Planning Handbook

Q3 2026

Sheffield

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Sheffield city centre, the outer estates and the wider district.

Sheffield

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 Sheffield.

Sheffield City Hall

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Pride in Place neighbourhood boards	Membership and boundaries confirmed to MHCLG by 17 July 2026 for both Sheffield areas. [4]
Pride in Place Plans (both Sheffield areas, phase two)	Due to MHCLG by 30 November 2026. First payments expected from spring 2027, rising to £2m a year per area to 2036. [4,11]
Emerging Sheffield Plan	Inspectors asked for 38,012 homes; Main Modifications consultation closed 5 May 2026. Inspectors' final report awaited, then Full Council adoption vote. Not adopted at 19 September 2026. [13,29]
Moorfoot development-partner procurement	Engagement questionnaire closed 19 June 2026; formal tender expected later in 2026; indicative 8-year contract October 2027–September 2035. [14]
Housing Allocations Policy	Approved by committee 29 January 2026; implementation planned autumn 2026. [17]

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 Sheffield.

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 South Yorkshire. Land, remediation and infrastructure support normally comes first through the Mayoral Combined Authority: the £65m Brownfield Housing Fund closed in March 2026, a further £118m from April 2026 continues housing development from the National Housing Delivery Fund, and SYMCA has held an integrated settlement since April 2026. Social and Affordable Homes Programme grant remains administered by Homes England, assessed against the mayor’s published strategic priorities. The National Housing Bank makes its own finance decisions while working alongside the agency.

How the regional routes fit together

For a Sheffield scheme, the first conversation depends on the funding gap; a regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR SOUTH YORKSHIRE

£249m **c.2,200 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 Sheffield allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England SAHP, via strategic partnership or CME, assessed against SYMCA's priorities (60/40 tenure, 10% supported) and Sheffield's own Catalyst Sites.	Tenure, delivery partner, grant need. No Sheffield SAHP allocation published. [1,28]
Land, infrastructure or abnormal costs	Sheffield City Council, via SYMCA's successor housing/infrastructure capital or Homes England directly, as at Moorfoot.	Why the site cannot proceed; the council's sponsoring case to SYMCA. [14]
Additional affordable-housing support	SYMCA's Growth Hub team, via the integrated settlement's housing and infrastructure theme.	SAHP secured or progressing; the remaining gap and deliverability. [3]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower structure, commercial funding, security. [1]

SYMCA housing funds: current position. The Brownfield Housing Fund closed in March 2026 after supporting 45 developments and more than 3,700 homes. No published open call for the £118m successor programme was found at 19 September 2026; housing and development enquiries go to the Growth Hub team and the sponsoring council. The Strategic Place Partnership with Homes England (February 2024) is the pipeline route. [3]

Three Catalyst Sites. Sheffield holds three of SYMCA's four named regional Catalyst Sites — Neepsend, Furnace Hill and Moorfoot — a concentration not matched by Barnsley, Doncaster or Rotherham, each of which has one. [see regions/south-yorkshire.md]

REGIONAL AMBITIONS TO DESIGN FOR

South Yorkshire’s published SAHP priorities seek 9,000 affordable homes over five years, a 60% Social Rent / 40% other affordable tenure mix and 10% supported or specialist housing, with named Catalyst Sites; the Strategic Place Partnership targets about 5,000 homes (about 2,000 affordable) and the Don Valley Corridor Mayoral Development Zone 10,500 homes over 30 years. 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; joint procurement partner for Moorfoot. [1,18,14]

02

South Yorkshire Mayoral Combined Authority

Regional priorities, tenure mix and Catalyst Sites for SAHP; the integrated settlement; the successor housing/infrastructure capital; the Don Valley Corridor MDZ. [see regions/south-yorkshire.md]

03

Sheffield City Council

Local housing need, planning authority, council land, its own new-build and land-disposal programme; accountable body for Pride in Place across both Sheffield neighbourhoods during the early stages. [4,13,14]

04

Two Pride in Place neighbourhood boards

Batemoor, Jordanthorpe and Lowedges (Independent Chair: Kris Mackay); Parson Cross and Fox Hill (chair not named in published sources — open). Both resident-led and independently chaired. [4,30]

