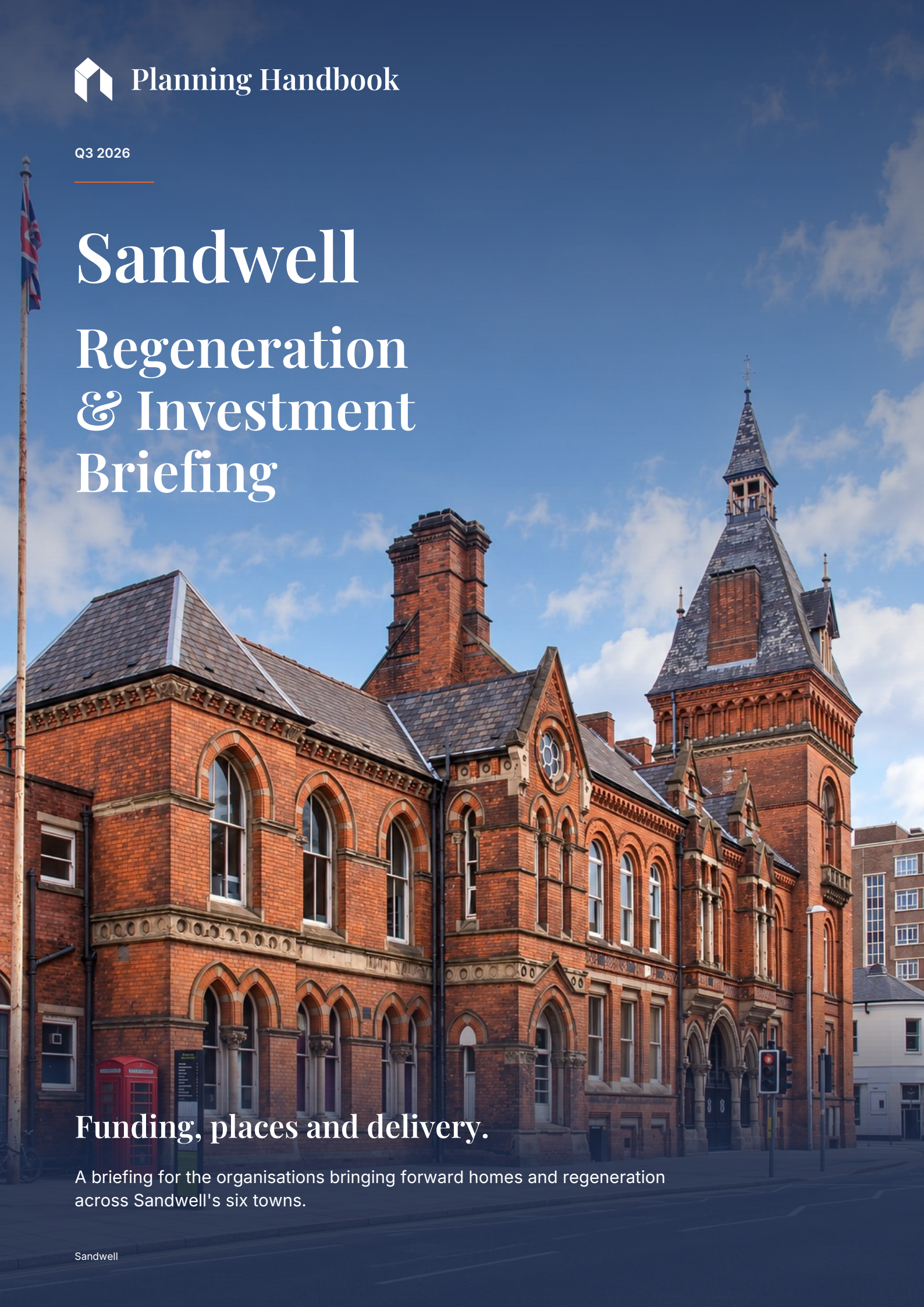




Sandwell Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Sandwell's six towns.

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 Sandwell.

