Planning Handbook

Q3 2026

Tameside

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Ashton, Stalybridge, Hyde and Denton.

Ashton-under-Lyne

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 Tameside.


Stalybridge Civic Hall

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Local Plan (Homes, Spaces, Places)	Preferred Options closed 20 February 2026. Regulation 19 publication is scheduled for "late summer/autumn 2026"; re-checked 19 September, the council page still gives no opening date. [5]
Hattersley Pride in Place	Community survey closes 4 October 2026. National plan submission milestone 30 November 2026. [12,13,40]
Ashton Pride in Place	First-phase projects approved 18 March 2026; ideas survey open on the board's Social Pinpoint page. [10,11]
Pride in Place Impact Fund	All three rounds closed; final awards agreed 26 August 2026. Funded projects must complete by March 2027. [24,25,26]
Godley Green Garden Village	Resolution to grant outline consent 18 March 2026; £17.4m GMCA Good Growth support for enabling works. [6,7,8]

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 Tameside.

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

For a Tameside scheme, the first conversation depends on the funding gap. Homes England and GMCA have complementary roles; a regional headline figure is not a borough award.

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 Tameside 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	Tameside Council and GMCA; the integrated settlement is normally the first route for housing and infrastructure grant.	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]

Tameside example. GMCA's Good Growth pipeline includes £17.4m for enabling works and infrastructure at Godley Green Garden Village, described as unlocking up to 2,150 homes, 7,000 sq m of employment space and 600 jobs. This is a site-specific infrastructure award, not a housing grant to the borough. [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

Shapes regional priorities, tenure mix and priority sites; aligns investment through the Integrated Pipeline and Good Growth Fund. [3,8,21]

03

Tameside Council

Local housing need, planning and council land; accountable body for Pride in Place in Ashton and Hattersley. Council sites for affordable housing are offered to RPs through a prospectus. [10,14,17]

04

Neighbourhood boards

The Ashton Neighbourhood Board decides which projects are funded from the Ashton allocation; the Hattersley board is developing its plan. [10,12,40,41]

05

Scheme owner and delivery team

The RP, council or developer assembles the scheme, appoints its team and manages delivery. Establish the actual commissioning organisation. [16]

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
Housing strategy	housing.strategy@tameside.gov.uk [4]
Ashton / Hattersley neighbourhood projects	ashtontownboard@tameside.gov.uk · hattersleypipp@tameside.gov.uk [10,12]
Impact Fund / Stalybridge / UKSPF	policy@tameside.gov.uk · stalybridge.regeneration@tameside.gov.uk · ukspf@tameside.gov.uk [9,22,24]
Ashton public realm / market kiosks	ashton.publicrealm@tameside.gov.uk · markets@tameside.gov.uk [27]
Planning / procurement	Homes, Spaces, Places · The Chest via STAR · socialvalue@tameside.gov.uk [5,16,20]

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] Tameside’s emerging Local Plan supports 20% more social and affordable homes by 2030 against an affordable shortfall of 828 homes a year. [4,5]

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

Town-centre renewal, a garden village and council land for affordable housing sit at different stages. Establish the live phase and the organisation commissioning it.

Ashton Market Square · New canopy and outdoor market, opened July 2026.

Godley Green Garden Village

Up to 2,150 homes, 11 phases

Resolution to grant outline consent 18 March 2026: up to 2,150 homes over c.15 years; 363 affordable and £29m Section 106 are reported, not verified against a primary source. MADE Partnership (Barratt Redrow, Homes England, Lloyds Banking Group) is progressing legal agreements, reserved matters for infrastructure expected from spring 2026. GMCA has allocated £17.4m for enabling works. [6,7,8]

Confirm which phase, parcel and housebuilder is live before assuming a contracting opportunity.

