

Sefton

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Bootle, Southport, Crosby and the rest of Sefton.

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 Sefton.

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The Atkinson, Southport

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Sefton Local Plan (new plan to 2044)	Consultation on the new Local Plan closed 18 September 2026; the plan will set housing, jobs and infrastructure requirements to 2044. Timetable to submission and adoption not yet published. [7]
Bootle Strand Phase 1	Demolition works started June 2025; main construction phase due to begin early 2026; completion spring 2027. [4,5]
Marine Lake Events Centre, Southport	Cost now £106m, up £33m on the 2020 package; approved at full Council on 16 July 2026, after which the VINCI Building main contract was executed. On-site start October 2026; opening early 2029. [37,39,40]
Bootle South Pride in Place	Confirmed phase 2, so the Pride in Place Plan deadline of 30 November 2026 applies; boundary changes were due 17 July 2026. Whether Sefton has submitted is not verified. [10,11,35,36]

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 Sefton.

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 Liverpool City Region. Land, remediation and infrastructure grant normally comes first through the Combined Authority: the Brownfield Land Fund, the Housing Investment Fund and the integrated settlement that LCRCA has held since 1 April 2026. Social and Affordable Homes Programme grant remains administered by Homes England, shaped by LCRCA'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 Sefton scheme, the first conversation depends on the funding gap.

FIRST-WAVE SAHP ESTIMATE FOR THE LIVERPOOL CITY REGION

£380m

c.3,100 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 Sefton allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England's SAHP, via continuous market engagement or a national strategic partner. Bootle and Southport are named LCRCA priority places.	LCRCA's tenure floor (60% Social Rent) and priority-place criteria apply. [21]
Land, infrastructure or abnormal costs	The LCRCA Brownfield Land Fund and the LCR Housing Pipeline; Sefton's own brownfield register.	Strand and Marine Lake have both drawn LCRCA capital directly. [3,16]
Additional affordable-housing support	Sefton Home 2030: Sefton Council and The Sovini Group pooling land and pipeline for 1,000+ homes by 2030.	First wave: up to 400 homes across 8 sites in Bootle, Netherton, Southport, Seaforth and Formby. [14,15]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower or investment structure, commercial funding, security and the route to repayment. [1]

Brownfield Land Fund: current position. LCRCA's £60m programme from July 2020 targets at least 4,000 and up to 5,000 homes; applications go to the Combined Authority's housing team with no standing deadline, and the test is that the scheme is unviable without grant. A further £13.8m for 555 homes was added in November 2025. The Housing Investment Fund, endorsed January 2026, supports stalled and early-stage sites in the LCR Housing Pipeline. [3]

Sefton Home 2030. Sandway Homes moves to reduced operations as the council pivots to Sefton Home 2030 with The Sovini Group. [14,15]

REGIONAL AMBITIONS TO DESIGN FOR

LCRCA's SAHP strategic priorities seek around 16,000 social and affordable homes over 2026–2036 with at least 60% at Social Rent, across 13 priority places. The LCR Housing Pipeline published in January 2026 carries 64,044 homes on 310 sites. The Liverpool North Docks Mayoral Development Corporation, decided by the Combined Authority on 25 September 2026, could bring forward up to 17,000 homes. 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]

02

Liverpool City Region Combined Authority

Shapes regional priorities, tenure mix and priority places; administers the Brownfield Land Fund and the LCR Housing Pipeline. [3]

03

Sefton Council

Local housing need, planning and council land; accountable body for Pride in Place (Bootle South) and the Impact Fund determinations. [12,13]

04

Sefton Home 2030 (Sefton Council / The Sovini Group)

Alliance delivering up to 1,000 social and affordable homes by 2030 as Sandway Homes moves to reduced operations. [14,15]

05

Bootle South Neighbourhood Board

Independent Chair and board shape the Pride in Place Plan due for MHCLG assessment by 30 November 2026. [10,11,36]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
LCRCA housing / brownfield	brownfield@liverpoolcityregion-ca.gov.uk
Sefton regeneration / Bootle Strand	strandfuture@sefton.gov.uk
Sefton housing options	housing.options@sefton.gov.uk · 0151 934 3541
Pride in Place: Bootle South	www.prideinplacebootle.org.uk ; board recruitment via Sefton CVS
Procurement	The Chest · Find a Tender

