

Trafford

Regeneration & Investment Briefing



Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Stretford, Old Trafford, Sale, Altrincham and Carrington.

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 Trafford.

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	Pride in Place: the position
10	Local funds and project calls
11	Housing partners and need
12	Delivery and procurement
13	Skills and workforce
14	Sources and digital edition



Sale Waterside

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Trafford Local Plan 2022–2039	Publication (Regulation 19) consultation ran 6 August–18 September 2026 and is closed. The LDS schedules submission December 2026, examination spring 2027 and adoption 2027/28. [5,6]
Wharfside Strategic Masterplan	Draft approved for consultation 20 July 2026. Consultation is still open , closing Tuesday 22 September 2026; responses via the council's portal. Four drop-ins have been held. Final version to the Executive in autumn 2026. [7,8]
Stretford Mall Plot 2A	251 apartments consented 10 July 2026. Graham appointed for the £60m first phase in April 2026; completion targeted 2029. Further plots to be procured. [15,16,36]
Pride in Place	No Trafford neighbourhood appears in any of the three cohorts (75 towns; 169 neighbourhoods; the 40-neighbourhood expansion), nor among the 94 Impact Fund authorities. See page 9. [30,39,40,43]

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 Trafford.

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 Trafford 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. Within the Old Trafford Mayoral Development Area, the MDC is an additional coordinating body.

FIRST-WAVE SAHP ESTIMATE FOR GREATER MANCHESTER

£529m **c.4,400 homes**

Estimated Strategic Partnership spend and homes across the city-region, from the regional funding breakdown in MHCLG's press release of 24 August 2026. The release does not give a Trafford allocation. [2,42]

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	Trafford 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]
Sites within the Old Trafford regeneration area	The Old Trafford Regeneration MDC, alongside Trafford Council and GMCA.	Where the site sits against the Wharfside masterplan, phasing and the infrastructure sequence. [7,9]
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]

Practical implication. Keep one scheme funding schedule that identifies each source, eligible cost, outstanding decision and condition. Places for Everyone sets Trafford's requirement at 19,077 net additional dwellings to 2039; that is a plan requirement, not a funding award. [4,5,28]

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. [1,25]

02

Greater Manchester Combined Authority

Shapes regional priorities, tenure mix and priority sites; runs the Good Growth Fund and designated the Old Trafford Mayoral Development Area. [3,10]

03

Old Trafford Regeneration MDC

Established by GMCA and Trafford Council to coordinate delivery across the 370-acre regeneration area, attract investment and keep communities in decision-making. Chaired by Lord Sebastian Coe. [9]

04

Trafford Council

Local housing need, planning, council land and the Local Plan. Invest in Trafford is the public entry point for investment and development enquiries. [5,21]

05

Scheme owner and delivery team

The RP, council, JV or developer assembles the scheme, appoints its team and manages delivery. Establish the actual commissioning organisation. [22]

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
Trafford Local Plan and policy	localplan.consultation@trafford.gov.uk · 0161 912 3149 [32]
Investment / development	Invest in Trafford [21]
Procurement	STAR Procurement · 0161 912 1616 · procurement@star-procurement.gov.uk · The Chest [22]
Business grants	business@trafford.gov.uk (Shop Improvement Grant) [38]

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] Trafford's Housing Need Assessment 2023 requires 1,222 homes a year, 858 of them affordable, split 60% rented and 40% affordable home ownership. [4]

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

Trafford's pipeline is concentrated: one mayoral-scale regeneration area, a town-centre rebuild in Stretford and two large strategic allocations. Establish the live phase and the organisation commissioning it.



