
Meeting of the Cabinet – 29th January 2026

Report of the Director of Economy and Infrastructure

Infrastructure Funding Statement 2025

Purpose of report

1. To seek Cabinet approval for the Infrastructure Funding Statement 2025 and provide an update on available Community Infrastructure Levy monies.

Recommendations

2. It is recommended that Cabinet:-
 - Approve the Infrastructure Funding Statement 2025.
 - Note the available CIL monies.
 - Note the Neighbourhood CIL funding in 2024/25 financial year.

Background

3. In September 2019 several Government reforms to Community Infrastructure Levy (CIL) came into effect. This included the introduction of an annual Infrastructure Funding Statement (IFS) placing a legal requirement on Local Authorities to have the document in place and published on their website by December 2020.
4. Dudley MBC introduced the first IFS in December 2020, which was approved by the Cabinet on 17th December 2020. The IFS has replaced the CIL Regulation 123 List, which identified key projects that were eligible to be funded, or part funded via CIL.

5. The IFS is required to include as a minimum:
 - The Infrastructure List- the infrastructure projects or types of infrastructure which the Council intends will be, or may be, wholly or partly funded by CIL.
 - A S106 report setting out specific standard information on financial and non-financial income and spend details for the previous financial year (2024-2025) relating to S106 Agreements.
 - A CIL report setting out specific standard information on income and spend details for the previous financial year (2024-2025).
 - Details of highway works to be undertaken as part of new developments through Section 278 Agreements.
6. The IFS for Dudley MBC, as shown in Appendix One to this report, brings together a range of information relating to approved, received, allocated and spent Section 106 and CIL developer contributions and Section 278 Agreements for the 2024/25 financial year.
7. The IFS is a 'living' document and is subject to on-going updates and monitoring. The updated IFS is published on the Council's website once it is considered at Cabinet.
8. Monies allocated to projects on the IFS account for 80% of total CIL receipts (Capital and Revenue Infrastructure Funding), with a further 10% taken from this and kept aside until it reaches approximately £1million. This will allow project holders to apply for funding for larger strategic infrastructure projects which currently have substantial funding gaps identified. This applies to all CIL receipts received from 1st January 2021 and will not be backdated or applied to receipts already with the Local Planning Authority. This was approved by the Cabinet on 17th December 2020.
9. Since the introduction of the IFS, the Council has allocated funds to twelve projects with a total of £896,264.00 either allocated or spent. This includes three projects that were allocated funding through the IFS in June 2025, totalling £158,000.00.
10. It should be noted that inclusion of any type of infrastructure in the IFS does not signify a commitment from the Council to deliver or fund, either in whole or in part, this type of infrastructure through CIL. The Infrastructure List as shown in the IFS has not ordered any project via preference or weighting of infrastructure.

11. As the Local Plan progresses, the IFS will play an important role. Consideration will be given to projects that enable significant infrastructure delivery to support the Borough’s growth agenda and support the strategic infrastructure requirements of the emerging Local Plan.

Infrastructure Funding Statement Process

12. For a project to be added to the Infrastructure List, it will be required to satisfy the criteria as shown in the IFS (2025) and Table 1 (below). Where a significant number of submissions are received, it may be necessary for the List to be amended to only include projects that enable significant infrastructure delivery to support the Borough’s growth agenda and support the strategic infrastructure requirements of the emerging Local Plan.

Table 1: Criteria for Assessing Infrastructure Funding Statement Projects.

Criteria	Pass/Fail	Evidence
Is the project a Strategic Priority/Local Priority?		Strategic Boroughwide Priority – Local Plan/ Corporate Plan Local Plan – Area Action Plan
Is the infrastructure project essential or significant in supporting new development in the Borough?		Is the project consistent with the Development Plan/ Referenced in the adopted plans or emerging Local Plan?
Are there any constraints which will impact on the delivery of the Infrastructure?		Projects that have no, major or moderate constraint will be considered for inclusion
Amount of CIL contribution sought		Details of the budget gap and confirmation no other capital funding source can be identified. Details of any S106 funds to be provided
Has the project identified match funding?		Has this been secured and details?
Timeline for delivery (start and end)		Detailed project plan or timeline demonstrating the project is feasible

