



Stockton-on-Tees Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Stockton, Thornaby, Billingham, Yarm 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 Stockton-on-Tees.

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Infinity Bridge, Stockton

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Central Stockton and Portrack (phase two)	Ten-year vision and four-year Investment Plan due to MHCLG by 30 November 2026. [4,6]
Pride in Place Neighbourhood Board	Chair Michael Poole JP DL, Vice Chair Reverend Mark Miller appointed, announced 5 June 2026; drop-ins 10 and 13 June. [5]
Pride in Place Impact Fund	Stockton-on-Tees is absent from Annex A of both determinations; the only Tees Valley entries are Hartlepool and Middlesbrough. [9,10,25]
TVCA Brownfield Housing Fund, round 4	Year 1 EOI deadline of 12pm on 4 September 2026 has passed; £3.48m, £3.48m and £9.9m across later years remains unallocated. [3]
Stockton-on-Tees Housing Strategy	"Housing Strategy to be finalised" is listed as future activity in the Council's own November 2025 progress report; not confirmed adopted. [12]

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 Stockton-on-Tees.

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 routes in the Tees Valley, in a different order. Tees Valley is not an established mayoral strategic authority and has no integrated settlement, so Homes England's Social and Affordable Homes Programme is the primary affordable-housing route, assessed against national rather than mayoral priorities. The Combined Authority's Brownfield Housing Fund is the land and remediation route. The National Housing Bank makes its own finance decisions while working alongside the agency.

How the regional routes fit together

For a Stockton-on-Tees scheme, Homes England comes first for affordable-homes grant; TVCA comes first for land, remediation and abnormal costs. A regional headline figure is not a borough award.

TVCA BROWNFIELD HOUSING FUND, ROUND 4 (APRIL 2026)

£32.5m

1,085 homes

Capital grant over four years for remediation and enabling works, with homes started on site by 31 March 2031. There is no first-wave SAHP regional estimate for Tees Valley: MHCLG's 24 August 2026 breakdown covers only the six established mayoral strategic authorities, and the Homes England release of 25 August names 33 partners (Thirteen and Karbon among them) with no regional totals and no Stockton-on-Tees allocation. [2,3]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England SAHP, via strategic partnership or CME. No Tees Valley mayoral allocation to bid into.	Tenure, delivery partner, grant need. No Stockton-on-Tees SAHP allocation published. [1,2]
Land, infrastructure or abnormal costs	Stockton-on-Tees Borough Council, via TVCA's Brownfield Housing Fund.	Why the site cannot proceed. Round 4 Year 1 EOI window closed 4 Sept 2026; £16.86m across Years 2–4 remains unallocated. [3]
Additional affordable-housing support	TVCA's Investment Plan and Cabinet-agreed programmes; no Good Growth Fund equivalent.	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]

TVCA Brownfield Housing Fund: current position. The round 4 year-1 call closed at 12pm on 4 September 2026 with outcomes due by early October; later-year money (£3.48m, £3.48m and £9.9m) remains unallocated, so register interest for the next call by emailing the expression-of-interest proforma to BHF@teesvalley-ca.gov.uk. No Good Growth Fund equivalent exists. [3]

West Stockton Strategic Urban Expansion. 2,150 homes named as an anchor site in TVCA's 2018 Housing Growth Corridor framing — not verified against current delivery. [22]

REGIONAL AMBITIONS TO DESIGN FOR

Tees Valley publishes no mayoral affordable-homes target or tenure floor: Homes England's national SAHP priorities apply. Round 4 of the Brownfield Housing Fund targets 1,085 homes with starts by March 2031 (rounds 1–3 delivered or committed more than 1,500 homes on 11 sites); Our Plan for Regional Prosperity (June 2026) sets six place packages with no numeric housing target. The tenure case is made to Homes England and the viability case to TVCA. [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

Tees Valley Combined Authority

Brownfield Housing Fund; Investment Plan and Cabinet-agreed programmes; the three Mayoral Development Corporations (none covers Stockton-on-Tees). [3]

03

Stockton-on-Tees Borough Council

Local housing need, planning authority for the whole borough, council land and its own housing programme; accountable body for Pride in Place in Central Stockton and Portrack. [4,5]

04

Pride in Place Neighbourhood Board, Central Stockton and Portrack

Independent Chair Michael Poole JP DL; Vice Chair Reverend Mark Miller. [5]