03 The funding landscape

04 Grant, land and finance

05 West Midlands routes

06 Who decides / contacts

07 Accessing programme grant

08 Places and programmes

09 Three neighbourhood boards

10 Local funds and project calls

11 Housing partners and need

12 Delivery and procurement

13 Skills and workforce

14 Sources and digital edition



Oak House, West Bromwich

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Friar Park Pride in Place (phase 2)	Governance model approved 14 January 2026; Chair Jonathan Ward announced. MHCLG's binding deadline is 30 November 2026; Sandwell's Cabinet paper works to 28 November, two days ahead. [6,20,29]
Tivdale Pride in Place (phase 2 expansion)	£20m over ten years; named 20 March 2026. Neighbourhood Board first met 15 July 2026, chaired by Peter Hayward. Regeneration Plan due 26 February 2027. [32,33]
WMCA affordable-housing support	Applications through WMCA's Single Commissioning Framework are rolling, with no fixed deadline; subject to funding and priorities. [3]
Impact Fund	£1.5m across 2025/26 and 2026/27; national guidance requires commitment by 31 March 2027. Local distribution not yet published. [27,28,29]

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 Sandwell.

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 West Midlands. Land, remediation and infrastructure support normally comes first through the Combined Authority: WMCA's devolved housing and land funds, assessed through its Single Commissioning Framework, and the £2.6bn integrated settlement it has held since April 2026. Social and Affordable Homes Programme grant remains administered by Homes England, shaped by 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 Sandwell scheme, the first conversation depends on the funding gap. A regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR THE WEST MIDLANDS

£409m

c.3,200 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 and gives no totals. Neither gives a Sandwell allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England's SAHP, shaped by WMCA's strategic priorities.	Tenure mix, delivery partner, grant requirement and timing. [17,21]
Land, infrastructure or abnormal costs	Sandwell Council with WMCA's devolved housing and land funds and the integrated settlement.	Why the site cannot proceed and what unlocks it, as at Friar Park. [8]
Additional affordable-housing support	WMCA's Single Commissioning Framework, invest@wmca.org.uk .	SAHP should be secured or progressing; explain the remaining gap. [3]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower structure, commercial funding, security and repayment route. [1]

WMCA devolved funds: current position. WMCA asks for a conversation before any Expression of Interest (invest@wmca.org.uk), then assesses through its Single Commissioning Framework. Published thresholds are a minimum 20% affordable housing, demonstrable market failure, a delivery track record and indicative support of £10k–£15k a unit. Fund names and sizes on WMCA's pages are inconsistent and several published deadlines have passed, so treat the list as indicative. [3]

Sandwell's own routes in practice. WMCA's Brownfield Fund funded clean-up at Friar Park; Levelling Up Fund money funded site acquisition at Smethwick. Borough examples, not a further regional award. [8,12]

REGIONAL AMBITIONS TO DESIGN FOR

Homes England's mayoral strategic priorities for the West Midlands seek 20,000 social and affordable homes over the decade, a run-rate of 2,000 Social Rent homes a year by 2028 and roughly 60% Social Rent in SAHP bids, with four growth areas: the Birmingham and North Solihull Gateway, the Coventry Growth Arc, the Black Country Growth Corridor and the Wolverhampton–Walsall Growth Cluster. The regional Growth Plan targets 120,000 homes over the decade. 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. [1,17]

02

West Midlands Combined Authority

Regional priorities, tenure mix and priority corridors; devolved housing and land funds; Single Commissioning Framework. [3,21]

03

Sandwell Metropolitan Borough Council

Local housing need, planning authority, council land; accountable body for both Pride in Place programmes and the Impact Fund. [4,20,27,28]

04

Neighbourhood boards

The Friar Park board (phase 2) is being constituted; the Smethwick Partnership Board (phase 1) has already submitted its Regeneration and Investment Plans. [4,5,20]

05

Development partners under contract

Keepmoat at Friar Park; GreenSquareAccord and Morro Partnerships at Swan Lane. Existing appointments, not open opportunities. [8,10]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
WMCA investment pre-application	invest@wmca.org.uk
Sandwell regeneration and growth	think_sandwell@sandwell.gov.uk
Sandwell housing	Housing_Hub@sandwell.gov.uk
Local Plan / planning policy	Sandwell_LocalPlan@sandwell.gov.uk
Procurement (In-tend support)	in-tendhost.co.uk/sandwellmbc