13. A five-stage process was approved by the Cabinet in December 2020 as follows:
 1. Invite infrastructure project submissions
 2. Assessment of submitted projects for inclusion within the IFS
 3. Updated IFS presented to Cabinet for approval
 4. Assessment of Projects within the IFS for CIL funding
 5. Proposed CIL allocations presented to Cabinet for approval

14. Emails containing the notification letter requesting new projects to be added to the IFS were sent on 22nd August 2025 to:
 - Councillors
 - Those on the consultation database
 - Internal colleagues
 - Duty to Cooperate partners

15. A copy of this form can be provided upon request. Recipients of the emails were given until 3rd October 2025 to return their submission forms for either existing or new projects. Letters were sent out to those on the consultation database on 6th November 2025, with the deadline for responses 19th December 2025.

16. The Council was in receipt of submission forms from a total of six organisations with a total of sixteen projects put forward. This includes both new projects and requests that existing projects remain on the IFS. Each project has been detailed in the Consultation Statement (Appendix Two).

17. Officers from Planning Services ensured that a satisfactory level of information had been provided on each submission form and to ensure eligibility in line with CIL Regulations.

18. A summary of the projects received was reported to the Regeneration and Enterprise Project Steering Group (REPSG) on 27th November 2025, where it was agreed that the IFS could be taken forward for consideration at cabinet. The infrastructure project list is shown in table 12 of the updated IFS (Appendix One) and within Table 2 at the end of this report.

19. CIL receipts available to be allocated to projects on the IFS as of 31st March 2025 totals **£143,945.33**. As stated in paragraph 8, 10% of the CIL receipts received from 1st January 2021 are collected to fund strategic infrastructure projects through the IFS, this totals £74,923.08
20. Currently there are sufficient funds in the CIL IFS pot to allocate to project/s detailed on the Infrastructure Project List. The projects will be assessed for CIL funding in line with the previously mentioned five stage process and a report detailing any proposed funding will be sent to REPSG and Cabinet next year.
21. Where submission forms were not received for projects on the existing IFS, these have been removed. However, as the IFS is updated annually, there will be opportunities each year to submit submission forms if project holders wish to pursue this avenue of funding.

Neighbourhood Funding Portion of CIL

22. Neighbourhood CIL (NCIL) accounts for 15% of total CIL receipts. Officers in Economy and Infrastructure (was Regeneration and Enterprise) commissioned a Civic Funding Platform in March 2024, to ensure the spend of UK Shared Prosperity Fund (SPF) and as a result, there was an opportunity to use the platform as a pilot to allocate NCIL monies until March 2025. As part of this funding platform, a total of £29,593.00 of NCIL monies were allocated to two projects.
23. The first of these projects was 'What? Windows' which were allocated £20,000.00 of NCIL funding, for the replacement of windows and shopfront at a counselling facility in Stourbridge Town Centre. The second project was 'New Beginnings Garden' which was allocated £9,593.00 of NCIL funding for the renovation of an outdoor space at a community centre in Dudley Town Centre.
24. As a result of this spend £288,278.37 is remaining in the NCIL pot.

Summary

25. It is recommended that Cabinet approve the updated IFS, which has been through the annual review required by the CIL Regulations. As detailed above, there are sufficient funds to allow for project/s to be assessed for funding and any proposed funding will be sent to REPSG and Cabinet next year.

Finance

26. This report relates to decision making on infrastructure requirements and the spending of CIL receipts. The update of the IFS on an annual basis provides an approach to make such financial decisions relating to infrastructure. The IFS provides a transparent approach to the reporting of a range of information relating to the approval, receipt, allocation and spent of Section 106 and CIL developer contributions.

Law

27. The Council needs to ensure that robust and transparent mechanisms and procedures are in place to inform planning decisions on developer contributions and on the spend of CIL monies. The IFS brings together in one place, information on approved, received, allocated and spent developer contributions. CIL regulations require Councils to update their IFS on an annual basis, for the preceding financial year.

Risk Management

28. The introduction of an annual Infrastructure Statement (IFS) places a legal requirement on Local Authorities to have the document in place and published on their website. The existing IFS (2024) was endorsed by Cabinet and published on the Council's website at the end of 2024. The IFS 2025, which is the subject of this report, will replace the 2024 IFS and ensures we meet the legal requirements set by the Government.

Equality Impact

29. This report outlines an update to the IFS and the associated processes. There are no equality impacts arising directly from this report.