05

Thirteen Housing Group and Karbon Homes

First-wave SAHP strategic partners with a Teesside base; largest social landlord in the borough (Thirteen) and North East-wide (Karbon). Neither lists a live Stockton-on-Tees new-build site. [2,24]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
TVCA Brownfield Housing Fund	BHF@teesvalley-ca.gov.uk
TVCA general	info@teesvalley-ca.gov.uk · 01325 792600
Stockton-on-Tees Pride in Place	prideinplacestockton@stockton.gov.uk [5]
Stockton-on-Tees Council general	Dunedin House, Columbia Drive, Thornaby, Stockton-on-Tees TS17 6BJ · 01642 393939 [4,11]
Procurement	CorporateProcurement@stockton.gov.uk [11]

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. Tees Valley is not on the established mayoral strategic authority list, so no regional tenure priority applies: bids are read against Homes England's national priorities. [21] Stockton-on-Tees' adopted Local Plan (30 January 2019) sets an average annual housing requirement of 677 dwellings a year (10,150 homes over 15 years); a more recent operational figure of 655 dwellings a year is used in the Council's 2025/26–2029/30 land-supply assessments — not verified for this brief. [13]

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

Stockton Waterfront, West Stockton and a cluster of named neighbourhood-level areas sit at very different stages of confirmation. Establish the live phase and the organisation commissioning it before approaching a partner.



Riverside · The Tees at Stockton town centre.

Stockton Waterfront

Town-centre regeneration, continuing

Named a completed highlight of the plan's first year and "to continue" as future activity in the Council's own November 2025 progress report; no homes number, funding package or phasing given in the report itself. [12]

Open — further detail not retrieved for this brief.

West Stockton Strategic Urban Expansion

2,150 homes (2018 framing)

Named an anchor site, with West Park, Darlington, in TVCA's 1 February 2018 £12.8m Housing Growth Corridor award, within a wider c.£250m, 20,570-home corridor concept across six sites. [22]

2018-era framing; homes figure not verified against a current planning or housing-supply position.

Hardwick, Mandale, West End Gardens, Norton Park, Victoria Estate

Named housing-led regeneration areas

Search-engine-aggregated summaries of the Council's own housing-strategy pages name these areas, alongside a "Regenerated River Tees Corridor" ambition and the Wynyard Sustainable Settlement.

Not independently confirmed for this brief; the relevant council pages returned HTTP 403/404 — open items.

Thirteen and Karbon Homes

First-wave SAHP strategic partners

Thirteen (2,750 homes / £349.2m) is headquartered at Hudson Quay, Middlesbrough, and is the largest social landlord in the borough; Karbon (2,533 / £350.0m) is active across the North East and Tees Valley. [2]

No live Stockton-on-Tees new-build site on either provider's own listing, checked 19 September 2026. [24]

One neighbourhood, an absent fund

Central Stockton and Portrack is the borough's only Pride in Place neighbourhood, up to £19.6m over ten years. Stockton-on-Tees does not appear in the Impact Fund's Annex A — a finding, not a gap in this brief. [4,9,10,25]



Stockton High Street

Neighbourhood	Published position / next conversation
Central Stockton and Portrack (phase two)	Up to £19.6m over ten years. Selected September 2025; named in MHCLG's phase 2 methodology note. Ten-year vision and four-year Investment Plan due 30 November 2026. Independent Chair Michael Poole JP DL; Vice Chair Reverend Mark Miller, both appointed and announced 5 June 2026. Drop-in sessions 10 and 13 June 2026; online and paper survey also ran. [4,5,6]
Pride in Place Impact Fund	Not received. Stockton-on-Tees is absent from Annex A of both the 2025/26 and 2026/27 determinations, each listing 94 authorities; the only Tees Valley entries are Hartlepool and Middlesbrough, £750,000 each, each year. Raise with the council or MHCLG if a local allocation is expected. [9,10,25]

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.

Central Stockton and Portrack does not appear in the phase 1 list (75 towns) or the 20 March 2026 phase 2 expansion note (40 neighbourhoods plus Wales), so no second Stockton-on-Tees neighbourhood is expected from either list. [6,14,17] Boards need at least eight members, 51% local. [7,8] Contacts: page 6.

Different pots, different decisions

Pride in Place, the Brownfield Housing Fund and the 2018 Housing Growth Corridor award operate at different scales, on different timetables, and should not be summed.