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 Liverpool City Region seeks at least 60% Social Rent through SAHP, with 13 named priority places. [21] Sefton's adopted Local Plan requires 30% affordable housing on schemes of 15 or more dwellings under Policy HC1, tied to a council delivery target of 150 net affordable homes a year to 2027; the emerging Local Plan to 2044 has not yet set a new figure. [7,28]

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

Bootle Strand, the Marine Lake Events Centre and the Sandway/Sefton Home 2030 pivot sit at different stages, with costs and delivery vehicles that have changed since they were first announced. Establish the live phase and the organisation commissioning it.



Bootle Strand · Phase 1 under construction, completing spring 2027.

Bootle Strand

New public space, Mons Square; completing spring 2027

Sefton's flagship scheme converts the former M&S unit (food, beverage, exhibition, community space) plus demolition for Mons Square and canal links. Demolition June 2025; construction early 2026; complete spring 2027. [4,5]

Funding: £20m government grant plus LCRCA support, incl. £7.1m Single Investment Fund within a £17.935m capital estimate — £20m, £7.1m and £17.935m overlap, do not add them. [5,6,16]

Marine Lake Events Centre, Southport

£106m total cost; on site October 2026

Redevelopment of the former Southport Theatre site: a 1,200-seat theatre, 2,400-capacity conference centre and "The Light Fantastic" show. Cost up £33m on the 2020 package, approved 16 July 2026; the VINCI Building contract then executed. [37,39,40]

Sefton contributes £52.7m; public funding £33m Town Deal, £20m LCRCA, £33m more from borrowing/grant. Audit call rejected July 2026. [39,40]

Sandway Homes and Sefton Home 2030

Up to 1,000 homes by 2030

Sandway Homes, the council's development company, is moving to reduced operations as it completes its final scheme at Buckley Hill Lane, Netherton. The council is pivoting to Sefton Home 2030, its alliance with The Sovini Group, pooling council land with Sovini's pipeline. [14,15]

First wave: up to 400 homes across eight sites in Bootle, Netherton, Southport, Seaforth and Formby; the exact date of the Sandway board resolution is not verified. [15,41]

Southport Town Deal

£37.5m awarded; £33.3m to the Marine Lake Events Centre

Government's Southport Town Deal funds the Marine Lake Events Centre as its central scheme, plus other projects including a reported £10m Town Hall Gardens transformation and a £75m Cove Resort proposal on the Esplanade. [8,22]

The Town Hall Gardens and Cove Resort figures are press-reported and not fully verified in this edition.

Bootle South: one board, one plan

Bootle South is Sefton's only confirmed Pride in Place neighbourhood, carrying up to £20m over ten years. Its board shapes local priorities. [10,11]



Bootle

Neighbourhood	Published position / next conversation
Bootle South (phase two)	Up to £20m over 10 years, split 63% capital / 37% revenue. Independent Chair Dave Smith (Veterans in Sefton) appointed May 2026; board recruitment under way via Sefton CVS. Confirmed in MHCLG's phase 2 place selection note, so the Pride in Place Plan deadline of 30 November 2026 applies; boundary changes were due 17 July 2026. Whether Sefton has submitted is not verified against a committee report. [10,11,35,36]
Pride in Place Impact Fund	Sefton does not appear in the published 2025/26 or 2026/27 grant-determination Annex A lists; treat as not allocated to Sefton in this programme. [12,13]

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 other Sefton neighbourhood (e.g. Southport) was identified in the Pride in Place lists checked; whether Southport features in any later phase is not verified. National guidance sets the 30 November 2026 plan milestone for phase-two areas. Public contact routes: page 6. [35,36]

Different pots, different decisions

Sefton's Southport Town Deal, the Bootle Strand grant and LCRCA support, and the borough-wide Impact Fund operate at different scales and on different timetables.

