

Sunderland Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Sunderland, Washington and the wider district.

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 Sunderland.

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Sunderland Museum and Winter Gardens

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Hendon, Docks (and East End) Pride in Place (phase two)	Investment Plan due to MHCLG by 30 November 2026. Resident survey closes midnight, 30 September 2026; boundary not yet final. [6,29,30]
Thorney Close, Plains Farm (and Springwell) Pride in Place (phase two)	Same 30 November 2026 deadline. Chair: Andrea Walters, Deputy Vice Chancellor, University of Sunderland. [7,29,30]
Washington Pride in Place (phase one)	Plan approved by MHCLG; first tranche received April 2026. First wave delivered by March 2027. No plan deadline. [5,28,31]
Pride in Place Impact Fund	£750,000 in each of 2025/26 and 2026/27; commitment required by 31 March 2027. [8,9]
Sheepfolds, Riverside Sunderland	Homes England's £27.7m investment to unlock 350+ homes, announced 6 August 2026. [10,11]

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	Capital grant for social and affordable rent, shared ownership, supported housing and estate regeneration.
	£39bn nationally, including London	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 Sunderland.

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 Sunderland scheme, the first conversation depends on the funding gap; a regional headline figure is not a Sunderland allocation.

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 Sunderland allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England SAHP, via strategic partnership or CME, shaped by NECA's strategic priorities.	Tenure, delivery partner, grant need. No Sunderland SAHP partner confirmed; Gentoo absent from the 33-partner table. [1,2,38]
Land, infrastructure or abnormal costs	Sunderland City Council, via NECA's Brownfield Housing Fund pipeline.	Why the site cannot proceed. Galley's View: £8.13m NECA grant against a 165-home scheme. [12,13]
Additional affordable-housing support	NECA housing and land team, alongside 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]

Riverside Sunderland. Sheepfolds (350+ homes, £27.7m Homes England), Galley's View (165 homes, Placefirst) and Vaux form the city's largest live housing programme, inside NECA's brownfield and Homes England routes. [10,12,14]

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. [1,10,11]

02

North East Combined Authority (NECA)

Regional priorities and strategic priorities for SAHP; Mayor's Brownfield Housing Fund (funded Galley's View); the integrated settlement; the Plan for Homes; the Sunderland Creative Development Zone. [3]

03

Sunderland City Council

Local housing need, planning authority, council land and its own new-build programme; accountable body for Pride in Place across Washington, Hendon/Docks and Thorney Close/Plains Farm. [4,5,6,7]

04

Three Pride in Place neighbourhood boards

Washington Board (Chair: Ruth Walker); Hendon, Docks and East End Board (Chair: Debra Walker); Thorney Close, Plains Farm and Springwell Board (Chair: Andrea Walters, University of Sunderland). Council accountability and national rules still apply. [5,6,7,28,29]

05

Development and delivery partners

Riverside Sunderland (council-led masterplan vehicle); Placefirst (Galley's View); Siglion with igloo Regeneration and VELUX Group (Vaux); Homes England as direct investor at Sheepfolds. [10,11,12,14,15]

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
Sunderland regeneration / Riverside Sunderland	sunderland.gov.uk · riversidesunderland.com · contact centre 0191 520 5551 [17]
Pride in Place (Washington, Hendon/Docks, Thorney Close/Plains Farm)	via each area's page on sunderland.gov.uk ; engagement runs locally through VCSE partners [5,6,7]
Housing options / homelessness	sunderland.gov.uk/homeless-and-housing-advice [22]
Procurement	sunderland.gov.uk/tenders ; supplier registration on Open (open-uk.org) [23,24]

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] Sunderland's adopted Core Strategy and Development Plan (2020) sets a housing requirement of approximately 745 dwellings a year; a new, single Local Plan is in preparation, with adoption targeted for around 2029. The plan's affordable-housing percentage by site should be checked against the adopted policy wording — not verified for this brief. [25,26]

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

Sheepfolds, Galley's View and the two Vaux schemes sit at different stages within Riverside Sunderland. Establish the live phase and the organisation commissioning it before approaching a partner.