Stretford

Trafford Wharfside / Old Trafford

c.15,000 homes over about 30 years

The MDC launched 23 January 2026, chaired by Lord Sebastian Coe. The draft Wharfside Strategic Masterplan (Allies and Morrison, 9 July 2026) sets approximately 15,000 homes and circa 30,000 jobs across four phases: 550–800 homes to 2030, 3,200–3,600 to 2035 including the stadium, 3,750–4,000 to 2040, and 6,300–6,600 beyond. [9,11,37]

Draft capacities, not commitments. Confirm whether the council, MDC or a private landowner commissions.

Stretford town centre

Up to 800 homes; Plot 2A 251 consented

Council and Bruntwood joint venture on the former Stretford Mall. Plot 2A: 251 apartments consented 10 July 2026, Graham appointed on a reported £60m contract, completion 2029. Plots 2B and 1 are a further £115m–£175m pipeline still to be procured. £23.9m Good Growth Fund supports the first phase, with 178 further affordable homes subject to funding. [14,15,16,36]

Earlier 249 and 248 figures were pre-determination; use 251.

New Carrington

Around 5,000 homes

A Places for Everyone allocation. £89.1m Good Growth Fund (March 2026) funds a c.4km Carrington Relief Road, bus improvements and active travel to enable around 5,000 homes and 350,000 sq m of employment space by the 2040s. [14]

Enabling infrastructure funding, not a housing grant.

Civic Quarter, Stretford

Around 1,250 homes, 25% affordable

Demolition of the former GMP headquarters completed August 2026, clearing nine acres for a council, GMCA and FEC joint venture: a hotel of up to 250 beds, 25,000 sq ft commercial space and a linear park within the Civic Quarter Area Action Plan. [41]

Trafford Waters (c.3,000 homes) and Davenport Green (c.2,500) are separate allocations. [5,18]

Pride in Place: the position in Trafford

No Trafford neighbourhood appears in the Pride in Place programme, and the borough is absent from the Impact Fund grant determinations for both years. [29,30,39,40]



Seymour Grove, Old Trafford

Neighbourhood	Published position / next conversation
Neighbourhood programme	No Trafford neighbourhood sits in any of the three published cohorts: phase 1 (75 towns), phase 2 (169 neighbourhoods: 146 England, 14 Scotland, 9 Wales) or the phase 2 expansion named 20 March 2026 (40 English neighbourhoods across 28 authorities). The phase 2 list gives Manchester four neighbourhoods and includes areas in other GM boroughs; the expansion cohort adds Manchester's fifth, Moss Side West. No Trafford area appears in either. [40,43]
Impact Fund	Trafford does not appear in Annex A of the 2025/26 (29 September 2025) or 2026/27 (8 April 2026) determinations, each listing 94 authorities at £750,000 per authority. Bolton, Manchester, Oldham, Rochdale, Salford, Tameside and Wigan do; Trafford, Stockport and Bury do not. [30,39]

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.

There is no Trafford neighbourhood board, no £20m plan and no Impact Fund call. Neighbourhood-scale capital sits in the Trafford Affordable Housing Fund (Section 106 contributions), the council's community grant schemes, the Good Growth Fund via the council and the masterplan and Section 106 processes attached to the schemes on page 8. The position is recorded from the GOV.UK lists as at 19 September 2026. [4,21,39,40]

Different pots, different decisions

Trafford's recent public funding headlines come mainly through the Mayor's Good Growth Fund rather than through legacy town-centre programmes.

£113m

Trafford's Good Growth Fund headline, 18 March 2026 [14]

Component	What it funds
£89.1m	New Carrington transport: Carrington Relief Road, bus service improvements and active travel routes; enabling infrastructure for around 5,000 homes. [14]
£23.9m	Stretford town centre: first residential phase of the former Stretford Mall redevelopment, with further affordable homes subject to funding. [14]

A separate £26m Good Growth Fund commitment (November 2025) unlocks 382 homes at Trafford Wharf, brought forward by Cole Waterhouse with Heim; it is not part of the £113m. Boundary View's 80 homes were funded with £18.2m from the Brownfield Housing Fund and Homes England. [19,20,23]

