Planning Handbook

Q3 2026

South Tyneside

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across South Shields, Hebburn, Jarrow, Boldon and the wider borough.

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 South Tyneside.

The Word, South Shields

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
South Tyneside Local Plan	Adopted 30 July 2026; sets a housing requirement of at least 5,253 homes 2023–2040. [15]
Biddick Hall Pride in Place (phase two)	Neighbourhood Board formed; first meeting expected September 2026; ten-year Regeneration Plan and four-year Investment Plan due to MHCLG 30 November 2026. [4,9]
Jarrow Forward Pride in Place (phase one)	Ten-year Regeneration Plan 2026–2036 submitted to Government October 2025 and approved April 2026; delivery of the first projects under way; no plan deadline applies. [5,7,8,30]
Pride in Place Impact Fund	£750,000 in each of 2025/26 and 2026/27; national guidance requires commitment by 31 March 2027; local distribution not yet published. [11,12]
Miller Homes, Westoe	198 homes on the former South Tyneside College site; final Government planning approval confirmed 25 March 2026. [25]

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 South Tyneside.

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 North East. Land, remediation and infrastructure support normally comes first through the North East Combined Authority: the Mayor's Brownfield Housing Fund, the £143m National Housing Delivery Fund allocation devolved under the July 2026 Plan for Homes, and the integrated settlement NECA has held 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 South Tyneside scheme, the first conversation depends on the funding gap; a regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR THE NORTH EAST

£445m **c.3,400 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, including Newcastle City Council (966 homes, £141.4m), and gives no totals. Neither gives a South Tyneside allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England SAHP, via strategic partnership or CME.	Tenure, delivery partner, grant need. No South Tyneside SAHP allocation published. [1]
Land, infrastructure or abnormal costs	South Tyneside Council, via NECA's Brownfield Housing Fund or integrated settlement.	Why the site cannot proceed. No named South Tyneside award found — open. [3]
Additional affordable-housing support	NECA's housing and land team, via the Plan for Homes pipeline.	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]

NECA housing funds: current position. The Brownfield Housing Fund's original envelope is essentially fully committed (more than 4,000 homes unlocked at 24 August 2026); no further open call was found at 19 September 2026. The £143m National Housing Delivery Fund allocation is for about 4,600 homes by 2030 through a pipeline developed with the seven councils, so the route in is the council's housing or regeneration team and NECA's housing and land team. [3]

Westoe, South Shields. 198 homes on the former South Tyneside College site; Miller Homes secured final Government planning approval 25 March 2026 — a consented scheme, with a capital receipt of around £23m towards the college's town-centre relocation. [25]

REGIONAL AMBITIONS TO DESIGN FOR

NECA's July 2026 Plan for Homes seeks more than 15,000 social and affordable homes over ten years, with about 4,600 unlocked by the £143m allocation by 2030; the published SAHP priorities ask for at least 60% Social Rent, with 10–15% Affordable Rent and 20–25% other tenures, against an assessed shortfall of about 2,600 affordable homes a year. 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

North East Mayoral Strategic Authority (NECA)

Regional priorities, tenure mix and SAHP strategic priorities; Brownfield Housing Fund; the integrated settlement; the Plan for Homes. [3]

03

South Tyneside Council

Local housing need, planning authority (Local Plan adopted 30 July 2026), council land and its own housing programme via South Tyneside Homes; accountable body for the Jarrow and Biddick Hall Pride in Place neighbourhoods. [15,4,5]

04

Two Pride in Place neighbourhood boards

Jarrow Forward Neighbourhood Board (Chair: Susan Wear, Director, Southbank Communications); Biddick Hall Pride in Place Neighbourhood Board (Chair: Tracey Stephenson, Vice Chair: Claire Finlay). Council accountability and national programme rules still apply. [4,5,6]