Ashton town centre

£20m Levelling Up programme

Covers Town Hall restoration (to 2030), the former bus-interchange site and Market Square. The £10.8m Market Square opened 11 July 2026; Market Hall improvements are under way with £250,000 of confirmed UKSPF/FLAG funding. The council's page has an open call for ten new Market Square kiosks. No homes number is published for the interchange site. [22,23,27,28]

Confirm which building, market or site phase is being commissioned and by whom.

Stalybridge and Denton

£19.9m and £16.76m programmes

Stalybridge: £19.9m Capital Regeneration Projects award, public-realm phases through 2026 and Stalybridge West housing sites with no published homes number. Denton: £16,764,793 LUF Round 3 with a March 2028 spend deadline; Town Hall tendered via The Chest, Festival Hall marketed for housing. [9,29,30,42]

Two separate awards with different deadlines. Do not add them together.

Council land for affordable housing

Up to 485 homes on 13 sites

Executive Cabinet approved on 26 November 2025 the disposal of 13 council sites (about 27 acres) to RPs, with a minimum of 60% for social rent: five in Hyde (269 homes), four in Denton (150), two in Droylsden (37), one each in Mottram (16) and Ashton (13). Nine sites were already surplus; four were to be declared surplus after the meeting. Offered through a prospectus process from early 2026. [14,15]

Establish current availability, tenure requirements and which RP has been selected for each site.

Two boards, two local plans

Ashton-under-Lyne is a phase-one place with £19.53m over ten years; Hattersley is a phase-two neighbourhood with £20m. Their boards shape local priorities. [10,12]

Hattersley

Neighbourhood	Published position / next conversation
Ashton-under-Lyne (phase one)	£19.53m (75% capital) plus £0.6m capacity funding. Phase-one places have no Pride in Place Plan deadline. Regeneration Plan approved for submission by Executive Cabinet on 26 November 2025, submitted that month and passed first-stage MHCLG review in January 2026. On 18 March 2026 the board approved 12 first-phase projects (£2.898m) plus £0.300m programme management, giving £3.198m committed from a £6.658m first investment period, including £750k for Ashton Market Hall, £520k sports and leisure grants and £338k for an evening safety team. Ideas survey open. [10,11]
Hattersley (phase two)	Announced 25 September 2025: £20m (£12.6m capital, £7.4m revenue). Shadow board approved 25 March 2026 with the Hattersley Land Board wound up and stewardship funds transferring to Onward Homes. Board chaired by Laura Nicholas; survey open to 4 October 2026; plan in development. [12,13,32]

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.

National guidance sets a 30 November 2026 plan milestone for phase-two areas such as Hattersley; it does not apply to Ashton, a phase-one place already in delivery. Boards must have at least eight members; at least 51% should live or work locally. The Ashton board's report highlights future maintenance costs as a selection factor. Public contact routes: page 6. [11,32,40,41,43]

Different pots, different decisions

Town-centre capital programmes, the two neighbourhood plans and the borough-wide Impact Fund operate at different scales and on different timetables.

£56.7m

Three separate town-centre awards: Ashton, Stalybridge and Denton [9,22,42]

Town	Programme and published position
Ashton £20m	Levelling Up Fund (2023). Market Square (£10.8m) opened July 2026; Town Hall to 2030; bus-interchange site remediation. [22,27,28]
Stalybridge £19.9m	Capital Regeneration Projects (2023), plus £2.55m High Street Heritage Action Zone (2020–24). Public-realm phases through 2026; footbridge and car park under consultation. [9]
Denton £16,764,793	Levelling Up Fund Round 3, per the MHCLG list. Full grant confirmed December 2025; spend deadline March 2028. [30,42]

These are separate awards from different government programmes with different delivery deadlines. UKSPF: the council's Communities and Place allocation was £1.9m to 31 March 2025; no 2025/26 or 2026/27 allocation or open call is published. [22]

