

Stockport Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Stockport.

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 Stockport.

- 03 The funding landscape
- 04 Grant, land and finance
- 05 Greater Manchester routes
- 06 Who decides / contacts
- 07 Accessing programme grant
- 08 Places and programmes
- 09 One neighbourhood board
- 10 Local funds and project calls
- 11 Housing partners and need
- 12 Delivery and procurement
- 13 Skills and workforce
- 14 Sources and digital edition



Stockport Town Hall

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Local Plan Publication (Regulation 19)	Not yet open as at 16 September 2026. Government direction requires the consultation to start no later than 1 October 2026 and submission by 31 December 2026. No housing figures are published yet. [5,6,37]
Brinnington Pride in Place	Board held its first meeting 17 September 2026. Resident survey open to 25 October 2026. Plan submission milestone 30 November 2026. [9,10,29]
Stockport Town Centre MDC	Draft Strategic Business Plan 2026–31 approved by the MDC Board and council Cabinet: 3,500 homes over 2026–31 towards 8,000 by 2040. [8,38]
Pride in Place Impact Fund	No Stockport allocation: absent from Annex A of both the 2025/26 and 2026/27 grant determinations, each listing 94 local authorities at £750,000. [12,39]

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 Stockport.

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 Greater Manchester. Housing and infrastructure grant is normally expected to come first through GMCA's integrated settlement. Social and Affordable Homes Programme grant remains administered by Homes England. The National Housing Bank makes its own finance decisions while working alongside the agency.

How the regional routes fit together

Stockport is a GMCA constituent authority eligible for the integrated settlement and Good Growth Fund, but it is not covered by Places for Everyone. It withdrew from the Greater Manchester Spatial Framework in December 2020 and is producing its own Local Plan. [4]

FIRST-WAVE SAHP ESTIMATE FOR GREATER MANCHESTER

£529m

c.4,400 homes

Estimated strategic-partnership spend and homes across the city-region in the August announcement. The release does not give a Stockport 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.	Eligible tenure, delivery partner, grant requirement and programme timing. [1]
Land, infrastructure or abnormal costs	Stockport Council, Stockport Town Centre MDC and GMCA; the integrated settlement is normally the first route.	Why the site cannot proceed, what intervention unlocks it and the local strategic case. [1]
Additional affordable-housing support	GMCA's Good Growth Fund social and affordable housing team.	SAHP should be secured or actively progressing; explain the remaining gap and deliverability. [3]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower or investment structure, commercial funding, security and the route to repayment. [1]

Good Growth Fund: current position. Affordable-housing applications are rolling, with no fixed deadline and subject to available funding. Most other GGF applications start through the relevant local authority. [3]

Mayoral Development Corporation. Stockport Town Centre West MDC was established in September 2019 (up to 4,000 homes). The Mayor designated an expanded Mayoral Development Area on 20 October 2025; Parliament approved the new corporation in February 2026 (SI 2026 No. 30), tripling the area from 130 to 410 acres with a target of 8,000 town-centre homes by 2040. The old corporation was disestablished on 20 March 2026. [7,8]

REGIONAL AMBITIONS TO DESIGN FOR

GM's published priorities include 10,000 energy-efficient Social Rent homes by 2030. Places for Everyone, covering nine GM authorities, seeks 50,000 affordable homes by 2039, including 30,000 for social or affordable rent. 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. [1,18]

02

Greater Manchester Combined Authority

Regional priorities and the Good Growth Fund; the Mayor's powers sit behind the MDC. [3]

03

Stockport Town Centre MDC

The council's delivery vehicle for the £2bn town-centre regeneration; board chaired by Lord Gavin Barwell, Managing Director Catherine Chilvers; Homes England and GMCA represented. [8]

04

Stockport Council

Local Plan, housing need and council land. The council's development-opportunities page defers to the MDC; there is no separate Developer Hub. Accountable body for Brinnington. [9,13]

05

Scheme owner and delivery team

The RP, council, MDC partner or developer assembles the scheme, appoints its team and manages delivery. Establish the actual commissioning organisation.

