

Funding and incentives for brownfield land remediation

20 years
of Land Quality Service
2005–2025

There are a number of funds and incentives available for both private and public sector parties to support the remediation of brownfield land. Our Land Quality Service team has produced the summary below to guide you.

Brownfield Infrastructure and Land Funds (BIL)

What it can be used for

- Land acquisition, preparation and enabling works, brownfield remediation.
- Provision of on and off-site utilities and transport infrastructure.
- Provision of placemaking improvements and community facilities.
- Provision of Section 106 required infrastructure (excluding affordable housing).
- Capitalised fees to deliver the project.
- Building homes for sale or rent.

Eligibility

- Your project would stall or could not progress without this funding.
- Your project will lead to the development of new housing.
- The project represents value for money.
- You are a UK-registered corporate entity, limited liability partnership (LLP), or English local authority or public entity.
- The project will contract by a specific date (current window 31 March 2029).

Land Remediation (tax) Relief (LRR)

What it can be used for

- Relief from Corporation Tax providing a deduction of 100%, plus an additional deduction of 50%, for qualifying expenditure for cleaning up land acquired from a third party in a contaminated state.
- Eligible expenditure includes the cost of establishing the level of contamination, removing the contamination or containing it so that the possibility of relevant harm is removed.

Eligibility

- Only available to limited companies.
- Land must meet two specific criteria:
 - it must not be used for any beneficial purpose, and
 - it requires the removal of buildings or structures for productive use.
- It cannot apply if the company or someone connected to the company is responsible for contamination or dereliction.



Brownfield Land Release Fund (BLRF)

What it can be used for

- The cost of decontamination, clearing disused buildings or improving infrastructure such as internet, water and power.

Eligibility

- Your project would stall or could not progress without this funding.
- Your project will lead to the development of new housing.
- The project represents value for money.
- You are an English local authority*.
- Your project will contract by 31 March 2026.

* Note: BLRF2 is open to all councils across England, specifically: borough, county, district, London borough, metropolitan borough and unitary councils. MCAs and the GLA are eligible, as are their constituent councils. Please note this relates to just the GLA and does not comprise the whole GLA Group.

Brownfield Housing Fund

Awarded by Combined Authorities to unlock brownfield land to support the provision of affordable housing.

Finance is also available to SMEs through an Infrastructure Loan from the Home Building Fund. This is available where you are planning to build five or more homes, and you are a UK-registered corporate entity or limited liability partnership (LLP).



Useful links

Brownfield Infrastructure and Land Fund – [gov.uk/guidance/brownfield-infrastructure-and-land-fund](https://www.gov.uk/guidance/brownfield-infrastructure-and-land-fund)

Land Remediation Relief Scheme – [gov.uk/hmrc-internal-manuals/corporate-intangibles-research-and-development-manual/cird60015](https://www.gov.uk/hmrc-internal-manuals/corporate-intangibles-research-and-development-manual/cird60015)

Brownfield Land Release Fund – [local.gov.uk/topics/housing-and-planning/one-public-estate/brownfield-land-release-fund](https://www.local.gov.uk/topics/housing-and-planning/one-public-estate/brownfield-land-release-fund)

Brownfield Housing Fund – [local.gov.uk/topics/devolution/combined-authorities](https://www.local.gov.uk/topics/devolution/combined-authorities)

Have questions?

Our Land Quality Service team operates nationally and is here to help. Contact them on lq@nhbc.co.uk

Scan the QR code for more information on our Land Quality Service.

