**Brownfield Housing Fund – Round 3 Prospectus**

**Background**

Delivering affordable, accessible, low carbon housing is a key priority for YNYCA Combined Authority. Our priority is to deliver urgently needed affordable homes that help create high quality sustainable places.

First announced in January 2023, our current £16.7m Brownfield Housing Fund is set to deliver over 1,100 new homes on 14 brownfield sites across York & North Yorkshire.

York and North Yorkshire Combined Authority is now welcoming applications for a third round of Brownfield Housing Fund grants, to help us deliver more affordable homes on brownfield land across our region.

This prospectus provides further details about the Programme and how to bid for this funding.​

**Indicative Timeline - from application to housing starts**

|  |  |
| --- | --- |
| Launch of call | 25th June 2025 |
| BCR webinar | Date TBC |
| Full business case submission | Noon 15th September |
| Approved projects confirmed & GFAs issued | October 2025 |
| All applicant pre-contracting approvals in place | 12th December 2025 |
| GFA complete | 14th January 2026 |
| Housing starts commence | Before 30 March 2029 |

**What is the YNYCA Brownfield Housing Fund Round-3 Programme?**

The purpose of the York and North Yorkshire Brownfield Housing Fund round-3 programme is to unlock affordable housing development on brownfield sites and enable new homes to start on site by March 2029 at the latest.​

Priority will be given to schemes that deliver affordable, accessible and low carbon housing, creating sustainable and high-quality places.​ Timely delivery of projects will also be a consideration, with proposals able to deliver in advance of the March 2029 end date being prioritized in the event of our funding being oversubscribed.

We anticipate that any new funding will have a greater degree of flexibility around intervention rates; rates will be considered on a scheme-by-scheme basis to ensure best use of public money across the programme.

Other factors such as deliverability, strategic fit and value for money of the scheme will also be assessed.​

**Who can apply for funding?**​

It is expected that funding will be available to organisations across the housing sector (subject to the production of a strong and compliant Business Case) to support projects that will deliver 100% affordable housing. Applications are encouraged from:​

* Local Authorities within York and North Yorkshire​
* Housing Associations/Registered Providers​
* Any other Not for Profit Housing Developers

**What type of investments can be funded?**​

The funding is for **capital** expenditure only and can fund a range of interventions that unlock the development of housing on brownfield land which would otherwise not happen.​

Eligible capital expenditure could be:​

* Offsite infrastructure​
* Site remediation and demolition to prepare sites​
* On site infrastructure​
* Direct delivery of new homes​
* Site acquisition and land assembly​
* Place infrastructure such as public realm, place-making interventions​
* 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​

Please note: YNYCA will not cover any cost overruns. Applicants will be asked to guarantee that their organisation will cover any cost over-runs.

**Meeting local strategic priorities**​

The Fund will contribute to the overall aspirations and vision for the York and North Yorkshire economy. In particular, the ambition for accelerate the delivery of more affordable, high quality and low carbon homes. This will include:​

* Unlocking brownfield land for housing
* Help address acute housing affordability pressures by increasing the supply of affordable homes
* Increasing and accelerating the supply of new social rented homes
* Increasing the supply of specialist and supported housing
* Providing young people with the option to buy a home
* Delivery of high-quality homes and great place making
* Deliver sustainable, low carbon homes
* Contribute to YNYCA’s economic growth priorities

**Assessment Criteria**

Every scheme must:​

* Be on brownfield land\*
* Be located in York and North Yorkshire\*
* 100% affordable, or potentially funding used solely for affordable housing on mixed used sites
* Have a demonstratable need for public sector invention & meet the terms of the York & North Yorkshire Subsidy Control scheme
* Be unlocked with new home starts by 31st March 2029 at the latest – priority may be given to schemes that can be delivered before this date
* Achieve a minimum Benefit Cost Ratio (BCR) of 1\*, or if lower have a strong rationale of why the project should be funded

Every applicant must:

* Be ready to enter into a Grant Funding Agreement with YNYCA by January 14th 2026.

