

Wakefield Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Wakefield, Castleford, Featherstone 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 Wakefield.

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County Hall, Wakefield

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
West Yorkshire Mass Transit SDF	Joint Development Plan Document across all five WYCA districts, including Wakefield. Regulation 19 consultation opened 4 August 2026; closes 23:59 on Sunday 27 September 2026. [32]
Lupset and Featherstone Pride in Place (phase two)	Ten-year Regeneration Plan and four-year Investment Plan due to MHCLG by 30 November 2026. [25,26,33]
Castleford Pride in Place (phase one)	Plans approved by MHCLG in April 2026; four-year investment memorandum of understanding signed July 2026. No plan deadline applies. [6,33]
Pride in Place Impact Fund	£750,000 in each of 2025/26 and 2026/27; national guidance requires commitment by 31 March 2027. Local distribution not yet published. [9,10]
Wakefield Housing Plan 2026–2029	Successor to the 2023–2026 plan; consultation ran summer 2026; not yet adopted as at 19 September 2026. [34]

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 Wakefield.

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 West Yorkshire. Land, remediation and infrastructure support normally comes first through the Combined Authority: the £110m Brownfield Housing Fund, the £334m West Yorkshire Housing Investment Fund approved in June 2026, and the integrated settlement WYCA has held since April 2026, all assessed under the WYCA Assurance Framework. Social and Affordable Homes Programme grant remains administered by Homes England, shaped by 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 Wakefield scheme, the first conversation depends on the funding gap; a regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR WEST YORKSHIRE

£441m

c.4,000 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 and gives no totals. Neither gives a Wakefield allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England SAHP, via strategic partnership or CME.	Tenure, delivery partner, grant need. No Wakefield SAHP allocation published. [1]
Land, infrastructure or abnormal costs	Wakefield Council, via WYCA's Brownfield Housing Fund or Housing Investment Fund pipeline.	Why the site cannot proceed. Wood Street Collection: £1.6m BHF against £15.46m cost. [35,36]
Additional affordable-housing support	WYCA's housing and regeneration team, via the integrated settlement.	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]

WYCA housing funds: current position. No open competitive call for the Brownfield Housing Fund or the Housing Investment Fund was found at 19 September 2026; both run from a pipeline developed with the five councils, so the route in is the district council's housing growth team and WYCA's housing team. The Brownfield Housing Fund targets at least 6,240 homes with starts by March 2029. [3]

Cathedral Quarter. c.1,000 homes over roughly ten years, led by Muse as the council's strategic regeneration partner — a masterplan ambition, not a consented scheme. [37]

REGIONAL AMBITIONS TO DESIGN FOR

The West Yorkshire Housing Strategy 2040 and the Strategic Place Partnership with Homes England identify capacity for over 40,000 homes by 2040; the Housing Investment Fund aims to unlock 2,275 homes by March 2029; the mayor's pledge is at least 5,000 affordable homes over three years; Homes England's strategic priorities weight social rent, brownfield and town-centre sites, low carbon and council- or community-led delivery. 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. [1,18]

02

West Yorkshire Combined Authority

Regional priorities, tenure mix and strategic priorities for SAHP; Brownfield Housing Fund and Housing Investment Fund; the integrated settlement; the Mass Transit SDF. [3,32]

03

Wakefield Council

Local housing need, planning authority, council land and its own new-build programme; accountable body for Pride in Place across Castleford, Featherstone and Lupset. [4,5,6]

04

Three Pride in Place neighbourhood boards

Castleford Together Strategic Board; Lupset Pride in Place Board (Chair: Simon Topham, Chief Executive, Citizens Advice Wakefield District); Featherstone Pride in Place Board (Chair: Kay Binnersley). Council accountability and national programme rules still apply. [5,7,8,24,27]