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 West Midlands seeks roughly 60% Social Rent through SAHP, plus Stepping Stone accommodation, M4(3) wheelchair-accessible homes and estate regeneration. [21] Sandwell's flagship regeneration scheme, Friar Park Urban Village, is designed to at least 25% affordable homes; an earlier WMCA Brownfield Fund tranche for the same site required a lower, superseded 20% affordable minimum. [8,26]

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

Friar Park Urban Village, Swan Lane, the West Bromwich masterplan and the Smethwick site acquisition sit at different stages. Establish the live phase and the organisation commissioning it.



New Square · West Bromwich town centre, the focus of the Towns Fund programme.

Friar Park Urban Village, Wednesbury

c.600 homes, Keepmoat appointed

Sandwell Council and WMCA appointed Keepmoat, a top-10 national housebuilder, as preferred developer in September 2025 to bring forward around 600 homes, at least 25% affordable, on a roughly 32-football-pitch former waste, foundry and hospital site derelict for over 40 years. [8,9]

Planning permission for decontamination is still needed; expected to take two to three years before house building starts, with the full development spanning eight to ten years. [9]

West Bromwich town centre masterplan

1,359 homes envisaged over 20 years

WMCA's Midlands Investment Portfolio describes a 22-hectare masterplan generating 1,359 new homes alongside a new Metro gateway, Town Square and 12,000 sq m of new retail floorspace, with an indicative delivery period of April 2026 to March 2042. [11]

A long-term masterplan envelope, not a single consented scheme; read as an ambition figure, not a committed homes number.

Swan Lane, West Bromwich

147 affordable homes, GreenSquareAccord

A former gas works site delivering 147 new homes for social and affordable rent: 41 two-bed and 24 three-bed houses, plus 17 one-bed and 65 two-bed apartments. Delivery partner GreenSquareAccord with developer Morro Partnerships, alongside Sandwell Council and Homes England. [10]

The Black Lake Metro stop is less than 100 metres away; overall completion date not verified.

Smethwick

Around 151 homes, Levelling Up Fund site assembly

Just over £18m from Levelling Up Fund Round 3, with match funding, is being used to acquire sites in Smethwick and bring forward development-ready land for around 151 new homes and a new primary school. [12]

Assembly and site-preparation funding, not a homes grant; the eventual developer and tenure mix are not verified.

Three places, three cohorts, three clocks

Sandwell has one place in each of the programme's three national cohorts, at different stages. Treat them separately. [4,20,32,34]



Friar Park, Wednesbury

Neighbourhood	Published position / next conversation
Friar Park, Wednesbury (phase 2)	Up to £20m over 10 years, incl. £7.17m revenue. Governance approved 14 Jan 2026; Chair Jonathan Ward. Council target 28 Nov 2026; MHCLG's binding date is 30 Nov 2026 — a two-day internal margin, not a rival deadline. [6,20,29]
Tivdale (phase 2 expansion)	£20m over ten years. Named 20 March 2026. Neighbourhood Board first met 15 July 2026, chaired by Peter Hayward. Regeneration Plan and Investment Plan due 26 February 2027. [32,33]
Smethwick (phase 1)	Up to £20m over 10 years. Plans submitted 28 Nov 2025; approved April 2026; funding programme opened to local groups 1 July 2026. Smethwick Partnership Board chaired by Alan Taylor, Vice-Chair Jude Thompson. No plan deadline for phase 1. [4,5,7,35]

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.

Impact Fund is a separate strand: Sandwell's own paper cites 95 places nationally; MHCLG's determinations list 94 authorities. [20,27,28] Boards need at least eight members, incl. the local MP and a ward councillor. Contacts: page 6. [29,30]

Different pots, different decisions

Sandwell's three Pride in Place places, the Levelling Up Fund, the Towns Fund and the borough-wide Impact Fund operate at different scales and on different timetables.

