

National Highways Growth and Housing Accelerator Fund

Expression of Interest
summary and guidance



Expression of Interest (EOI) Summary

This expression of interest is open to all Local Authorities and Mayoral Strategic Authorities. We are using this form to identify schemes that could receive investment from National Highways' Growth and Housing Accelerator Fund (GHA Fund). Your response will help us to prioritise sites that can deliver significant numbers of homes and jobs, while managing impacts on the Strategic Road Network (SRN).

Before you submit your expression of interest, please read the guidance in this document.

You are not required to provide any evidence with your response.

[Submit your expression of interest form](#)



Guidance

The steps for submitting are set out below. You can also find a diagram of the GHA Fund's end-to-end process in Annex B. Before completing your form, please check the initial pass/fail criteria below:

Criteria	Yes	No
Does the Scheme deliver jobs and/or Homes?	Please complete the EOI form	No evidence of jobs and/or homes
Is Match Funding confirmed?	Please complete the EOI form	No match funding identified
Does the Scheme create any Safety risks?	If the scheme creates any safety risks on the SRN, scheme is ineligible at this time	Please complete the EOI form

Please read both this guidance document and the expression of interest form carefully before you start - they contain everything you need to submit successfully.

EOI form sections

- Section 1 - Contact details, name, email address and telephone number, address, and any existing contacts at National Highways.
- Section 2 - Scheme details, name, location, planning application reference, highway interventions required, and scheme delivery date.
- Section 3 - Planning Readiness, planning permission stage, pre application engagement, and planning conditions.
- Section 4 – Delivery of jobs, number of jobs expected, year 1 jobs.
- Section 5 – Delivery of homes, number of homes expected, year 1 homes.
- Section 6 – Funding, size of funding gap, percentage of total scheme cost funded by public sources.
- Section 7 – Match funding, confirmation of match funding, subsidy control.
- Section 8 – Alignment to local plans.
- Section 9 – Deliverability, preferred option identified.
- Section 10 – Cost and procurement, cost estimate produced, procurement route identified, NH consents.
- Section 11 – Risks.
- Section 12 – SRN safety.
- Section 13 – Decarbonisation and active modes.
- Section 14 – Additional comments.

Once you have provided answers to every question select 'Submit'. Once you have provided your answers, please select 'Submit' and a confirmation page will appear to confirm your submission. You can resubmit the form if you need to make any changes. The deadline to submit EOI is **Friday 19 June 2026**.

Please submit a separate form for each scheme you are applying for.

We recommend reading through the questions below and preparing your answers before you start completing the form.



Drop-in sessions

Webinars are on Wednesday 13 May 2pm - 3pm and Tuesday 9 June 1pm - 2pm. Links to join the webinars can be found on our website.

The deadline to submit EOI is **Friday 19 June 2026**.

Please submit a separate form for each scheme you are applying for.

We recommend reading through the questions below and preparing your answers before you start completing the form.

Criteria and definitions

Criteria and definitions to be applied in your question responses are set out in the table below. If you have any questions, please raise them at one of our drop-in sessions. All schemes must be put forward based on these criteria. For more information on how scheme suitability will be evaluated please find the sifting criteria in Annex A.

Criteria	Definitions
Planning readiness	Indicate whether the scheme has full or outline planning permission, or evidence of pre-application engagement. Advise whether there is, or is expected to be, a planning condition requiring delivery of the transport scheme.
Jobs delivery	Provide the total number of jobs expected across all years and specify if any will be delivered in Year 1. Include job types (where available) and delivery timeline.
Homes delivery	State the total number of homes expected across all years and whether any will be delivered in Year 1. Including housing types (where available) and phasing details
Intensity of public funding	Estimate the percentage of total scheme cost funded by public sources.
Match funding confirmed	Confirm whether match funding is secured from public and/or private sources.
Local objectives alignment	Outline how the scheme aligns with local housing and growth priorities, including MSA strategic priorities or Local Plan Priorities.
Deliverability – scheme design	Outline the current status of scheme design, including whether a preferred option is selected and if detailed or initial designs are available.
Deliverability – costs & procurement	Provide cost estimates and describe the procurement strategy. Indicate whether a contractor is engaged and if National Highways consents are secured or in progress.
Deliverability – risks	Identify any risks related to ground conditions, Compulsory Purchase Orders (CPO), or Statutory Undertakers (SU).
Safety – SRN benefits	Outline how the scheme will improve safety on the SRN.
Decarbonisation & active modes	List sustainable transport and low-carbon features included in the scheme (e.g. cycle paths, footbridges, biodiversity, rail station upgrades, low carbon construction methods).

To submit an Expression of Interest, follow this [link](#).