05

Development and delivery partners

Muse (Cathedral Quarter strategic regeneration partner); Rushbond (Wood Street Collection, Civic Quarter); Vico Homes with Caddick Construction (Chantry House / Malthouse View, Kirkgate); Vico Homes with Avant Homes (Lingwell Gate Lane). [35,36,37]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
WYCA housing / infrastructure	customerfeedback@westyorks-ca.gov.uk · 0113 251 7272
Wakefield regeneration / Cathedral Quarter	wakefield.gov.uk/regeneration · council contact centre 0345 8 506 506 [4]
Pride in Place (Castleford, Featherstone, Lupset)	via each area's page on wakefield.gov.uk/regeneration/pride-in-place ; survey and drop-in sessions run locally [5,7,8]
Housing options / homelessness	wakefield.gov.uk/housing/homelessness [39]
Procurement	procurement@wakefield.gov.uk · Corporate Procurement, Wakefield One, PO Box 700, Burton Street, Wakefield WF1 2EB [31]

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. West Yorkshire's published priorities weight Social Rent, brownfield and town-centre locations, low-carbon homes and Fair Work Charter commitments. [21] Wakefield's adopted Local Plan sets a district-wide housing requirement of 1,400 dwellings a year (26,600 homes, 2017/18–2035/36); its site-level affordable-housing percentage should be checked against the adopted policy wording — not verified for this brief. [14]

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

Cathedral Quarter, the Civic Quarter and two named affordable schemes sit at different stages. Establish the live phase and the organisation commissioning it before approaching a partner.



Wakefield city centre · Cathedral Walk.

Cathedral Quarter

c.1,000 homes in the masterplan

Muse, the council's strategic regeneration partner, is masterplanning the Ridings Centre site: demolition (estimated autumn 2028), a relocated museum and library, a cinema, public space and around 1,000 affordable and private homes over a ten-year build-out. [37]

No confirmed phasing, funding package or planning decision was found; treat the homes figure as a masterplan ambition, not verified.

Chantry House / Malthouse View, Kirkgate

50 affordable homes

Vico Homes, built by Caddick Construction, is delivering 26 town houses and 24 apartments for affordable rent and shared ownership. The council funded the viability gap using Section 106 commuted sums; completion expected end/autumn 2026. [11,12]

Press sources use both scheme names; homes number and tenure split are consistent.

Wood Street Collection, Civic Quarter

63 homes, WYCA Brownfield Housing Fund

Rushbond is delivering 63 homes across the former Police Station (completed), Gills Yard (completed) and a final phase on Rishworth Street due in 2026. Forecast scheme cost £15,457,238, with £1,600,000 sought from WYCA's Brownfield Housing Fund. [35,36]

Scheme-level WYCA grant, not a Wakefield district Brownfield Housing Fund total.

Lingwell Gate Lane

73 affordable homes

Avant Homes agreed the £17.4m sale of a wholly affordable scheme to Vico Homes: 73 homes including accessible bungalows and family houses. [13]

Date of practical completion not verified in the sources checked.

Three neighbourhoods, two cohorts

Castleford, Featherstone and Lupset each have up to £20m over ten years. Their boards shape local priorities; do not sum the three into one figure. [4]



Castleford

Neighbourhood	Published position / next conversation
Castleford (phase one)	Up to £20m over ten years (75% capital, 25% revenue). One of the 75 phase 1 places; no plan deadline. MHCLG approved final plans April 2026; four-year MoU signed July 2026. Governance: Castleford Together Strategic Board. Board chair not identified. [5,6,26,33]
Lupset (phase two)	Up to £20m over ten years (c.£2m a year). Ten-year vision and four-year Investment Plan due 30 November 2026. Chaired by Simon Topham, Chief Executive, Citizens Advice Wakefield District. [7,24,25]
Featherstone (phase two)	Up to £20m over ten years (c.£2m a year). Same 30 November 2026 deadline. Chaired by Kay Binnersley (Vice Chair Bobby Singh), confirmed from board minutes; Wakefield Council is Accountable Body. Revised boundary agreed in principle 24 April 2026; BEAM proposed as engagement provider. [8,25,27]

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.

Wakefield does not appear in the 20 March 2026 phase 2 expansion note. [28] The Impact Fund pays £750,000 in each of 2025/26 and 2026/27 — separate borough-wide money; commit by 31 March 2027. [9,10,30] Boards need at least eight members, 51% local. [29,30] Contacts: page 6.