£67.5m

Sandwell Towns Fund: reported as the largest Towns Fund award of any local authority area [31]

Component	What the figure includes
£67.5m	Towns Fund programme across Sandwell's six towns; individual scheme reporting not researched fresh for this edition. [31]
Just over £18m	Levelling Up Fund Round 3: site acquisition in Smethwick for around 151 homes and a new primary school. [12]

Funding note: the WMCA Brownfield Fund (2018 Housing Deal), a regional £100m fund, names Friar Park as a flagship site for decontamination and clean-up; its earlier 750-home, 20%-affordable figure for the site is superseded by the current 600-home, 25%-affordable Keepmoat scheme. [8,26] No Sandwell-specific 2026/27 UKSPF successor allocation or open call was found; in the West Midlands this money increasingly sits inside WMCA's integrated settlement.

HOUSING STRATEGY TARGET

Commitment	Published position
100–150 new council homes a year	Target set by the Housing Strategy 2023–2028 through to 2028, alongside priorities on affordable supply, best use of existing stock, housing quality, health and fuel poverty. [16]
20,423 households	On the housing register at March 2025, almost double the 10,591 recorded in 2022. [15]

Sandwell's Local Plan, covering the period to 2041, does not itself publish a borough-wide annual housing number verified in this edition; Local Plan 2 (2026–2044) is separately instructed by government with no target yet published. [13,14]

SANDWELL PRIDE IN PLACE IMPACT FUND

£1.5m	£750,000 in 2025/26 (determination 29 September 2025) and £750,000 in 2026/27 (8 April 2026). [27,28] Allocation is borough-wide. No target wards or project list are published as at 19 September 2026. Not resolved. [20]
--------------	---

National guidance requires commitment by 31 March 2027; uncommitted sums must be returned. [29] This is not extra funding for the three neighbourhood programmes.

Homes, partners and local need

The Housing Needs Assessment 2025 records that households on Sandwell's housing register have almost doubled since 2022. The submitted Local Plan, covering the period to 2041, awaits adoption; a separate Local Plan 2 (2026–2044) starts once it is adopted. [13,14,15]



Galton Bridge · The Birmingham Canal Old Line at Smethwick.

Partner / example	Documented local delivery
Keepmoat / Friar Park Urban Village	Around 600 homes, at least 25% affordable, on the former waste, foundry and hospital site in Wednesbury; decontamination planning under way. [8,9]
GreenSquareAccord / Morro Partnerships, Swan Lane	147 new homes for social and affordable rent on a former gas works site in West Bromwich; completion phased. [10]
WMCA Midlands Investment Portfolio, West Bromwich masterplan	1,359 homes envisaged over 20 years alongside a new Metro gateway and Town Square; a long-term ambition figure. [11]
Sandwell Council, Smethwick site acquisition	Levelling Up Fund Round 3 money assembling development-ready land for around 151 homes and a new primary school; developer not yet verified. [12]

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 / WMCA 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

Sandwell Metropolitan Borough Council runs its own In-tend instance, distinct from the shared Black Country Portal used by Dudley and the CSW-JETS instance shared by Coventry and Solihull. Suppliers register at in-tendhost.co.uk/sandwellmbc; the In-tend support line for portal problems is 0844 272 8810. [22]

The council publishes a Procurement Contracts Register and Contract Procedure Rules; a specific council-wide procurement threshold figure was not verified in this edition — confirm with the council's procurement team before assuming a figure. [22]

Above-threshold opportunities are published nationally on Find a Tender; below-threshold notices appear on Contracts Finder and on the council's own In-tend instance. At Friar Park the delivery partner (Keepmoat) and at Swan Lane the delivery partner (GreenSquareAccord / Morro Partnerships) are already appointed; supply-chain work on those schemes flows through those partners, not through a council tender. [8,10,22]

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 SANDWELL COLLEGE

Sandwell College, based in West Bromwich with sites across Birmingham and the Black Country, delivers construction courses (carpentry, joinery, decorating, plastering, plumbing, tiling) and apprenticeships. A £9m Skills Centre in Cradley Heath was under construction, due to open in early 2026. [23]

The regional West Midlands Construction Technical Excellence College is hosted by Dudley College of Technology, with delivery sites at the Construction Apprenticeship Training Centre in Brierley Hill and the Advance Centre in Dudley. Sandwell sits within Dudley College's regional remit; a Sandwell-specific construction skills hub beyond Sandwell College is not verified. [24]