05

Development and delivery partners

Miller Homes (198 homes, Westoe); Karbon Homes (extra care and supported living, Hebburn and South Shields); Tyne Coast College / South Tyneside College (skills, and the college relocation funded by the Levelling Up Fund). [23,24,25,28]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
NECA housing / infrastructure	0191 211 5695; enquiries form at northeast-ca.gov.uk
South Tyneside regeneration	southtyneside.gov.uk/article/1500/Regeneration · council contact centre 0300 123 6868 [29]
Pride in Place (Jarrow, Biddick Hall)	via southtyneside.gov.uk/jarrowforward and the Biddick Hall regeneration funding page [4,5]
Housing options / homelessness	Housing Solutions Service, 0300 123 6633 [29]
Procurement	South Tyneside Council via the NEPO Open portal (open-uk.org); guidance at southtyneside.gov.uk/article/7071 [17,22]

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 North East’s published priorities seek at least 60% Social Rent and favour economic corridors, Tyne Renaissance, town and city centres and neighbourhood regeneration. [21] South Tyneside's adopted Local Plan (30 July 2026) sets a housing requirement of at least 5,253 homes 2023–2040, phased at 180 homes a year for 2023–2028 then 363 homes a year for 2028–2040; the government's separate standard-method figure is 321 homes a year, calculated differently. The adopted Local Plan's own affordable-housing percentage by site was not retrieved for this brief — not verified. [15]

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

Westoe, Hebburn Extra Care, South Shields Extra Care and the South Shields town centre and riverside programme sit at different stages. Establish the live phase and the organisation commissioning it before approaching a partner.

South Shields · King Street.

Westoe, South Shields

198 homes, consented

Miller Homes secured final Government planning approval on 25 March 2026 for 198 homes on the 9.3-hectare former South Tyneside College campus site, St George's Avenue. The scheme generates a capital receipt of around £23m towards the college's relocation to South Shields town centre alongside the Marine School. [25]

Tenure mix and affordable-housing percentage were not itemised in the sources checked — open.

Hebburn Extra Care

96 homes, £26m

Karbon Homes, working with South Tyneside Council, is delivering a £26m extra care scheme: 20 two-bed and 75 one-bed apartments, 17 of which are specialist dementia apartments. Part of a wider three-scheme, up-to-300-home programme with the council. [23]

The reported unit count exceeds 96 in the source and was not reconciled.

South Shields Extra Care, Benton Road

124 homes

Karbon Homes has started construction of a 124-home extra care scheme on the former Chuter Ede school and Ede Community Association site, Benton Road, South Shields. [24]

Completion date not verified in the sources checked.

South Shields town centre and riverside

£20m, Levelling Up Fund (round 3)

Supports three projects: the relocation of South Tyneside College (Tyne Coast College) into South Shields town centre; a redeveloped Customs House and cultural quarter; and a Centre of Excellence at the Holborn Renewable Energy Network. Over £9m is reported for King Street and the market. [26]

Delivery status against the three strands was not itemised in the sources checked — open.

Two neighbourhoods, two cohorts

Jarrow and Biddick Hall each have up to £20m over ten years. Their boards shape local priorities; do not sum the two into one figure. [4,5]

Jarrow

Neighbourhood	Published position / next conversation
Jarrow (phase one)	Up to £20m over ten years. Named among the original 75 phase 1 towns; no plan deadline applies. Jarrow Forward Neighbourhood Board, chaired by Susan Wear (Director, Southbank Communications), produced a ten-year Regeneration Plan after engaging more than 1,000 residents; submitted to Government October 2025 and approved April 2026. [5,6,7,8,30]
Biddick Hall (phase two)	Up to £20m over ten years, invested 2027–2037. Ten-year vision and four-year Investment Plan due 30 November 2026. Chaired by Tracey Stephenson, Vice Chair Claire Finlay; Neighbourhood Board's first meeting expected September 2026. Spelling not reconciled between the council's “Biddick Hall” and MHCLG's “Biddick Hill”. [4,9]

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.

