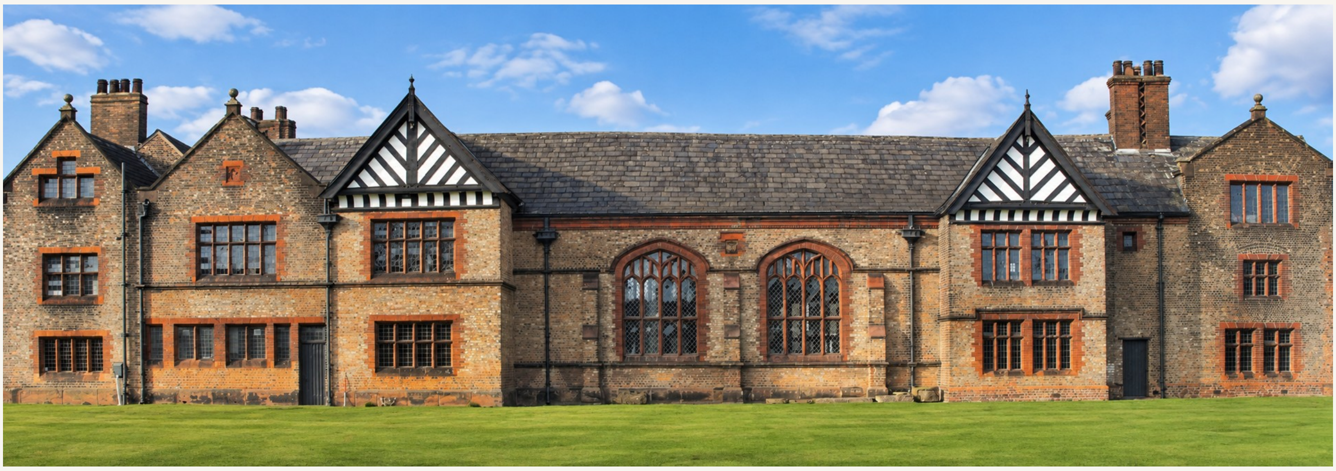
£750,000 in each of 2025/26 and 2026/27 (two annual determinations of the same grant, not a single award), for capital improvements only, across three themes: community spaces, public spaces, and high streets and town centres. [24,47]

No target ward list is published. Confirm eligibility with the council. [28,47]

Funding must be committed by 31 March 2027; uncommitted sums must be returned. This is not extra funding for the Pendleton or Brookhouse & Peel Green programmes. [24]

Homes, partners and local need

The Good Homes Strategy 2025–2030 was approved in May 2025, with a planned pipeline of 557 new social and affordable homes for 2025/26. The 2025 Housing Needs Assessment records 12,134 households in need and an annual shortfall of 467 affordable homes; the Local Plan applies a need of 1,370 homes a year. [31,32,48]



Ordsall Hall · Timber-framed manor within the Ordsall regeneration area.

Partner / example	Documented local delivery
Dérive / Longshaw Drive, Little Hulton	£38.8m, 177 homes completed July 2026: 92 affordable or social rented, 85 private rent or sale, Passivhaus, Seddon Housing Partnerships. [4]
Dérive / Robert Hall Street, Ordsall	274 affordable homes, 144 in phase one, Seddon Construction selected; homes to transfer to Dérive. [13]
Salix Homes / Willohaus, Peru Street	100 Passivhaus apartments in Adelphi Village: 30 social rent and 70 affordable rent, Eric Wright Construction; completion programmed summer 2026. [37]
Salix Homes / Archer House and Bowman House	69 social rent homes for people over 55 with a new GP surgery; expected complete by spring 2027. [37]
Dérive and the 2026/27 pipeline	Council records 513 homes built by April 2026 with 700 in construction; Dérive's own second business plan covers 117 homes across six sites. The 2026/27 pipeline is 729 units across 13 schemes with Dérive, ForHousing, Great Places, Housing 21, MSV and Salix. [14,31]

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, ECF, landowner, developer, Dérive, funders	Land and planning advice, valuation, surveys and abnormal-cost assessment
02 · Enabling	Council, developer, Homes England / GMCA 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

Salford City Council advertises its contract opportunities on The Chest; registration is free. Published thresholds use invitations to tender above £75,001 and requests for quotation below £75,000. A pipeline entry is a forecast; the live notice establishes the requirements and timetable. [16]

RP and developer appointments have their own routes. On Crescent Salford the commissioning client may be the English Cities Fund, the council or an RP partner depending on the phase. Confirm whether work is being commissioned directly, through a framework or by a main contractor.

Salford applies social value using the Social Value TOMs, with published guidance on how commitments are monitored through the contract and an emphasis on employment and training created during contract performance. [16]

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 TRAINING IN SALFORD

Salford City College's City Skills campus is a centre of excellence for construction, covering groundworks, brickwork, plastering, painting and decorating, plumbing, electrical installation, carpentry and multi-trade skills. [38]

The college's apprenticeship service supports around 1,700 apprentices with over 500 employers. Build Salford is a traineeship for 16–24 year-old Salford residents as a route into a construction apprenticeship, with over 20 industry partners. [39]

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 council's Social Value TOMs reporting, with named responsibilities and outcomes that can be evidenced through the contract. [16,39]

Apprenticeships and Build Salford: apprenticeships.salfordcc.ac.uk
Construction provision: City Skills

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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