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 evidenced through the council's own contract process. [22,23]

College enquiries: www.sandwell.ac.uk

Skills Centre: [Sandwell College, Cradley Heath Skills Centre](#)

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

01. Homes England / National Housing Bank, Investment Prospectus 2026.
02. MHCLG and Homes England, first-wave SAHP announcements, 24–25 August 2026: 33 strategic partners and regional estimates.
03. WMCA, Investing with us (Single Commissioning Framework, devolved funds, invest@wmca.org.uk).
04. Sandwell Council, Smethwick Pride in Place Programme.
05. Sandwell Council, "Smethwick regeneration and investment plans submitted to Government".
06. Sandwell Council, "Chair of the Friar Park Pride in Place Neighbourhood Board announced".
07. Sandwell Council, "Smethwick Pride in Place funding programme is now open".
08. WMCA, "Sandwell and West Midlands Mayor appoint developer to drive forward 600 new homes in Wednesbury".
09. Construction Enquirer, "Keepmoat to deliver new 600-home urban village in Sandwell", 1 September 2025.
10. GreenSquareAccord, "We're delivering 147 new affordable homes in West Bromwich".
11. Midlands Investment Portfolio, West Bromwich Masterplan.
12. Sandwell Council, Levelling Up Fund Round 3.
13. Sandwell Council, Sandwell Local Plan.
14. Sandwell Council, Sandwell Local Plan 2 (2026–2044).
15. Sandwell MBC Scrutiny Board, Housing Needs Assessment 2025: Summary of Findings.
16. Sandwell Council, Housing Strategy 2023–2028.
17. Homes England, SAHP 2026 to 2036 guidance.
18. Homes England, SAHP Continuous Market Engagement route.
19. Homes England, SAHP Strategic Partnership route.
20. Sandwell MBC Cabinet, "Pride in Place Programme – Governance Model", 14 January 2026.
21. Homes England, SAHP 2026–2036: strategic priorities in established mayoral strategic authority areas.
22. Sandwell MBC electronic tendering site (In-tend).
23. Sandwell College, "Construction starts on Sandwell College Skills Centre in Cradley Heath".
24. Dudley College of Technology, West Midlands Construction Technical Excellence College.
25. Sandwell Council, contact pages.
26. WMCA, "WMCA and Sandwell Council deal unlocks biggest brownfield housing site in region".
27. MHCLG, Pride in Place Impact Fund grant determinations 2025–26.
28. MHCLG, Pride in Place Impact Fund grant determinations 2026–27.
29. MHCLG, Pride in Place programme delivery guidance.
30. MHCLG, Pride in Place programme prospectus.
31. Regenerating Sandwell, Towns Fund Programme.
32. MHCLG, Pride in Place Programme phase 2 expansion: place selection methodology note, 20 March 2026.
33. Sandwell MBC, Tividale Neighbourhood Board, public reports pack, 15 July 2026.
34. MHCLG, Pride in Place Programme phase 1: place selection methodology note.
35. Sandwell MBC, Smethwick Partnership Board, public reports pack, 5 February 2026.

PUBLISHER AND DIGITAL EDITION

Read the Planning Handbook online · 020 3951 0814
info@planninghandbook.com

The Planning Handbook publishes independent regional planning and building-regulations guidance. This briefing brings current regeneration research together for organisations delivering homes and regeneration. It is not a council, funder or board publication. Source links resolve through link.planninghandbook.com so they can be repaired if a source moves.

Image sources: West Bromwich Town Hall, Tony Hisgett (2009) · CC BY 2.0; Oak House, Jonathan Thacker (1984) · CC BY-SA 2.0; New Square, Stephen McKay (2017) · CC BY-SA 2.0; Friar Park, A J Paxton (2023) · CC BY-SA 2.0; Galton Bridge, Rob Newman (2013) · CC BY-SA 2.0. Images are AI-generated adaptations of these photographs: illustrative visualisations, not current photography.

General information only, not legal, financial or professional advice. Confirm eligibility and terms with the relevant body. Government material is summarised under the Open Government Licence where applicable.