£37.5m

Southport Town Deal award, of which £33.3m is committed to the Marine Lake Events Centre. [8]

Component	What the figure includes
£33.3m	Committed to the Marine Lake Events Centre, the Town Deal's central scheme. [8]
£20m	Bootle Strand central government grant for Phase 1, alongside LCRCA support. [5,6,16]

Funding note: the LCRCA Single Investment Fund awarded a further £7.1m for Strand Phase 1 enabling works, part of a wider £17.935m supplementary capital estimate approved by Sefton Cabinet (July 2025) and LCRCA (around September 2025). Do not add the £20m grant, £7.1m SIF award and £17.935m estimate together — they overlap. [5,6,16]

UK SHARED PROSPERITY FUND AND OTHER LOCAL FUNDS

Commitment	Published position
£7,451,277	Sefton's UKSPF allocation (16.8% of the LCR total); a further Digital Connectivity Grants round (round six) is referenced for 2026. Programme detail and current spend profile not verified in this edition. [26,27]
Not verified	No additional Sefton Levelling Up Fund or separate Towns Fund award beyond the Southport Town Deal was confirmed in this research pass.

Figures in this section cover different programmes, geographies and periods. They should not be added into a single borough investment total.

SEFTON PRIDE IN PLACE IMPACT FUND

Not allocated	Sefton does not appear in the published Annex A lists of authorities receiving the separate £1.5m Impact Fund for either 2025/26 or 2026/27. [12,13]
	Pride in Place (Bootle South) itself carries up to £20m over 10 years — a separate, confirmed allocation. [10]

This is not extra funding for the Bootle South neighbourhood programme.

Homes, partners and local need

Sefton's council delivery target is 150 net affordable homes a year (Housing Strategy 2022–2027, tied to Local Plan Policy HC1). [28] The 2019 Strategic Housing Market Assessment, carried into the Affordable and Supported Homes SPD, records assessed need of about 391 a year, with Southport alone accounting for 226. [38] Actual Section 106 delivery was 112 in 2023/24 and 125 in 2024/25, both below target. [29]



Leeds and Liverpool Canal, Bootle · Assessed need across Sefton is unevenly spread; Southport alone accounts for 226 affordable homes a year.

Partner / example	Documented local delivery
Sandway Homes (council-owned)	141 homes across three sites: Bartons Close, Crossens (30); Meadow Lane, Ainsdale (48); Buckley Hill Lane/Molyneux Gardens, Netherton (63, incl. 18 affordable). [14,23]
Sefton Home 2030 (Sefton Council / The Sovini Group)	Up to 1,000 social and affordable homes by 2030; first wave up to 400 homes across 8 sites in Bootle, Netherton, Southport, Seaforth and Formby. [15,25]
One Vision Housing (part of The Sovini Group)	Registered Provider active across Sefton; specific current schemes not verified in this edition. [25]
Onward Homes	Named as a Liverpool City Region strategic partner with a presence across the region, including Sefton; scheme-level detail for Sefton not verified.

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	Sefton Council estates, Sandway Homes/Sefton Home 2030, landowner, RP, LCRCA	Land and planning advice, valuation, surveys and abnormal-cost assessment
02 · Enabling	Council, LCRCA, developer, Homes England	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

Sefton Council places tender opportunities through The Chest, the North West's shared local-authority procurement portal; the council's own page names Proactis as its e-tendering provider and says it will link directly to the new central digital platform under the 2023 Act regime. [31]

Social value: Sefton considers social value on all goods/services tenders over £20,000 and works tenders over £100,000; the Social Value Portal questionnaire is required for tenders over £100,000. [31]

Above-threshold notices also appear on Find a Tender. [32]

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 SOUTHPORT COLLEGE AND HUGH BAIRD COLLEGE

Southport College operates a Centre of Excellence for Construction and Trades and offers a Construction T Level; it received a £2.3m grant supporting T Level programmes and is named as a partner college for apprenticeships under the Sefton Home 2030 alliance. [22,25]

Hugh Baird College, serving the Liverpool City Region including South Sefton, offers Construction Multi-skills provision and is named alongside Southport College as an apprenticeship partner for Sefton Home 2030. Its former South Sefton Campus became the separately branded Sefton Sixth Form College in August 2023. [25,33]

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 colleges' employer routes alongside the workforce plan, with named responsibilities and outcomes that can be evidenced through the contract owner's own social value framework.

General council contact: contact@sefton.gov.uk · 0345 140 0845

Bootle Strand regeneration: strandfuture@sefton.gov.uk

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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