South Tyneside does not appear in the 20 March 2026 phase 2 expansion note. [10] The Impact Fund pays £750,000 in each of 2025/26 and 2026/27 — separate borough-wide money; commit by 31 March 2027. [11,12] Boards need at least eight members, 51% local. [13,14] Contacts: page 6.

Different pots, different decisions

South Tyneside's Levelling Up Fund award, the two neighbourhood plans and the borough-wide Impact Fund operate at different scales and on different timetables.

£20m

South Tyneside: Levelling Up Fund (round 3), South Shields town centre and riverside [26]

Component	What the figure includes
£20m	Levelling Up Fund round 3: relocation of South Tyneside College into South Shields town centre; a redeveloped Customs House and cultural quarter; a Centre of Excellence at the Holborn Renewable Energy Network. Over £9m reported for King Street and the market. [26]

Delivery status against the three Levelling Up Fund strands was not itemised in the sources checked — open. [26]

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Pride in Place, Jarrow / Biddick Hall	£20m each, ten years. Two separate allocations, not a single sum. [4,5]
UK Shared Prosperity Fund	£8.87m over three years; almost £8.8m awarded to date across 30 projects borough-wide. 2026/27 successor position not verified. [27]
Brownfield Housing Fund (NECA)	Not verified; no named South Tyneside award found in the sources checked — open. [3]

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

SOUTH TYNESIDE PRIDE IN PLACE IMPACT FUND

£750,000 x 2

£750,000 in each of two years: 2025/26 and 2026/27, read from Annex A of both determinations — the standard rate applied to most of the 94 listed authorities each year. [11,12]

Allocation is borough-wide; no target wards published.

Commitment required by 31 March 2027; not extra funding for the two neighbourhood programmes.

Homes, partners and local need

South Tyneside's adopted Local Plan sets a requirement of at least 5,253 homes 2023–2040 (180 homes a year 2023–2028, then 363 a year 2028–2040); the government's separate standard-method figure of 321 homes a year is calculated differently and should not be netted against it. [15]

Hebburn · Victoria Road East.

Partner / example	Documented local delivery
Miller Homes, Westoe	198 homes; final Government planning approval 25 March 2026; c.£23m capital receipt towards South Tyneside College's town-centre relocation. Tenure mix not itemised — open. [25]
Karbon Homes, Hebburn Extra Care	£26m, 96 homes (mixed one/two-bed, 17 dementia apartments); part of an up-to-300-home programme with the council; reported unit count not reconciled. [23]
Karbon Homes, South Shields Extra Care (Benton Road)	124 homes on the former Chuter Ede school site; construction under way; completion date not verified. [24]
Karbon Homes, supported living (Hedgeley Road; Nolan Hall, Jarrow)	Bungalows and flats for supported/independent living, reported separately from the extra-care schemes above. [23]

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 / NECA 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

South Tyneside Council advertises tenders through the NEPO Open portal (open-uk.org), which replaced the old NEPO Portal in February 2025 and is used by all North East local authorities, confirmed on the council's own “Selling to the Council and South Tyneside Homes” pages. Registration is free. [17,22]

Above-threshold notices also appear on Find a Tender, the national register under the Procurement Act 2023 regime, and the Government's Contract Finder for opportunities over £25,000. [16]

A funding announcement does not itself create an open invitation to tender: at Westoe, Miller Homes already holds final planning approval, and supply-chain work there flows through that consented scheme rather than a fresh council tender. [25]

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 TYNE COAST COLLEGE

South Tyneside College, part of Tyne Coast College (2017 merger of South Tyneside College, South Shields Marine School, Queen Alexandra Sixth Form College and Tyne Metropolitan College), delivers construction and built-environment provision, alongside apprenticeships offered directly by the council and South Tyneside Homes. [28,29]

The region's Construction Technical Excellence College is Sunderland College, hosting HICSA at Riverside Sunderland, one of ten CTECs named nationally on 12 August 2025. Tyne Coast College's role as a named HICSA spoke 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 that can be evidenced through the contract owner.

Tyne Coast College · Housing Services

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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16. Find a Tender service.

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