Annex A - Sifting criteria

Eligibility requirements:

Evidence of existing or expected National Highways planning conditions requiring the specific works to be completed to mitigate impact of new housing or employment development on the operation of the SRN.
 Applicant is a Local Authority, Mayoral Strategic Authority or public-private joint venture in England.
 Ultimate grant recipient (responsible for delivery of works) will be a Local Highway Authority*.
 All grant funding must be drawn down by March 2031.

*Under S6 or S278 agreement

Initial Pass Fail Criteria	Yes	No
Does the Scheme enable Jobs and/or Homes?	Scheme should be assessed against the sifting criteria	No evidence of jobs and/or homes – scheme fails automatically
Is Match Funding confirmed?	Scheme should be assessed against the sifting criteria	No match funding identified – scheme fails automatically
Does the Scheme create any safety disbenefits?	Presence of any SRN safety disbenefits - scheme fails automatically	Scheme should be assessed against the sifting criteria
Does the Scheme have clearly defined costs?	Scheme should be assessed against the sifting criteria	Scheme is too immature for inclusion in GHA Fund - scheme fails automatically

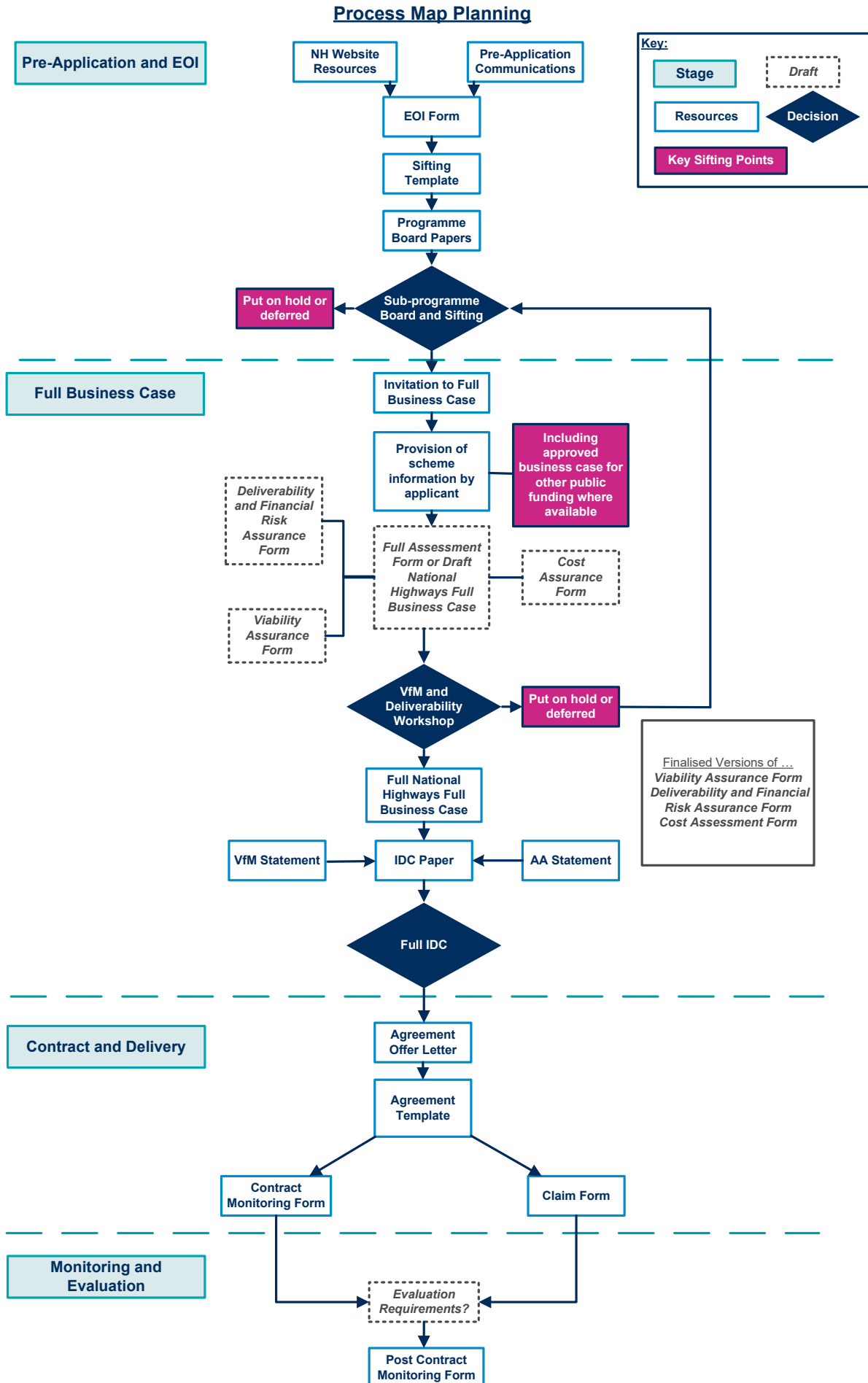
Scoring

Max Score: The highest possible score a criterion can receive (e.g. 5)
Automatic fail: Criteria where a score of 0 is an automatic fail (edged in red)
Weight: The importance of influence of that criterion in the overall evaluation
Total Score: The actual score a scheme receives for that criterion, multiplied by the weight

Schemes that achieve a score of 0 for Jobs and Homes are ineligible for the GHA Fund.