UK SHARED PROSPERITY FUND

Route	Published position
Trafford Shop Improvement Grant	£5,000–£10,000 match-funded grants for ground-floor retail and hospitality, up to 50% of a project costing at least £10,000. Window now closed; an Expression of Interest form stays open. Queries: business@trafford.gov.uk . [38]
Borough allocation	A Trafford-specific UKSPF figure for 2026/27 is not verified; a £1.1m share is reported only in secondary coverage. [38]

No Levelling Up Fund, Towns Fund or Mayor's Challenge Fund award was verified from a primary source; the council's Mayor's Challenge Fund page now returns 404 after a website restructure.

PRIDE IN PLACE IMPACT FUND

None	Not applicable in Trafford. The borough is absent from both MHCLG grant determinations. See page 9. [30,39]
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These are capital commitments to named interventions, not an open grant pot. Do not present them as one investment figure.

Homes, partners and local need

The Housing Need Assessment 2023 requires 1,222 homes a year to 2039, 858 of them affordable. Between 2018/19 and 2022/23, 4,163 homes were completed, 556 of them net additional affordable. Places for Everyone sets 19,077 dwellings by 2039. [4,5]



Trafford Wharf · The quayside within the Old Trafford regeneration area.

Partner / example	Documented local delivery
Southway Housing Trust / Boundary View, Old Trafford	80 homes: 57 Affordable Rent and 23 Shared Ownership, McGoff Construction, £18.2m from the Brownfield Housing Fund and Homes England. Residents moving in from January 2026. [23]
L&Q / Pearson Place, Trafford Waters	83 affordable apartments, the first affordable homes in the 3,000-home Trafford Waters masterplan; Rowlinson contractor; practical completion reported 2026. [24]
L&Q and Irwell Valley	30 social rented homes developed with Trafford Affordable Housing Fund assistance; 79 social rented properties on the Sale West estate. [4]
Council and Bruntwood / Lumina Village	639 homes opposite Old Trafford cricket ground with affordable, shared ownership and private rental, under construction. [18]
Council pipeline 2026	Trafford Gardens (149 homes, 33 affordable), Great Stone Road (228 consented), Lacy Street (53), The Courts, Sale (84), Christie Road (60) and Trafford Wharf Road (382 dwellings plus 412 student bedrooms, consented). [18]

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, MDC where in area, 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

Trafford Council procures through STAR Procurement, the shared service with Stockport and Rochdale. STAR advertises open quotations and tenders on [The Chest](#); above-threshold contracts also appear on Find a Tender. The council publishes a contract register through its open data pages. Enquiries: 0161 912 1616. [22,34]

RP, joint venture and developer appointments have their own routes. Stretford Mall's Plot 2A was procured by the council and Bruntwood joint venture; the remaining plots are still to be procured. Within the Mayoral Development Area, establish whether the commissioning body is the council, the MDC, GMCA, Manchester United or a private landowner. [7,9,15,16]

Social value is a stated requirement in Trafford tenders, with the measurement route set out in the tender documentation for each contract. Agree measurable delivery commitments with the commissioner. [22]

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 TRAFFORD

Trafford College is part of The Trafford and Stockport College Group (TSCG), which offers apprenticeships across Greater Manchester and Cheshire in over 50 standards, including construction, engineering and green skills. [35]

Delivery is flexible: some programmes run entirely in the workplace, while trade apprenticeships typically include a day a week at college. TSCG is a member of the GM colleges consortium behind the North-West Construction Technical Excellence College hosted by Wigan & Leigh College. [35]

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

Where a scheme sits within the Old Trafford regeneration area, the MDC's published purpose includes keeping communities central to decision-making; local employment and training commitments are a practical way to evidence that. Set them out in the contract with named responsibilities. [9,22]

TSCG apprenticeships: apprenticeships@tscg.ac.uk · 0161 886 7461

Procurement: procurement@star-procurement.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.

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