£19.6m

Stockton-on-Tees: Pride in Place, Central Stockton and Portrack, over ten years [4]

Component	What the figure includes
£19.6m	Pride in Place, Central Stockton and Portrack; regeneration, education and employment, health and wellbeing, safer and more connected communities. [4]
£0	Pride in Place Impact Fund; Stockton-on-Tees is absent from Annex A of both determinations. [9,10,25]

The Impact Fund is separate, borough-wide money in authorities that receive it — not extra funding for Central Stockton and Portrack. [9,10]

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
TVCA Brownfield Housing Fund, round 4	£32,549,299 over four years, whole Tees Valley. Year 1 EOI window closed 4 Sept 2026; no Stockton-on-Tees-specific scheme identified. [3]
Housing Growth Corridor / HIF	£12.8m (2018 award) within a c.£250m corridor concept; West Stockton named as an anchor site, 2018 framing. [22]
UK Shared Prosperity Fund successor, 2026/27	Not verified; no Stockton-on-Tees-specific allocation or open call found.

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

STOCKTON-ON-TEES PRIDE IN PLACE IMPACT FUND

Absent

Stockton-on-Tees does not appear in Annex A of either the 2025/26 or 2026/27 determination; each lists 94 authorities. The only Tees Valley entries are Hartlepool and Middlesbrough, £750,000 each, each year. [9,10,25]

This is an absence, not a gap in this brief.

Raise with the council or MHCLG if a local allocation is expected; not extra funding for Central Stockton and Portrack.

Homes, partners and local need

The adopted Local Plan requirement (677 dwellings a year) and a more recent operational figure (655) rest on a search-engine-aggregated summary, not a directly retrieved council document — not verified. A later standard-method analysis gives an indicative 767 homes a year; the figures are not directly comparable. [13,27]



Stockton · Bishopton Road.

Partner / example	Documented local delivery
Thirteen Housing Group Limited	First-wave SAHP strategic partner (2,750 homes / £349.2m across its whole operating area); headquartered at Hudson Quay, Middlesbrough. No live Stockton-on-Tees new-build site on its own homes-in-development listing, checked 19 September 2026. [2,24]
Karbon Homes Limited	First-wave SAHP strategic partner (2,533 homes / £350.0m across its whole operating area); active across the North East and Tees Valley, but no named Stockton-on-Tees scheme confirmed for this brief. [2]
Stockton-on-Tees Borough Council, West Stockton Strategic Urban Expansion	2,150 homes named in 2018 Housing Growth Corridor framing; current delivery status not verified. [22]
Housing register and homelessness	No current register total, band breakdown or presentation figures found. A Homelessness Strategy was published in the plan's first year (2024/25); no further detail retrieved. [12]

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 / TVCA 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

Stockton-on-Tees Borough Council confirms directly on its own “Doing business with the Council” page that it uses Open, NEPO’s e-procurement system, to advertise contracts and invite or receive tenders — all five Tees Valley councils are NEPO members. Registration is free. Procurement enquiries:

CorporateProcurement@stockton.gov.uk. [11]

Contracts between £15,000 and £179,087 require at least four written quotes; above £179,087, competitive tendering applies. Above-threshold notices also appear on [Find a Tender](#), the national register under the Procurement Act 2023 regime. [11,26]

A funding announcement does not itself create an open invitation to tender: where a strategic regeneration partner or Registered Provider is already engaged on a site, supply-chain work there flows through that partner relationship rather than a fresh council tender.

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 IN THE TEES VALLEY

There is no Construction Technical Excellence College in the Tees Valley. The nearest is City of Sunderland College, one of ten CTECs named under the £100m national skills drive, roughly 30–40 miles north; Leeds College of Building is second-nearest. [15]

Stockton Riverside College, part of the Education Training Collective with Redcar and Cleveland College and NETA Training, was named a Clean Energy Technical Excellence College on 14 April 2026 — a clean-energy designation, not a construction one. [16]

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

The practical local combination is Stockton Riverside College and NETA Training for trades, and City of Sunderland College where formal CTEC status is required by a funder. No Stockton-specific course catalogue was independently retrieved.

Procurement enquiries: CorporateProcurement@stockton.gov.uk
[Stockton-on-Tees Borough Council](#)

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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PUBLISHER AND DIGITAL EDITION

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