

# Greater Lincolnshire Combined County Authority

## Brownfield Housing Fund Prospectus



**Greater Lincolnshire**  
Combined County Authority 

# Foreword from the Mayor of Greater Lincolnshire

I am proud of the potential in Greater Lincolnshire, and my focus is on putting our people and communities first.

This Brownfield Housing Fund Prospectus is a clear call to action. I want partners who are ready to work with us and get things done. If you share that ambition, I want to hear from you.

I know that bringing brownfield land back into use is challenging. It can be complex and costly, and too many sites have been left unused for too long. This fund is here to unlock those sites, reduce risk, and get development moving.

We will target investment where it makes the biggest difference supporting schemes that deliver real, visible results.

I want to see new homes built, good jobs created, and the infrastructure we need delivered across Lincolnshire. We are a delivery-focused organisation. If you have the ideas and the capability, come forward.

Let's get to work and deliver for Greater Lincolnshire.

**Dame Andrea Jenkyns DBE**  
Mayor of Greater Lincolnshire



# What is the Greater Lincolnshire Brownfield Housing Fund

- ▶ The purpose of the Greater Lincolnshire Brownfield Housing Fund is to bring unused or previously developed land back into use by unlocking housing projects that have stalled and cannot move forward without support.
- ▶ We will prioritise projects that provide attainable, well-placed and appropriate homes that help address housing need in Greater Lincolnshire.
- ▶ There is no set limit to the amount that can be applied for under this call, but it should be noted that the total fund is around £34 million.

## Who can apply for funding?

- ▶ Greater Lincolnshire Local Authorities
- ▶ Housing Associations
- ▶ Private Sector Developers (subject to Subsidy Control Compliance)
- ▶ Private Sector Landowner
- ▶ Voluntary or Community Sector

# Definition of Brownfield Land

[National Planning Policy Framework - Annex 2: Glossary - Guidance - GOV.UK](#)

- ▶ Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed.

## Previously developed land excludes:

- Land that is or was last occupied by agricultural or forestry buildings
- Land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures
- Land in built-up areas such as residential gardens, parks, recreation grounds and allotments
- Land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

# What type of investments or schemes can the Brownfield Housing Fund support?

- ▶ Eligible capital expenditure could be;
  - ▶ Off-site infrastructure
  - ▶ Neighbourhood infrastructure (including public realm, place-making interventions) which enhance assets
  - ▶ Site Remediation and demolition to prepare sites for housing
  - ▶ Onsite infrastructure
  - ▶ Direct delivery of new homes
  - ▶ Site acquisition and land assembly
  - ▶ Capacity to support any of the capital delivery activity detailed above where it is directly attributable to the creation or maintenance of a capital asset

# Eligibility Criteria

## Initial Criteria

Every scheme must:

- ▶ Be located on brownfield land within Greater Lincolnshire.
- ▶ Be stalled and will not be unlocked without public sector intervention.
  - ▶ A stalled site is a development site that has failed to progress or has been left partially developed or abandoned, typically because of financial viability issues, market conditions, planning constraints, or landowner/developer decisions.
- ▶ Either be allocated for development, be identified in an approved Strategic Master Plan, already have planning permission, or have arrangements in place to progress a successful planning application.
- ▶ Projects must be Green Book compliant with acceptable Value for Money (VfM).
- ▶ Homes will start on site before 31 March 2031.

# Eligibility Criteria

## Other Criteria

Schemes must also demonstrate:

- ▶ Regional Strategic Fit - Show how the project supports the wider aim of the Greater Lincolnshire Combined County Authority (ensuring that all residents have access to attainable, well-placed, and appropriate homes) and meets the strategic principles on Slide 8.
- ▶ Local Strategic Fit - Alignment with planning policy (Local Plan), local economic growth and housing strategies. Show evidence of any local support (if available)
- ▶ Housing Need - Clearly demonstrate how the scheme meets local housing needs through mixed tenure and mixed bedroom size. The funding can be used for both market and affordable housing.
- ▶ Risk Analysis - Identify the key risks and explain how you will manage or reduce them.
- ▶ Deliverability - Prove the scheme can be delivered, with a clear plan, the right skills, and capacity in place.
- ▶ Place Making - Demonstrate place making and high-quality homes

# Meeting Strategic Housing Principles

The fund will contribute to the overall aspiration, principles and priorities for Greater Lincolnshire. The schemes will have to meet at least one of the following principles:

**Deliverability:** Applicants must demonstrate there is a plan, capacity, and expertise to deliver the proposed scheme on time.