05

Development and delivery partners

Capital & Centric with Great Places (Furnace Hill joint venture); Igloo Regeneration (Neepsend); Sheffield Housing Company, the joint venture between the council, Keepmoat and Great Places (citywide sites). [27,21]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
SYMCA housing / infrastructure	growthhub@southyorkshire-ca.gov.uk · +44 (0)114 220 3400
Sheffield planning / development	sheffield.gov.uk/planning-development · council contact centre 0114 273 4567 [15,22]
Sheffield housing / homelessness	sheffield.gov.uk/housing/homelessness · Housing Solutions 0114 273 6306 [17,23]
Pride in Place (Batemoor/Jordanthorpe/Lowedges; Parson Cross/Fox Hill)	via haveyoursay.sheffield.gov.uk and local-area-committees.sheffield.gov.uk/pride-place [4,5]
Procurement	via sheffield.gov.uk/business/procurement-tenders; registration through YORtender [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. South Yorkshire’s published priorities seek 60% Social Rent, 10% supported housing and delivery on the named Catalyst Sites. [21] Sheffield's adopted Core Strategy (2009) sets a housing requirement of 1,425 net additional dwellings a year (2008/09–2025/26); the council's current planning position applies a local housing requirement of 3,038 homes a year, including the 35% urban-centre uplift, pending adoption of the new Local Plan. [13,29]

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

Furnace Hill, Neepsend, Moorfoot and Sheffield Housing Company sit at different stages. Establish the live phase and the organisation commissioning it before approaching a partner.

Kelham Island · The weir on the River Don.

Furnace Hill

750 homes, Levelling Up Fund and Homes England Catalyst Site

Capital & Centric, in joint venture with Great Places, appointed developer 25 February 2026 for the 6.4-acre site: 750 homes (a third each affordable, private and build to rent), 20,000 sq ft non-residential space and a new Furnace Square. GDV £165m. Part of a combined £67m Levelling Up Fund pledge with Neepsend. [27,24]

Homes figure reduced from an earlier 825; not a consented scheme.

Neepsend

430 homes, Homes England Catalyst Site

Igloo Regeneration appointed developer 25 February 2026 for the adjoining 6-acre site: 430 homes (about a fifth affordable, a tenth later living), 21,520 sq ft non-residential space and a new Artisan Square. GDV £125m. [27,24]

Furnace Hill and Neepsend together reported as close to 1,200 homes, around 330 affordable — a press rounding.

Moorfoot

Up to 725 homes (phase 1), council and Homes England

Council and Homes England launched a joint procurement in May 2026 for a development partner: phase 1 could deliver around 725 homes, at least 10% affordable, GDV £300m. Engagement questionnaire closed 19 June 2026; formal tender expected later in 2026. [14]

Not yet at developer-appointment stage; scope estimates, not a consented scheme.

Sheffield Housing Company

Citywide programme, council / Keepmoat / Great Places

The council/Keepmoat/Great Places joint venture (50/25/25%) has delivered homes across 23 sites, including 47 at Corker Bottoms, 40 at Eclipse and 41 approved at Shirecliffe. Completions close to 1,000 during 2026. [8,27,31]

2011 ambition was 2,300 homes by mid-2026; target date passed, exact total not published — open.

Two neighbourhoods, both phase two

Batemoor/Jordanthorpe/Lowedges and Parson Cross/Fox Hill each have up to £20m over ten years. Their boards shape local priorities; do not sum the two into one figure. [4]

Parson Cross

Neighbourhood	Published position / next conversation
Batemoor, Jordanthorpe and Lowedges (phase two)	Up to £20m over ten years. Board membership and boundaries confirmed to MHCLG by 17 July 2026. Ten-year vision and four-year Investment Plan due 30 November 2026. Independent Chair: Kris Mackay. £1.4m in year one (2027), rising to £2m a year to 2036. [4,5,11,30]
Parson Cross and Fox Hill (phase two)	Up to £20m over ten years. Same governance model, timetable and funding profile; money starts April 2027. No Independent Chair name published in the sources checked — open. [4,5,11,30]

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.

Named "Batemoor & Jordanthorpe" and "Parson Cross" in MHCLG's phase 2 methodology note (9 March 2026); neither appears in the 20 March 2026 expansion note. [11,12] Sheffield is absent from the Pride in Place Impact Fund Annex A for both 2025/26 and 2026/27, the only South Yorkshire authority with no allocation; Barnsley, Doncaster and Rotherham are each listed at £750,000. [9,10] Boards need at least eight members, 51% local. [6,7] Contacts: page 6.

Different pots, different decisions

The Levelling Up Fund pledge, the two neighbourhood plans and the SYMCA successor capital operate at different scales and on different timetables.

£67m

Levelling Up Fund pledge, Furnace Hill and Neepsend combined [27,24]

Component	What the figure includes
Furnace Hill	750 homes, GDV £165m; developer appointed 25 February 2026. [27,24]
Neepsend	430 homes, GDV £125m; developer appointed 25 February 2026. [27,24]

Announced at the Convention of the North, 2024; procurement launched October 2024. Not a Sheffield-wide funding total. [27,24]

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Pride in Place, Batemoor/Jordanthorpe/Lowedges and Parson Cross/Fox Hill	£20m each, ten years. Two separate allocations, not a single sum. [4,5]
Pride in Place Impact Fund	Not applicable — Sheffield not listed in Annex A for 2025/26 or 2026/27. [9,10]
SYMCA successor housing/infrastructure capital	£118m from April 2026, region-wide. No Sheffield-specific allocation found; enquiries via the Growth Hub. Not verified as a Sheffield figure. [see regions/south-yorkshire.md]
UK Shared Prosperity Fund successor, 2026/27	Not verified; no Sheffield-specific allocation or open call found.

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

SHEFFIELD PRIDE IN PLACE IMPACT FUND

Not listed

Sheffield does not appear in Annex A of either the 2025/26 determination (signed 29 September 2025) or the 2026/27 determination (signed 8 April 2026); each lists 94 authorities at £750,000 a year. [9,10]

Barnsley, Doncaster and Rotherham are each listed at £750,000 in both years — Sheffield is the only South Yorkshire authority absent.

An absence finding, not an oversight; not extra funding for the two neighbourhood programmes.

Homes, partners and local need

Sheffield's adopted Core Strategy sets a requirement of 1,425 dwellings a year (2008/09–2025/26); the council's current planning position applies 3,038 homes a year including the 35% uplift; the emerging Sheffield Plan has been asked to plan for 38,012 homes, not yet adopted. [13,29]

Park Hill · The renovated flats above the station.

Partner / example	Documented local delivery
Capital & Centric / Great Places, Furnace Hill	750 homes, GDV £165m, appointed 25 February 2026; part of £67m Levelling Up Fund pledge. [27,24]
Igloo Regeneration, Neepsend	430 homes, GDV £125m, appointed 25 February 2026; same Levelling Up Fund pledge. [27,24]
Sheffield City Council / Homes England, Moorfoot	Up to 725 homes (phase 1 procurement scope), GDV £300m; developer not yet appointed. [14]
Sheffield Housing Company (council / Keepmoat / Great Places)	Citywide programme across multiple sites, including 47 homes at Corker Bottoms, 40 at Eclipse and 41 approved at Shirecliffe; close to 1,000 completed against the 2011 ambition of 2,300 by mid-2026 — that target date has passed. [8,31]

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

Sheffield City Council advertises all open procurement opportunities through YORtender, confirmed directly from the council's own "Submitting a bid for a tender opportunity" page, consistent with the regional page's statement that YORtender covers all four South Yorkshire councils. Registration is free. [16]

Above-threshold notices also appear on Find a Tender, the national register under the Procurement Act 2023 regime, which the council's own procurement pages reference directly. [16,22]

A funding announcement does not itself create an open invitation to tender: at Furnace Hill and Neepsend, Capital & Centric and Igloo are already appointed development partners, and at Moorfoot the current stage is a joint council/Homes England procurement for a single development partner, not an open build contract. [27,14]

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 THE SHEFFIELD COLLEGE

The Sheffield College delivers Construction, Building Trades and Civil Engineering provision at its Castle campus — bricklaying, joinery, plastering, electrical and plumbing — plus a T-Level in Surveying and Design (Construction) for 16–18 year-olds at its City campus, running since September 2023. The college was awarded £500,000 towards T-Level training facilities. [25,26]

The region's Construction Technical Excellence College is Leeds College of Building, the Yorkshire and the Humber CTEC, one of ten named across England, backed by £100m nationally with a target of 40,000 trained by 2029. Sheffield College's role as a sub-regional CTEC delivery partner is not verified.

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.

The Sheffield College, Construction, Building Trades and Civil Engineering

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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