\*For more information see definition section below

**Other Assessment Criteria**​

Schemes must also demonstrate:

* **Regional Strategic Fit** – contribute towards the strategic priorities of York and North Yorkshire (as outlined above)
* **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 address affordable housing need. Priority will be given to projects that deliver:
  + Homes that meet the affordable needs identified by NYC and CYC (including smaller one and two bed homes and larger Family homes)
  + Social Rented homes
  + Homes that are accessible and adaptable to meet the changing needs of tenants throughout their lives
  + Supported housing in areas of need
  + Affordable housing in rural and coastal communities where access to housing is in acute need
* **Low Carbon** – be sustainable and contribute to the region’s ambition to be carbon negative
* **Risk analysis** – consider all risks and mitigating actions
* **Deliverability** – Be deliverable with a clear plan to be able to start on site no later than March 2029. During the assessment the following factors will be considered -
  + Plan to secure planning and discharge conditions
  + Secure any match funding required
  + Complete contracting to enable start on site
  + Capacity in place to delivery the proposed scheme

If the programme is oversubscribed priority may be given to projects that can start on site most rapidly.

* **Need for intervention** – address a market failure showing a clear rationale why the scheme would not otherwise be delivered
* **Place making** – Demonstrate place making and high-quality homes
* **No other significant barriers** that look likely to put programme at risk

**Compatibility with other funding**

We encourage co-funding of schemes where the opportunity exists. Investments through this fund should always add maximum value and this should be clearly proven and evidenced by the applicant. Early discussion with other funding bodies is needed to ascertain compatibility.

**Subsidy Control**

It is vital that all grant awards comply with subsidy control legislation, and applicants will be asked to provide evidence that their applications are compliant with YNYCA’s Subsidy Control Scheme.

**Contracting requirements**

Terms of the YNYCA Brownfield Housing Fund Grant Funding Agreement have been refined following feedback from grant recipients in round-1 and 2. The terms of the Brownfield Housing Fund round-3 funding agreement will be non-negotiable.

The Brownfield Housing Fund round-3 Grant Funding Agreement will be available on request from early July.

YNYCA require applicants to have any required internal approvals in place by 12th December 2025, and applicants will be required to complete Grant Funding Agreements by 16th January 2026.

**Definition**​**s**

A brownfield site is an area that has been used before and tends to be disused or derelict land.​

BCR of 1 means Benefit Cost Ratio as defined in the HM Treasury Green Book.​

York and North Yorkshire means the Local Authority areas of the City of York and North Yorkshire.

**The process**

All schemes will be assessed and processed using HM Treasury Green Book Principles.​

Applicants will be asked to complete a **Full Business Case.**

Advice and guidance will be available to applicants to develop their schemes to produce high quality, compliant business cases. Advice on technical aspects of the application will be available from 28th July 2025.

Full Business Cases will be assessed by Director of Economy under delegated approval granted by the Combined Authority.

Once the project is approved, the Grant Funding Agreement is signed and all conditions are met, the grant recipient will be able to claim funding in arrears. Progress will be monitored against the agreed delivery milestones.

**How much can you apply for?**​

There is no set limit to the amount that can be applied for but it should be noted that the total Fund up to March 2026 is not expected to exceed £7m. The intervention rate necessary to achieve the overall target of new homes started is expected to be between £18k and £25k per home.​

This intervention rate will be considered as part of the assessment. Higher rates may be considered if a clear rationale is provided (for example, rural housing sites, projects which are delivering net zero carbon use homes or homes designed to meet higher accessibility standards where costs are higher).

**How to Apply?**​

Complete a Full Business Case and return no later than noon (12:00hrs) on 29th August 2025 to receive an application packplease complete the form in this pack.

**Contact for more details**

If you have queries about the process, have questions about completing your Expression of Interest form, or want to have an informal chat about your proposed scheme, please contact:​ [**​housing@yorknorthyorks-ca.gov.uk**](mailto:​housing@yorknorthyorks-ca.gov.uk)

You can also book places on our Benefit-Cost-Ratio seminar or request a copy of our GFA by emailing [**​housing@yorknorthyorks-ca.gov.uk**](mailto:​housing@yorknorthyorks-ca.gov.uk)