ASHTON: FIRST-PHASE PROJECTS APPROVED MARCH 2026

Project	Funding (FY26/27–29/30)
Reimagining Ashton Market Hall	£0.750m capital, alongside £0.520m sports and leisure grants and £0.338m revenue for an evening safety team. [11]
Community and college	£0.300m Adult Support Hub, £0.270m community centres, £0.250m Tameside College portal-frame buildings, £0.470m events, parks and grants. [11]

Funding was released from April 2026 on MHCLG approval of the Regeneration Plan and a signed Memorandum of Understanding. £3.46m of the first period remains to allocate. [11]

TAMESIDE PRIDE IN PLACE IMPACT FUND

£1.5m

Tameside appears in Annex A of both MHCLG determinations at £750,000 a year; the £1.5m commonly quoted is the two annual determinations added together, not a single award. Capital only, to be delivered by March 2027. Three rounds, all closed; 39 projects supported. The final round (26 August 2026) allocated £807,000 to 24 projects. [24,25,26,44]

Priority: the seven towns outside Ashton and Hattersley. No ward list is published.

The fund is now fully allocated. This is not extra funding for the two neighbourhood programmes. [24]

Homes, partners and local need

The Housing Strategy 2021–26 records a Places for Everyone requirement of 8,850 homes for 2018–2037 (466 a year) and an affordable shortfall of 828 homes a year. The emerging Local Plan sets 9,700 homes by 2042. [4,5,33]

Portland Basin · The Ashton and Peak Forest canal junction.

Partner / example	Documented local delivery
Jigsaw Homes / Mill Lane, Ashton	35 Social Rent apartments on a former car park, J Greenwood Builders, Homes England and GMCA Brownfield Housing Fund. Completion due February 2026; handover not independently confirmed. [34]
Jigsaw Homes / Cavendish House, Ashton	Nine supported apartments for care leavers aged 18–25, formally opened January 2026. [35]
Onward Homes / Hattersley	Long-term partner; from March 2026 takes on £0.6m stewardship funds for public realm, with about £3.1m still held by the council for Onward to claim against. [32]
Tameside RP Partnership	Irwell Valley, Jigsaw, Onward and other RPs owning more than 20,000 homes in the borough, under a joint working agreement with the council. [17]
SAHP first-wave partners active locally	Jigsaw Homes North (1,990 homes), Onward (3,000), Great Places (2,600) and Together Housing (3,200) are on the 33-partner list; these are national totals, not Tameside allocations. Irwell Valley is not listed. [2]

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 / 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

Tameside Council procures through STAR Procurement, the shared service with Rochdale, Stockport and Trafford. Opportunities are advertised on The Chest, with above-threshold notices on Find a Tender. The Denton Town Hall works were tendered through The Chest in February 2026, and a highways framework pipeline notice runs to 2030. [16,30,36]

RP and developer appointments have their own routes. Council sites for affordable housing are being offered to Registered Providers through a prospectus process rather than an open tender. [14]

The council's social value page invites bidders to contact socialvalue@tameside.gov.uk to build local jobs, apprenticeships and community support into tenders. Agree measurable delivery commitments with the commissioner. [20]

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 TRAINING IN ASHTON-UNDER-LYNE

Tameside College operates an £11m Construction Skills Centre in Ashton-under-Lyne, designed with regional employers and built by Willmott Dixon, training plumbers, bricklayers, painters and decorators, electricians and joiners. [37,38]

The Ashton Pride in Place board has allocated £0.25m towards portal-frame buildings at the college to extend vocational provision. The Growth Company's Tameside Skills Centre offers a Level 1 Construction Multiskills programme for 16–18 year olds. [11,39]

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

Tameside Council's social value team links commitments with training, apprenticeships and skills. Use it alongside the workforce plan, with named responsibilities and outcomes that can be evidenced. [20]

Tameside College Construction Skills Centre: 0161 908 6728 · apprenticeships 0161 908 6608
Tameside Skills Centre: Tameside@gceducationandskills.ac.uk · 0161 359 3017 · Council social value: socialvalue@tameside.gov.uk

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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