Human Resources/Organisational Development

30. It is considered that there are no additional human resources or organisational development implications resulting from the IFS or the proposed methodology for allocating Community Infrastructure Levy funds. Work on the IFS is carried out by the

Planning Policy Team in the Communities and Growth Directorate with assistance from officers in other Directorates where necessary.

Commercial/Procurement

31. There are not considered to be any commercial or procurement implications as a result of this report. Any procurement activity resulting from the recommendations set out in the report will follow the Council's procurement governance procedures.

Climate Change

32. Individual projects identified in the Infrastructure List of the Infrastructure Funding Statement (Appendix One) will be assessed for their environmental impact and how they attempt to address climate change prior to any allocation of CIL Funding. There are funds available through Section 106 agreements which are allocated to open space, nature conservation and public realm- the departments responsible for the allocation of this funding will fully assess the environmental impact of proposed projects prior to commencement.

Council Plan

33. Updating the Infrastructure Funding Statement (IFS) supports the [2025–26 Council Plan](#) by strengthening 'governance and regulatory compliance', ensuring the effective 'use of resources', and enabling informed and transparent decision-making. It also contributes to improved 'service delivery' by directing developer contributions toward priority infrastructure, supports 'partnership and community engagement' through annual consultation, and reinforces 'continuous improvement' through regular review and refinement of processes.

Director of Economy and Infrastructure

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Appendices

- Appendix One - Infrastructure Funding Statement 2025
- Appendix Two - Consultation Statement

For more information on the Infrastructure Funding Website see our website:

<https://www.dudley.gov.uk/residents/planning/planning-policy/dudley-local-plan/community-infrastructure-levy/>

Table 2- Infrastructure Project List 2025

Infrastructure Type or Project		Approximate Funding Gap	New or carried forward
Transport	Design, supply and construction of new foot/cycle bridge over Stourbridge Canal	£280,000.00	Carried forward
Transport Exclusions	Transport related mitigation measures required to make a development proposal satisfactory in planning terms will be excluded		
Nature Conservation Exclusions	Nature Conservation related mitigation measures required to make a development proposal satisfactory in planning terms will be excluded		
Public Realm	Street furniture in Dudley Town Centre	£27,986.13	New
	Installation of brown tourism signs to direct visits to Stourbridge Glass Quarter	£12,021.00	New
Public Realm Exclusions	Public Realm related mitigation measures required to make a development proposal satisfactory in planning terms will be excluded		
Public Realm Maintenance Exclusions	Public Realm maintenance related mitigation measures required to make a development proposal satisfactory in planning terms will be excluded		

<i>Air Quality Exclusions</i>	Air Quality related mitigation measures required to make a development proposal satisfactory in planning terms will be excluded		
<i>Canal and River Trust</i>	Canal Path improvement- Bumble Hole to Pear Tree Lane	£1,204,000.00	Carried Forward
<i>Canals and Rivers Exclusions</i>	Canal and River related mitigation measures required to make a development proposal satisfactory in planning terms will be excluded		
<i>Libraries, Archives and Adult Learning Exclusions</i>	Library, Archives and Adult Learning related mitigation measures required to make a development proposal satisfactory in planning terms will be excluded		
<i>Public Art</i>	Round Oak Memorial Interpretation Panel	£5,000.00	Carried Forward
<i>Public Art Exclusions</i>	Public Art related mitigation measures required to make a development proposal satisfactory in planning terms will be excluded		
<i>Flood Management & Sustainable Drainage Exclusions</i>	Flood Management and Sustainable Drainage related mitigation measures required to make a development proposal satisfactory in planning terms will be excluded		

Open Space, Sport and Recreation	New ward base at Barrow Hill including education centre	£550,000.00	New
	Sedgley Beacon Repairs and Improvements	£120,000.00	New
	New visitor centre, café and children's play area at The Leasowes Green Gateway	£1,000,000.00	Carried Forward
	Leasowes Interpretation Project - signage	£40,000.00	New
	Refurbishment of existing wardens base at Wrens Nest	£700,000.00	Carried Forward
	Improvements to Sedgley Hall Park Farm Play Area	£110,000.00	Carried Forward
	Improvements to Sedgley Hall Park Farm Area	£90,000.00	Carried Forward
	Improvements to Spring Meadow Play Area	£115,000.00	Carried Forward
Open Space, Sport and Recreation Exclusions	Open Space, