

Solihull Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Solihull and the UK Central growth area.

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 Solihull.

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The Core, Solihull

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Kingshurst Village Centre, Phase 2	Cabinet approved £23.9m Phase 2 on 18 September 2026, including £8m of WMCA funding; construction expected to start before the end of 2026. [13]
Chelmsley Wood East Pride in Place	Solihull's single phase-two neighbourhood. Chair appointed 21 May 2026; nine community champions appointed 17 July 2026; Plan due to MHCLG by 30 November 2026. [4,5,6,7,39]
Solihull Local Plan Review 2026–2043	Issues and Options consultation closed 16 March 2026. Local Housing Need rises to 1,331 dpa and the requirement to 23,958 dwellings; the West Midlands SDS may still change this figure. [8,9,10,40]
Holbeche Place, Solihull town centre	Planning permission granted 20 July 2026 for 228 affordable rental apartments (Habiko); masterplan ambition around 1,600 homes. [11]

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 Solihull.

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 Solihull 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 Solihull 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, shaped by WMCA's strategic priorities.	Tenure mix, delivery partner, grant requirement and timing. [18,21]
Land, infrastructure or abnormal costs	Solihull Council with WMCA's devolved housing and land funds.	Why the site cannot proceed and what unlocks it. Used at Kingshurst and Simon Digby. [3,12,13]
Additional affordable-housing support	WMCA housing team, via the integrated settlement.	SAHP should be secured or actively progressing; explain the remaining gap. [3]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower or investment structure, commercial funding, security and the route to repayment. [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]

Solihull and the SAHP first wave. The 25 August 2026 release gives no West Midlands or Solihull figure; national partners (Orbit, Places for People, Sanctuary, Vistry) have a regional presence, but no total is a Solihull allocation. Vistry is the Simon Digby contractor, funded through the devolved route. [2,3]

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. [1,18]

02

West Midlands Combined Authority

Regional priorities, tenure mix and devolved housing and land funds, used at both Kingshurst and Simon Digby; leads the Spatial Development Strategy. [3,12,13]

03

Solihull Metropolitan Borough Council

Local housing need, planning authority, council land; accountable body for Pride in Place; lead partner at Kingshurst and Simon Digby. [4,12,13]

04

Arden Cross Ltd

Delivery vehicle for the Arden Cross / HS2 Interchange masterplan (Birmingham City Council, Coleshill Estate, Packington Estate). Not a Solihull Council company. [15]

05

Chelmsley Wood East Neighbourhood Board / Solihull Community Housing

The Board shapes and signs off the Pride in Place Plan; SCH is the council's ALMO and new-build delivery partner at Kingshurst. [5,6,7,16]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
WMCA investment pre-application	invest@wmca.org.uk [3]
Solihull regeneration / UK Central	Business Investment Team, Solihull MBC · investinukcentral.com [15]
Pride in Place, Chelmsley Wood East	prideinplace@solihull.gov.uk [4]
Planning policy / Local Plan	Via solihull.gov.uk/planning-and-building-control/emerging-local-plan [8]
Housing options / SCH	0121 717 1515 (24-hour) · solihullhomeoptions.org.uk [17]
Council general enquiries	solihull.gov.uk/tell-us/contact-us [22]
Procurement	CSW-JETS · in-tendhost.co.uk/csw-jets [9]

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] Solihull's adopted Local Plan goes further for planning-led affordable housing: Policy P4 (December 2013) sets a 40% affordable housing target on qualifying sites, well above WMCA's regional c.60%-of-SAHP-bids Social Rent floor. [23]

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

Arden Cross, Holbeche Place, Kingshurst and Simon Digby sit at different stages, from masterplan to construction. Establish the live phase and the organisation commissioning it.



Mell Square · Solihull town centre, the focus of the Town Centre Masterplan.

Arden Cross / UK Central

around 2,000 homes in the masterplan

Arden Cross, Solihull's largest ambition, is a £3.2bn masterplan around HS2 Interchange, NEC and Birmingham Airport, led by Arden Cross Ltd (Birmingham council, Coleshill/Packington). Figures: c.2,000 homes, 2.65m sq ft commercial. DfT confirms Interchange land available 2030, opening the HealthTech Campus to planning with Arden Cross Ltd, Muse and Warwick University. [15,24,43]

Treat with care: the withdrawn 2020 Local Plan cites up to 5,000; WMCA says only "thousands" — unverified. [15,24,43]

Solihull town centre / Holbeche Place

around 1,600 homes across the masterplan

Habiko (Pension Insurance Corporation, Muse and Homes England) is redeveloping the Mell Square area. Phase one is around 350 build-to-rent apartments, already under way; phase two — 228 affordable rental apartments at around 20% below local market rates — was granted planning permission on 20 July 2026. [11]

Graham Construction is preparing demolition of the Mell Square car park; only phases one and two have consent.

Kingshurst Village Centre

78 homes in the masterplan, Phase 2 approved 18 Sep 2026

The third North Solihull local centre to be regenerated. The masterplan totals 78 sustainable homes plus a community, health and wellbeing hub and retail space. Cabinet approved Phase 2, worth £23.9m, on 18 September 2026: 6 further homes, a new Community, Health and Retail building, a new vicarage and infrastructure works. [13,25,26]

Phase 2 funding includes £8m from WMCA and £1.05m from BLRF2, alongside council investment; construction is expected to start before the end of 2026.

Chelmsley Wood / Simon Digby

177 homes, 100% affordable

Planning permission was granted on 19 March 2026 for 177 new homes on the former Simon Digby School site, delivered by Vistry Group as a 100% affordable scheme using modern methods of construction. The scheme is backed by £2.97m from WMCA's devolved housing and land funds. [12]

A different programme from the separate Chelmsley Wood town centre masterplan and the Chelmsley Wood East Pride in Place programme — do not conflate the three.

One board, one local plan

Chelmsley Wood East has up to £20m over ten years. Its board shapes local priorities. [4]



Chelmsley Wood

Neighbourhood	Published position / next conversation
Chelmsley Wood East (phase two)	Up to £20m over ten years. [4] Independent Chair recruitment opened with applications closing 29 March 2026; Reverend Neil Roberts BEM was appointed Chair on 21 May 2026. [5,6] Neighbourhood Board applications opened 1 June, closing 21 June 2026; nine local community champions were announced on 17 July 2026, joined by four ex-officio members for a 14-member board including the Chair. [39] The Board's first tasks are agreeing the programme boundary and beginning work on the ten-year Pride in Place Plan. [39]

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.

Solihull appears on neither the phase 1 place-selection note nor the phase 2 expansion note of 20 March 2026 — Chelmsley Wood East is the borough's only Pride in Place place and 30 November 2026 its only national deadline. [41,42] National guidance sets the 30 November 2026 plan milestone for phase-two areas. Boards must have at least eight members; at least 51% should live or work locally. Public contact routes: page 6. [28,29]

Different pots, different decisions

Solihull's local funding pots operate at different scales and timetables. Do not add them into a single total.

£8m

WMCA's Phase 2 contribution to Kingshurst Village Centre, approved July 2026 [13,26]

Fund	What it covers
WMCA devolved housing and land funds	£2.97m (Simon Digby) and £8m Phase 2 for Kingshurst, plus an earlier £5m. Gap funding, not tenure subsidy; approved with planning 19 March 2026 and by Cabinet 18 September 2026. [12,13,25]
Brownfield Land Release Fund (BLRF2)	£1.05m for Kingshurst: land remediation and utility works, announced 25 October 2023. An older award; treat as historic, not a live call. [26]

Funding note: a c.£12m Levelling Up Fund Round 2 bid for Kingshurst is not verified — no award or rejection confirmed. UKSPF's successor sits with WMCA, not Solihull directly; no Town Deal was identified. [33]

COMMUNITY INFRASTRUCTURE LEVY — NEIGHBOURHOOD PROPORTION

Commitment	Published position
£388,964	Across five wards. Round open to community groups, closing 22 May 2026; funds community infrastructure, not housing. [32]
None found	Towns Fund / Town Deal: no Solihull award identified.

Policy P4's 40% affordable target sits alongside these funds but is not itself a grant pot; see page 11. [23]

THE PRIDE IN PLACE IMPACT FUND DOES NOT INCLUDE SOLIHULL

None	Both Impact Fund determinations (2025/26 and 2026/27) were checked against their Annex A lists on GOV.UK. Solihull appears in neither; Birmingham and Coventry do. [30,31]
	Solihull has no separate Impact Fund allocation alongside its Pride in Place award.

Do not add these figures together — different programmes, geographies and periods, and several relate to the same Kingshurst site.

Homes, partners and local need

The council's Local Plan Review 2026–2043 confirms Local Housing Need at 1,331 dwellings a year, giving a requirement of 23,958 dwellings over an 18-year plan period — about 63% more than the withdrawn 2020 plan's 816 dpa. The adopted 2013 Local Plan and its 40% affordable housing policy remain the statutory development plan until replaced. [23,40]



North Solihull · Chelmsley Wood, Kingshurst and Smith's Wood.

Partner / example	Documented local delivery
Vistry Group / Simon Digby, Chelmsley Wood	177 homes, 100% affordable, planning granted 19 March 2026; £2.97m WMCA gap funding. [12]
Habiko (Pension Insurance Corporation / Muse / Homes England) / Holbeche Place	Phase one c.350 build-to-rent apartments under way; phase two 228 affordable rental apartments granted 20 July 2026. [11]
Solihull Community Housing / Kingshurst Village Centre	Phase 1 reported as 25 net-zero-carbon homes (not verified against a council report); Phase 2 (6 homes) approved 18 September 2026 as part of a £23.9m scheme. [13,25]
Solihull Community Housing / Larch Croft & other sites	18 new homes proposed at Larch Croft, Chelmsley Wood (majority social rent); 5 at Anglesey Avenue, Smith's Wood; 6 at Daylesford, Solihull; retrofit at Faulkner Road. [35]
Arden Cross Ltd (Birmingham City Council / Coleshill Estate / Packington Estate), with Muse and the University of Warwick	Around 2,000 homes in the published masterplan (the withdrawn 2020 Draft Local Plan says up to 5,000, 2,500 in period — not reconciled); masterplan stage only, no homes on site. [15,24,43]

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 and regeneration, landowner, developer, RP, funders	Land and planning advice, valuation, surveys and abnormal-cost assessment
02 · Enabling	Council, WMCA, 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

Solihull Metropolitan Borough Council names **CSW-JETS** — the Coventry, Solihull and Warwickshire Joint e-Tendering System — as its e-tendering portal, at in-tendhost.co.uk/csw-jets. Shared with Coventry and other Warwickshire authorities, and used by Solihull Community Housing. [9]

The council's **Rules for Contracts** (issue date February 2026) sets Procurement Act 2023 thresholds from 24 February 2025: works £4,327,500+, light-touch £552,950+, supplies and services £173,100+ (revised every two years). Below these, the council requires competitive tenders for contracts of £50,000+ and quotations for £10,000–£49,999, via CSW-JETS. Above-threshold notices also appear on Find a Tender; below-threshold on Contracts Finder. [9,36]

The council publishes a contract register and purchase-order data via its procurement transparency page; a forward pipeline document was not found. At Kingshurst and Simon Digby, delivery partners are already appointed (Solihull Community Housing; Vistry Group), so supply-chain work flows through those organisations, not a fresh council tender. [9]

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 SOLIHULL COLLEGE & UNIVERSITY CENTRE

Solihull is not the region's Construction Technical Excellence College host. That designation went to **Dudley College of Technology**, announced 12 August 2025, delivering from Brierley Hill and Dudley. Solihull is served through the wider West Midlands college network rather than a borough-hosted CTEC. [37]

Solihull College & University Centre, Blossomfield Road, Solihull B91 1SB (0121 678 7000), delivers construction locally: a "Get into Construction" pre-employment course, bricklaying and carpentry & joinery from Level 1 through apprenticeship, plus Construction Quantity Surveying Technician and Civil Engineering Technician apprenticeships. Apprenticeships require a minimum 20% off-the-job training. [38]

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 contract owner's own social value reporting.

College enquiries: 0121 678 7000 · solihull.ac.uk/category/construction

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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PUBLISHER AND DIGITAL EDITION

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