Sifting Criteria								Max Score	Weight	Total Score
Criteria	Very High	High	Medium	Medium / Low	Low	Very Low	Ineligible			
Score	5	4	3	2	1	0	Automatic Fail			
Enable Early & Substantial delivery of Jobs	3,000 or more jobs enabled (all years)	jobs enabled Year 1 (any); 750 to 2,999 jobs (all years)	100 to 749 jobs enabled (all years)	50 to 99 jobs enabled (all years)	1-49 jobs enabled (all years)	0 jobs enabled	0 jobs and 0 homes - automatic fail	5	3	15
Enable Early & Substantial delivery of homes	4,000 or more homes enabled (all years)	homes enabled Year 1 (any); 2,500 to 3,999 homes (all years)	1,000 to 2,499 homes enabled (all years)	250 to 999 homes enabled (all years)	1-249 homes enabled (all years)	0 homes enabled		5	3	15
Intensity (% of all public funding identified)	50% or less	60% or less	75% or less	90% or less	91-99%		No match funding identified - automatic fail	5	2	10
Match Funding Confirmed	Yes – both public and private			Yes – public or private (one only)	Funding pending negotiation or decision	No information provided		5	2	10
Planning/Scheme Readiness	At least one Full Permission including the requirement for applicant transport infrastructure to be delivered AND an approved Full Business Case for other public funding		At least one Outline Permission including the requirement for applicant transport infrastructure to be delivered AND an approved Full Business Case for other public funding	Substantial evidence of pre-app engagement or at least one Outline Permission is in place or no Full Business Case (still in development /awaiting approval)	Some evidence of pre-app engagement and/or Full Business Case still in development/awaiting approval	No Planning Application or pre-app engagement		5	2	10
Local Housing and Growth Objectives	Scheme identified in post-2020 Local plan/development plan, included in public documents as a strategic priority for Mayoral Combined / Strategic Authority and Homes England and evidence of high growth jobs and acute housing need.	Scheme identified in post-2020 Local plan/development plan and: included in public documents as a strategic priority for Mayoral Combined / Strategic Authority or Homes England; or evidence of high growth jobs and acute housing need.	Scheme identified in post-2020 Local plan/development plan and evidence of site(s) as a strategic priority for Mayoral Combined / Strategic Authority or Homes England	Scheme identified as priority in post-2020 Local Plan / development plan	Scheme identified as priority in pre-2020 Local Plan / development plan	No evidence provided of alignment with local plan / development plan or local / regional priorities and objectives		5	2	10
Deliverability – Scheme Design			Preferred option identified, detailed design completed	Preferred option agreed with initial designs	Several options under consideration - no designs	No scheme options or scheme designs		3	1	3
Deliverability – Costs and Procurement	Detailed costs provided, contractor engaged, NH consents secured		High level costs and route to procurement identified / ECI ongoing, NH consents in train		Initial strategic estimates provided, procurement strategy in place, initial engagement with NH for consents		No costs provided, no information on procurement, no NH engagement on consents - automatic fail	5	3	15
Deliverability - Risks	No risks around ground conditions, CPO or SU identified - or Ground conditions mitigated, CPO complete, SU agreements in place		Risks around ground conditions, CPO or SU identified – with planned mitigations AND/OR Local Authority is identified of being at risk of issuing a S114 Notice		Risks around ground conditions, CPO or SU identified – no mitigation AND/OR Local Authority has an existing S114 Notice in place	No information provided on ground conditions, CPO or SU		5	3	15
Safety – SRN Benefits			Substantial additional SRN safety benefits by addressing existing issues on the SRN identified	Some additional SRN safety benefits by addressing existing issues on the SRN identified		No additional safety benefits in relation to the existing SRN	Safety disbenefits are caused by a scheme - automatic fail	3	2	6
Public Transport and Active Mode Benefits	Five or more of the scope items at left	Four of the scope items at left	Three of the scope items at left	Two of the scope items at left	At least one of the following in scope of scheme (new or improved): footbridge, cycle path, pedestrian or horse-riding crossing; multi-modal interchange; rail station improvement, other Public Transport facility; habitat or biodiversity provision; new low carbon technology used in construction or maintenance of new infrastructure.	No Active Mode, multi-modal or sustainable / low carbon elements in project scope		5	2	10
POTENTIAL TOTAL / MAX SCORE										119

Annex B - GHA Fund end to end process



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Registered office Three Snowhill, Snowhill Queensway, Birmingham, B4 6GA

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