

Wigan & Leigh

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across the borough.

Inside this briefing

A practical guide to funding routes, local programmes and the organisations turning sites and neighbourhood priorities into delivery.

For organisations delivering housing and regeneration in Wigan & Leigh.

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Leigh Town Hall

DATES AND DECISIONS TO WATCH

As at 13 September 2026	Published position
Local Plan consultation	Publication version open 9 September–21 October 2026. Representations close at 5pm on 21 October. [5]
GMCA affordable housing	Good Growth Fund applications are rolling, with no fixed deadline; subject to funding and priorities. [3]
Leigh project call	Closed; applications under evaluation. Use the board mailing list for future calls. [25]
Phase-two neighbourhoods	National Pride in Place plan submission milestone: 30 November 2026. [30]

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 Wigan & Leigh.

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 Wigan or Leigh 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 Wigan & Leigh 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	Wigan 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. The published July transport, city-densification and innovation calls closed on 4 August; these rounds are now closed. [3]

Practical implication. Keep one scheme funding schedule that identifies each source, eligible cost, outstanding decision and condition. Ask the funders to agree which costs their contributions support and how those contributions fit together.

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. [3,21]

03

Wigan Council

Local housing need, planning and council land; accountable body for neighbourhood funding. Developer Hub is the public entry point for land enquiries. [10,17]

04

Neighbourhood boards

Develop local plans with the community and shape investment priorities. Council accountability and national programme requirements still apply. [29,30]

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
Wigan land / housing	Housing Enabling and Development Team
Neighbourhood projects	Pride in Place programme and board pages
Planning / procurement	Local Plan consultation · The Chest

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, alongside supported housing, regeneration and better alternatives to temporary accommodation or costly care settings. [21]

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, affordable homes and council land opportunities sit at different stages. Establish the live phase and the organisation commissioning it.



Haigh Hall · Historic architecture within Wigan's wider regeneration landscape.

Fetters / Wigan

464 homes in the scheme scope

The council project page lists 464 homes. Its August update expects Wigan Market at Fetters to open in spring 2027, operated by the council. [6,7]

Confirm which housing, market, hotel or infrastructure phase is being commissioned.

Leigh town centre

2026–2027 public-realm milestones

The council announced Civic Square's launch for 12 September 2026. Market refurbishment is planned for early 2027, with temporary trading in Spinning Gate. [8]

Plan business continuity, access and long-term maintenance alongside the works.

West Leigh council homes

41 affordable homes

The March update identifies Briar Grove (9), Yates Street (8) and Keble Grove (24), across three brownfield sites. [9]

Check subsequent updates before describing a site as starting, completed or open to tender.

Council land opportunities

Sites at a range of scales

The Developer Hub lists larger sites, clusters and smaller infill opportunities. Some have already received expressions of interest. [17]

Establish current availability, title, disposal and planning position with the council.

Three boards, three local plans

Leigh, Platt Bridge & Spring View, and Marsh Green & Laithwaite each have £20m over ten years. Their boards shape local priorities. [10–13]



Stuart Close, Platt Bridge

Neighbourhood	Published position / next conversation
Leigh	Government-approved outline plan. The June project call is closed and applications are being assessed. Council is accountable body. Follow the board's project updates. [25,26]
Platt Bridge & Spring View	Phase-two area. September board agenda and resident survey published; initial engagement underway. Use the board process to establish priorities and the next decision point. [12]
Marsh Green & Laithwaite	Phase-two area. August minutes, September agenda and resident survey published. Check the emerging plan and selection process; priorities will be locally determined. [13]

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 these phase-two areas. Boards must have at least eight members; at least 51% should live or work locally. Public contact routes: page 6. [29,30]

Different pots, different decisions

Leigh's town-centre works, its neighbourhood plan and Wigan's Impact Fund operate at different scales and on different timetables.

Over £32m

Leigh's published town-centre investment headline [22]

Component	What the headline includes
Over £12m	UK Shared Prosperity Fund and Levelling Up Fund investment in the town centre: public space, connections, shopfronts and the market. [22]
£20m over ten years	Leigh's Pride in Place programme. This is already included in the headline above and in the borough's three-neighbourhood total. [22]

Funding note: the overview gives over £12m UKSPF/LUF; the 7 September update cites £11.4m of government funding. The sources do not reconcile the difference; these are not additional pots. [8,22]

The May 2025 update reported over £800,000 in building grants progressing with businesses, within the programme. [23]

LEIGH: PROJECT CALL CLOSED, ASSESSMENT UNDERWAY

Fund	Purpose / latest published position
The Leigh Fund	Medium-to-large capital and revenue projects. The June 2026 call is closed; the board is evaluating applications. [25]
Community Fund	Revenue grants up to £2,000 for small community-led activity. Included in the same closed call; use the mailing list for future opportunities. [25]

The May launch described around £7m for the April 2026–March 2030 investment period. That is a phase of the £20m programme. An approved outline plan does not mean every proposed project has funding. [25,26]

WIGAN PRIDE IN PLACE IMPACT FUND

£1.5m	£750,000 in each of 2025/26 and 2026/27 for physical improvements. [24]
	Target wards: Atherton North, Hindley, Worsley Mesnes, Wigan West and Ince. [31]

The council identifies target areas outside Leigh town centre, Platt Bridge & Spring View, and Marsh Green & Laithwaite. This is not extra funding for those three neighbourhood programmes. [32]

Funding must be committed by 31 March 2027; uncommitted sums must be returned. [24]

Homes, partners and local need

The council's 2026–2031 strategy sets a direction of 972 homes a year, with attention to affordable, supported and older people's housing. [4]



Wigan Pier · Former industrial buildings beside the Leeds and Liverpool Canal.