River Wear · Wearmouth Bridge and the railway bridge.

Sheepfolds, Riverside Sunderland

350+ homes, £27.7m Homes England investment

Homes England committed £27.7m, announced 6 August 2026, to unlock more than 350 homes at Sheepfolds, part of the wider Riverside Sunderland regeneration. The investment builds on an earlier £10m from the North East Mayor; Riverside Sunderland is intended to house up to 2,500 residents on completion. [10,11]

Funds roads, utilities and active travel routes; not a grant for a single scheme's build cost.

Galley's View (formerly Farrington Row), Riverside Sunderland

165 homes, £8.13m NECA grant

Placefirst broke ground in December 2025 on 165 homes — 67 houses and 98 apartments — on a brownfield site, the second of four planned Riverside Sunderland neighbourhoods. NECA's Brownfield Housing Fund provided £8.13m. [12,13]

Scheme-level NECA grant, not a Sunderland district Brownfield Housing Fund total.

Vaux — Home of 2030

16 concept homes plus 18 townhouses

igloo Regeneration, with the VELUX Group, is delivering 16 'Home of 2030' concept homes, winners of a national RIBA/government design competition, completion anticipated autumn 2027; a further 18 townhouses are due early 2027. Part-funded by MHCLG and the council. [14]

Vaux homes beyond these named phases were not verified for this brief.

Maxim at Vaux

34 homes in first collection

Siglion's Maxim at Vaux comprises 34 two- and three-bedroom homes — ten terraced houses and eight maisonettes in its first collection — due for occupation from early 2027. [15]

Not to be summed with the Core Strategy's district-wide 745-dwellings-a-year requirement.

Three neighbourhoods, two cohorts

Washington, Hendon/Docks(/East End) and Thorney Close/Plains Farm(/Springwell) each have up to £20m over ten years. Their boards shape local priorities; do not sum the three into one figure. [4]



Washington · Hampshire Place, Concord.

Neighbourhood	Published position / next conversation
Washington (phase one)	Up to £20m over ten years. Ten-year vision and first-year investment plan approved by MHCLG; first tranche of funding received April 2026; resident engagement with 14 Washington VCSE organisations reached over 5,000 residents. First wave of projects to be delivered by March 2027. No plan deadline applies. Chair Ruth Walker, who succeeded Ellen Thinnesen after Thinnesen took up the national role of Further Education Commissioner. [5,28,31]
Hendon, Docks (and East End) (phase two)	Up to £20m over ten years. Ten-year vision and four-year Investment Plan due 30 November 2026. Chair: Debra Walker, Chief Executive of IRIS Learning Trust. The Board includes council representatives and Lewis Atkinson MP (Sunderland Central). Boundaries are not final; a resident survey shaping the Plan closes midnight, 30 September 2026. [6,29,30]
Thorney Close, Plains Farm (and Springwell) (phase two)	Up to £20m over ten years. Same 30 November 2026 deadline. Chair: Andrea Walters, Deputy Vice Chancellor, University of Sunderland. [7,29,30]

BRING A PROJECT THAT CAN BE DELIVERED

Need, ownership and consent

Explain who benefits and how the proposal responds to residents. Identify land control, a delivery lead, consents and dependencies.

Capital and continuing costs

Set out works, development costs and contingency, then identify the asset owner, operating budget and maintenance responsibility.

Sunderland does not appear in the 20 March 2026 phase 2 expansion note. [27,32] The Impact Fund pays £750,000 in each of 2025/26 and 2026/27 — separate borough-wide money; commit by 31 March 2027. [8,9] Boards need at least eight members, 51% local. [33,34] Contacts: page 6.

Different pots, different decisions

Sunderland's Pride in Place allocations, the Impact Fund and Riverside Sunderland investments sit at different scales and timetables.