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
GMCA housing / infrastructure	Good Growth Fund teams and funding guidance
Town-centre land and development	stockportmdc@stockport.gov.uk · 0161 474 3909 [8]
Inward investment	enquiries@marketingstockport.co.uk [14]
Planning	Web form via stockport.gov.uk/contact ; no published inbox [15]
Procurement / skills	STAR Procurement · 0161 912 1616 · The Chest · apprenticeships@tscg.ac.uk [22,27]

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. Greater Manchester seeks at least 60% Social Rent through SAHP. [21] Stockport's Core Strategy sets a strategic target of 50% affordable provision, and the 2019 Housing Needs Assessment identified a shortfall of 549 affordable homes a year. [16]

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

All of the schemes below sit inside the MDC area unless stated. Establish the live phase and the commissioning body. [8]



Weir Mill · Restored Grade II mill within the town-centre regeneration area.

Stockport 8

c.1,300 homes; phase one 435

An 8-acre, £350m scheme delivered by The Stockport 8 LLP (council, MDC and ECF); the MDC's largest development to date. The reported phase-one breakdown of 435 homes including 82 affordable, and a 2026 start on site, is not verified against the MDC's own project page. Hybrid consent in place. [8,45]

The MDC's draft Business Plan targets 3,500 homes over 2026–31 and c.£250m of further private investment. [38]

Stopford Park and Weir Mill

442 and 253 homes

Stopford Park (formerly Royal George Village): Torkington 122 rent, Lyme 258 rent in a new 16-storey building, Bosden 62 for sale; Cityheart with the MDC; Bosden completing 2026. Weir Mill: 253 homes, 88 in the restored Grade II mill, plus 20,080 sq ft of commercial space; Capital&Centric with the council and MDC. [8]

Both are in progress; confirm the block and phase.

Hatters Yard, Chestergate

148 affordable homes

101 social rent and 47 Rent to Buy, £41m, Great Places with Bridgestone. Start August 2025, topped out July 2026, completion early 2028. Funded by Homes England and GMCA Brownfield Housing Fund. [17]

Platform (73 Rent to Buy) and Hollingdrake Place (131 social and affordable rent) are complete. [24]

Delivered context and council land

Interchange 196 homes; no site schedule

Stockport Interchange: 196 apartments over a rooftop park, complete 2024, funded by a £40m TfGM scheme reworked to c.£140m with c.£18m GMCA patient equity. Stockport Exchange: 170,000 sq ft offices, four of seven phases complete (Muse). No council site schedule is published; Merseyway and the Underbanks pages are historic programmes with no live call. [8,38,40,41]

Stopford House has no published position.

One board, one local plan

Brinnington is Stockport's only Pride in Place neighbourhood, selected in phase two with up to £20m over ten years. All three published cohorts were checked — phase one, phase two and the phase-two expansion — and no other Stockport area appears in any of them. [9,29,44]



Brinnington

Neighbourhood	Published position / next conversation
Brinnington	Board of 13 appointed August 2026, Chair Nikki Thompson, Navendu Mishra MP, Cllr Christine Carrigan (Brinnington and Stockport Central) and Cllr Dan Oliver (Cabinet Member for Communities, Culture and Public Protection) among members. First meeting 17 September 2026. Plan not yet published; engagement grants closed 1 September; resident survey open to 25 October 2026. First board decision: backing the return of the Brinnington Lantern Parade. [9,10]

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.

Phase-two funding profile: £150,000 revenue in 2025/26; £135,000 revenue plus £117,604 capital in 2026/27, with a further £138,462 on approval of chair, membership and boundary; £1.36m released in 2027/28 on plan approval. National guidance sets the 30 November 2026 plan milestone. Boards must have at least eight members; at least 51% should live or work locally; the local MP must sit on the board. Public contact routes: page 6. [29,30]

Different pots, different decisions

Stockport's Levelling Up and Towns Fund awards, the MDC programme and the Brinnington plan operate at different scales and on different timetables. The borough has no Impact Fund allocation.

£33.9m

Levelling Up Fund and Towns Fund awards to Marple and Cheadle combined [42,43]

Component	What the figure includes
£20m	Capital Levelling Up Fund grant for Marple Hub: library, five-lane pool, café, fitness suite and relocated clinic, plus active travel and highways works. Monthly updates to September 2026. [43]
£13.9m	Cheadle Towns Fund, offered March 2021 for a new railway station, a north-south cycleway and the Bird Hall Lane Eco Business Park; all three business cases approved. [42]

Funding note: GM Good Growth Fund £15m supports Fletcher Street (245 age-inclusive apartments). Across Town Centre West the MDC records £12m Homes England grant and £17m Brownfield Housing Fund; per-scheme splits are not published. Future High Streets Fund and Mayor's Challenge Fund awards not verified. [25,38]