**Support Housing Growth in Key Employment Areas:** Priority will be given to schemes that promote housing growth in key employment growth areas.

**Encourage Co-Funding:** GLCCA encourages co-funding of schemes where opportunities exist and will prioritise schemes where GLCCA contributions enable wider transformation and/or address gaps in affordable housing supply.

**Alignment with Investment Funds:** Encourage alignment with the ambitions of other relevant investment funds where these align to employment and economic growth ambitions, such as the Mayoral Investment Fund, Town Deals, Future High Street Fund, LUF and other local transformational funding guided by Master Plans or Plans for Neighbourhoods.

**Job Opportunities in Growth Sectors:** Promote job opportunities within existing and emerging growth sectors, including Advanced Manufacturing, AI, energy, food, and defence.

**Create Connections:** Enhance connections between town centres and employment opportunities, linking key public spaces within established population centres and activating empty or underused brownfield land.

**High-Quality Living:** Promote high-quality neighbourhoods with a mix of housing types and tenures to support integrated communities and champion our place.

**Maximise Accessibility to Public Transport:** Focus on creating a more connected place through improved public transport accessibility.

**Address Market Failure:** Any funded project is required to demonstrate it will bring forward sites that the housing market would not otherwise develop.

# Funding Criteria

- ▶ GLCCA has a target of unlocking 1142 homes with our total Brownfield Housing Fund of £34m, and the intervention rate to achieve this target is a maximum of £30k per unit. This intervention rate will be considered when assessing schemes, but higher intervention rates do not prevent scheme promoters from applying because the overall Value for Money of the scheme will also be considered.
- ▶ There is no fixed upper limit on the amount a scheme may apply for. Schemes should request the full level of funding they believe is necessary. If a scheme is selected as a priority, GLCCA will then determine what proportion of the requested amount they are able to fund.
- ▶ GLCCA encourages co-funding of schemes where the opportunity exists e.g. Homes England funding

# The Application Process

## Section A: Preliminary Questions

- ▶ Applicants must complete the preliminary questions. Key areas of focus for these questions include:
  - ▶ Pace of deliverability - how quickly the project can be delivered
  - ▶ Value for Money - evidence that the proposal represents efficient use of funds
  - ▶ Planning permission status - whether required permissions are secured or in progress.

## Section B: Business Justification Case

- ▶ Applicant must prepare a high-quality, compliant Business Justification Case, responding to the questions provided by GLCCA.
- ▶ The BJC will be assessed and then presented to the GLCCA for a funding decision.

# Indicative Timeline - Phase 1

Steps	Timescales
Approach to BHF agreed	24 <sup>th</sup> June 2026
Launch - Application	w/c 29 <sup>th</sup> June 2026 (open for 6 weeks)
Pre-bid engagement with stakeholders	Tuesday 30 <sup>th</sup> June 2026
Closing date	<b>Sunday 9<sup>th</sup> August (11:59pm)</b>
Scheme assessment	From 10 <sup>th</sup> August 2026 to 28 <sup>th</sup> August 2026
Board approval of first batch of schemes	Scrutiny: 7 <sup>th</sup> October 2026 Main Board: 21 <sup>st</sup> October 2026
Award and contracting	November 2026 - February 2027

Phase 1 is to be rolled out in the 26/27 financial year, as to implement an agreed process and contract the agreed spend profile figure of £16,524,756 by March 2027.



# Future Opportunities

As of April 2027 (year 2 of funding), the Brownfield Housing Fund will have a rolling open call, so schemes can be submitted as and when they are ready for funding. This rolling open call will end once all the funding has been spent.

# Contact Details

- ▶ To apply for the Brownfield Housing Fund, please fill out an application form. You can find this document [here](#):
- ▶ You will then need to send the application form to [strategicprojectoffice@greaterlincolnshire-cca.gov.uk](mailto:strategicprojectoffice@greaterlincolnshire-cca.gov.uk), along with any supporting documents.
- ▶ For any questions or queries please contact:  
[jessie.shorrock@greaterlincolnshire-cca.gov.uk](mailto:jessie.shorrock@greaterlincolnshire-cca.gov.uk)
- ▶ An engagement session for all interested parties will be run on 30<sup>th</sup> June 2026.
- ▶ The deadline for submitting is **11:59pm on Sunday 9<sup>th</sup> August 2026.**