Different pots, different decisions

Wakefield's Town Deal awards, the three neighbourhood plans and the borough-wide Impact Fund operate at different scales and on different timetables.

£48.8m

Wakefield district: Towns Fund / Town Deal awards combined (Wakefield city and Castleford) [15,16]

Component	What the figure includes
£24.9m	Towns Fund Town Deal, Wakefield city; task force led investment in city-centre projects. [15]
£23.9m	Towns Fund Town Deal, Castleford; funds Castleford Riverside, Castleford Boho, Heart of Castleford and Castleford Connections; a strict completion deadline of 2026 is reported. [15,16]

LUF award for the library and museum rests on local press, not a primary notice. [17] UKSPF successor position for Wakefield is not verified. [40]

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Pride in Place, Castleford / Featherstone / Lupset	£20m each, ten years. Three separate allocations, not a single sum. [4,5,7,8]
Brownfield Housing Fund (WYCA), Civic Quarter	£1.6m against £15.46m. Wood Street Collection, 63 homes; scheme-level grant. [35,36]
UK Shared Prosperity Fund successor, 2026/27	Not verified; no Wakefield-specific allocation found. [40]

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

WAKEFIELD PRIDE IN PLACE IMPACT FUND

£750,000 X 2	£750,000 in each of two years: 2025/26 (signed 29 Sept 2025) and 2026/27 (signed 8 April 2026), Annex A. [9,10]
	Allocation is 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

The Wakefield District Local Plan sets a requirement of 1,400 dwellings a year (26,600 homes, 2017/18–2035/36); a later standard-method analysis gives an indicative 1,572 homes a year — a higher figure under revised guidance, not directly comparable. [14]



Thornes · The flood lock on the Calder and Hebble Navigation.

Partner / example	Documented local delivery
Muse / Wakefield Council, Cathedral Quarter	Masterplan ambition of c.1,000 homes over roughly ten years; demolition of the Ridings Centre estimated autumn 2028. Not a consented scheme — not verified as pipeline homes. [37]
Rushbond, Wood Street Collection (Civic Quarter)	63 homes; £1.6m WYCA Brownfield Housing Fund grant against £15.46m scheme cost; final phase on Rishworth Street due 2026. [35,36]
Vico Homes / Caddick Construction, Chantry House / Malthouse View, Kirkgate	50 affordable homes (26 town houses, 24 apartments), affordable rent and shared ownership; council Section 106 viability-gap grant; completion expected end/autumn 2026. [11,12]
Vico Homes / Avant Homes, Lingwell Gate Lane	73 affordable homes, including accessible bungalows; £17.4m scheme sale; completion date not verified. [13]

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 / WYCA 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

Wakefield Council advertises tenders through YORtender, confirmed from the council's own "Selling to the council" page. Registration is free. Procurement enquiries: procurement@wakefield.gov.uk, Corporate Procurement, Wakefield One, PO Box 700, Burton Street, Wakefield WF1 2EB. [31]

Above-threshold notices also appear on [Find a Tender](#), the national register under the Procurement Act 2023 regime. [22]

A funding announcement does not itself create an open invitation to tender: at the Cathedral Quarter, Muse is already engaged as strategic regeneration partner, and supply-chain work there flows through that partner relationship rather than a fresh council tender. [37]

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 WAKEFIELD COLLEGE

Wakefield College delivers Construction and Civil Engineering provision — multi-skills programmes from Entry 3 to Level 2, site carpentry, bricklaying and a T-Level in Construction (Design, Surveying and Planning) — with work placement opportunities at all levels. [23]

The region's Construction Technical Excellence College is Leeds College of Building, the Yorkshire and the Humber CTEC, one of ten named across England, backed by £100m nationally with a target of 40,000 trained by 2029. Wakefield College's role as a sub-regional delivery partner for the CTEC is not verified.

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

Use the college's employer routes alongside the workforce plan, with named responsibilities and outcomes that can be evidenced through the contract owner.

College enquiries: 01924 789111

[Wakefield College, Construction & Civil Engineering](#)

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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