UKSPF, NOW LOCAL GROWTH AND PLACE FLEXIBLE GRANTS

Allocation	Published position
£1,381,819 for 2025/26	Fourth year of UKSPF via the GMCA Integrated Settlement: £826,283 community projects, £300,000 workspace, £100,000 art gallery centenary, £80,000 district centres, £20,000 Business Innovation Centre, £55,536 administration. [23]
Rounds closed	Community round (19 May–6 June 2025) funded 22 of 80 bids; workspace round awarded to Cityheart Homes. No 2026/27 allocation is published and no continuation is indicated. [23]

GMCA has asked that the money be renamed the Local Growth and Place Flexible Grants programme. [23]

PRIDE IN PLACE IMPACT FUND

None	Stockport is not in Annex A of either the 2025/26 or the 2026/27 grant determination (94 authorities listed in each; the GM authorities named are Bolton, Manchester, Oldham, Rochdale, Salford, Tameside and Wigan). National rules: £750,000 a year over the two determinations, commit by 31 March 2027. Do not assert a Stockport allocation. [12,39]
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The Stockport Housing Partnership's 50% affordable target and the Housing Plan's need of around 20,162 homes by 2039 are policy positions, not funded programmes. [16]

Homes, partners and local need

The One Stockport Housing Plan 2022–2027 records a need of around 20,162 homes by 2039. Standard-method need for the emerging Local Plan is 31,790 to 2042; draft supply figures of 16,400 and 25,371 are reported and not reconciled. [5,16]



Stockport Interchange

Partner / example	Documented local delivery
Great Places / Platform and Hatters Yard	Platform: 73 Rent to Buy apartments, £16.5m, opened 2025. Hatters Yard: 148 homes (101 social rent, 47 Rent to Buy), completion early 2028. [17,24]
Great Places / Mirrlees Fields and Gravel Bank Road	200 all-affordable homes with Kellen Homes at Hazel Grove (reserved matters approved); 152 affordable homes with Anwyl at Woodley, approval pending July 2026. [31,32]
Guinness / Hollingdrake Place	131 homes (68 social rent, 63 affordable rent), complete, residents from November 2025. [24]
Stockport Homes / Viaduct Housing Partnership	Brookhead Lodge: 49 extra care (35 social rent, 14 older persons shared ownership), completion August 2025. Hopes Carr: 14 affordable, complete March 2023. Battersby Hat Factory, Offerton: 144 mixed-tenure homes. [33,34,35]
Johnnie Johnson (Sanctuary) / Heritage	50+ homes (24 shared ownership, 27 rent) at Wellington Street. No Stockport scheme verified for Onward, Jigsaw, Your Housing Group or Mosscares St Vincent's. [26,36]

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	MDC, council estates, landowner, developer, RP, funders	Land and planning advice, valuation, surveys and abnormal-cost assessment
02 · Enabling	MDC, council, developer, GMCA 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

Stockport procures through STAR Procurement, the shared service with Trafford, Rochdale, Tameside, Knowsley and St Helens. All open tenders are advertised on [The Chest](#). STAR publishes an 18-month Stockport pipeline spreadsheet (updated 14 July 2026) and the council's contracts register is on [data.gov.uk](#). [22]

Social value is a hard requirement. Social value is considered on every contract over £25,000; contracts over £50,000 use the Social Value Portal and National TOMs; the average weighting is no less than 20%, and commitments become contract KPIs. [22]

Land and development runs through the MDC rather than the council: stockportmdc@stockport.gov.uk is the public entry point. Confirm whether work is commissioned by the MDC, a joint venture partner, an RP or a main contractor. [8,13]

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.

TRAFFORD & STOCKPORT COLLEGE GROUP

Trafford & Stockport College Group (TSCG) offers over 50 apprenticeship standards including construction, engineering and green skills, and is a member of the GM colleges consortium behind the North-West Construction Technical Excellence College hosted by Wigan & Leigh College, launched 11 March 2026. [27,28]

Council brokerage contacts (apprenticeships@stockport.gov.uk, 0161 474 4745; peeps@stockport.gov.uk, 0161 474 2350) come from a 2017 guidance document; their currency is not verified. [22]

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

Align the workforce plan with the Social Value Portal commitments STAR requires, so that starts, completions and employment outcomes are recorded against the National TOMs through the contract. [22]

TSCG employer team: apprenticeships@tscg.ac.uk · 0161 296 5950
 Stockport MDC: stockportmdc@stockport.gov.uk · 0161 474 3909

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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