£27.7m

Riverside Sunderland: Homes England's direct investment to unlock Sheepfolds — the largest single funding line found for this brief [10,11]

Component	What the figure includes
£27.7m	Homes England direct investment, Sheepfolds; announced 6 August 2026; funds roads, utilities and active travel routes. [10,11]
£8.13m	NECA Brownfield Housing Fund grant, Galley's View/Farrington Row, against a 165-home scheme. [12,13]

Towns Fund, Levelling Up Fund and UKSPF successor figures for Sunderland were not retrieved for this brief.

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Pride in Place , Washington / Hendon-Docks(-East End) / Thorney Close-Plains Farm(-Springwell)	£20m each, ten years. Three separate allocations, not a single sum. [4,5,6,7]
Sunderland Creative Development Zone (NECA Mayoral Development Zone)	£600,000; culture-led, not a housing route. [3]
Towns Fund / Levelling Up Fund / UKSPF successor	Not verified; no Sunderland-specific 2026/27 figures found.

Do not add these figures together. Different programmes, geographies and periods, and several fund activity around the same Riverside Sunderland sites.

SUNDERLAND PRIDE IN PLACE IMPACT FUND

£750,000 X 2	£750,000 in each of two years: 2025/26 and 2026/27, from both determinations' Annex A. [8,9]
	Borough-wide; no target wards published.

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

Homes, partners and local need

Sunderland's adopted Core Strategy and Development Plan (2020) sets a housing requirement of approximately 745 dwellings a year; a new, consolidated Local Plan is in early preparation, targeted for adoption around 2029 — a specific 2026-onwards annual target was not verified. [25,26]



Roker · Roker Terrace.

Partner / example	Documented local delivery
Homes England, Sheepfolds (Riverside Sunderland)	£27.7m direct investment to unlock 350+ homes; announced 6 August 2026. [10,11]
Placefirst, Galley's View / Farringdon Row (Riverside Sunderland)	165 build-to-rent homes; £8.13m NECA Brownfield Housing Fund grant; broke ground December 2025. [12,13]
igloo Regeneration / VELUX Group, Vaux ("Home of 2030")	16 concept homes, RIBA/government design-competition winners; completion anticipated autumn 2027; MHCLG and council part-funded. [14]
Siglion, Maxim at Vaux	34 homes (first collection: 10 terraced houses, 8 maisonettes); occupation from early 2027. [15]

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

Sunderland City Council advertises tenders through the council's own tenders and procurement pages (sunderland.gov.uk/tenders), and was the first local authority to implement Open — NEPO's replacement for the twenty-year-old NEPO Portal — in June 2024, ahead of the wider North East rollout. Registration on Open (open-uk.org) is free. The council's own procurement contact page could not be directly retrieved for this brief (HTTP 403); the general council contact centre — Home & Money enquiries (including housing and planning) 0191 520 5551 — is the fallback route. [16,23,24]

Above-threshold notices also appear on [Find a Tender](#), the national register under the Procurement Act 2023 regime. [36]

A funding announcement does not itself create an open invitation to tender: at Riverside Sunderland, Placefirst and Siglion are already engaged as delivery partners on named phases, and supply-chain work there flows through those partner relationships rather than a fresh council tender for the same site.

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 SUNDERLAND COLLEGE / HICSA

The North East's Construction Technical Excellence College is Sunderland College, named 12 August 2025 as one of ten CTECs selected by the DfE after competitive bidding — the only North East borough where the regional CTEC is also the host borough. [37]

The Housing Innovation and Construction Skills Academy (HICSA), at the City Campus, Riverside Sunderland, is the hub of a hub-and-spoke model raising standards and supporting delivery; partners include Gentoo, Velux, Northumbria University and Bishop Chadwick Catholic Education Trust. [37]

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

For a Sunderland scheme, HICSA is both the regional and the local route: it sits inside Riverside Sunderland, the same masterplan area as Sheepfolds, Galley's View and Vaux, an obvious apprenticeship route to write into a contract.

HICSA / Sunderland College enquiries: 0300 770 8000

[Sunderland College](#)

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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