Partner / example	Documented local delivery
Torus / Frog Lane	60 Affordable Rent homes. Torus records completion in January 2025, with Casey Group as contractor and Homes England / council partnership. [14]
Jigsaw Homes / The Seasons, phase 2	April 2026 update: 24 houses with Keepmoat, across Social Rent and Shared Ownership. July completion was forecast; handover against that forecast has not been independently confirmed. [15]
Your Housing Group / Waterside Point	The council strategy records 236 affordable homes: 123 Shared Ownership and 113 Affordable Rent, on former industrial land in Leigh. [4]
Prima / HPBC / St William's	The council strategy describes 27 affordable homes in Ince through Prima and Housing People, Building Communities. [4]

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

Wigan Council identifies [The Chest](#) as its primary tender and bid-submission portal. Its procurement page also links to Find a Tender and a 2025–2027 procurement timeline. A pipeline entry is a forecast; the live notice establishes the requirements and timetable. [16]

RP and developer appointments have their own routes. Confirm whether work is being commissioned directly, through a framework or by a main contractor. A funding announcement does not itself create an open invitation to tender.

Wigan's procurement guidance also points suppliers towards [Match My Project](#) to connect social-value commitments with local community needs. Agree measurable delivery commitments with the commissioner rather than treating them as a separate publicity activity. [16]

The advertiser directory is not an approved-supplier list and does not replace procurement or suitability checks.

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.

A REGIONAL CONSTRUCTION SKILLS HUB IN WIGAN

Wigan & Leigh College leads the North-West Construction Technical Excellence College, with Blackpool & The Fylde College and East Lancashire Learning Group as delivery partners. It is one of ten CTECs in England. [27]

The network covers traditional trades, green construction, modern methods and digital skills. Its employer offer includes apprenticeships, practical projects and opportunities to shape training around workforce needs. [27,28]

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

Wigan Council points suppliers towards Match My Project to connect business support with community requests. Use it alongside the workforce plan, with named responsibilities and outcomes that can be evidenced. [16]

CTEC enquiries: CTECenquiries@wigan-leigh.ac.uk

Workforce partnerships: [North-West Construction Technical Excellence College](#)

Regeneration & development Business directory

GROUNDWORKS, CIVILS & SURFACING

Andaul Surfacing & Hire

Surfacing, paver and equipment hire

01744 811 500

andaul.co.uk

JW Civils

Civil engineering, foundations and roads

07805 627 916 / 01695 622919

jwcivils.co.uk

NH Landscape & Civils

Landscaping, civils and groundworks

07975 569765

facebook.com/nhlandscape.civils

HH Piling

Piled foundations for building projects

07975 750 168

hhpiling.co.uk

CONSTRUCTION MATERIALS

Resapol

Construction products and concrete repair

0800 083 1942

resapol.com

BUILDING & PROPERTY MAINTENANCE

M&D Building

Extensions, bathrooms and kitchens

07812 858880

mndbuilding@gmail.com

KD Building Ltd.

Stonework, new builds and renovations

07801 704742 / 01257 426080

mike.durks@btinternet.com

CBS Construction Group

Building, extensions and property upgrades

0800 634 9878 / 07932 717138

cbsconstructiongroup.co.uk

All Trades 4 U Ltd.

Plumbing, heating and property maintenance

01942 387102

workorders@alltrades4ultd.co.uk

ELECTRICAL INSTALLATIONS

MB Electrical

Domestic electrical work and inspection

07487 661586

mbelectrical.co

NUWAVE EV AND ELECTRICAL

EV charging, electrical installation and testing

01942 387144 / 07776 109973

info@nuwave-electrical.co.uk



Wigan Market at Fethers: illustrative visualisation, not a scheme image

Regeneration & development Business directory

INTERIORS & FINISHES

Jen's Blinds

Blinds and curtains

01942 396170 / 07543 002128

jenwinny@hotmail.co.uk

Skyline Kitchen Components Ltd.

Kitchen, bedroom and study components

07902 138345

skylinekitchencomponents.com

LJV Carpets & Flooring

Supply and fitting of carpets and flooring

01942 369017

ljvcarpetsandflooring.co.uk

Kalon Living Interior Design

Residential, commercial and hospitality interiors

0203 9510814

BUSINESS & PROPERTY SERVICES

B2B Business Technology Group

IT support, cloud services and networking

01942 918891 / 03333 660077

b2bbusiness.com

CMJ Removals

House and office removals and clearances

01257 400 733 / 07940 742 891

cmjremovals.co.uk

Hall & Houghton; Wigan Pier Property Services

Mortgage and financial advice; two names in one advertisement

01257 422067

wiganpps@gmail.com

SECURITY & AUTOMATION

Expo Link Alarms

Alarms, CCTV and access control

01942 494004

expolinkalarms.co.uk

The Real Smart Home

Home and commercial automation

07730 530 798

therealsmarthome.co.uk



Evidence and source notes

Research checked on 13 September 2026. Numbered references link to primary sources; public enquiry routes are on page 6.

SOURCES · NUMBERS CORRESPOND TO REFERENCES IN THE TEXT

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PUBLISHER AND DIGITAL EDITION

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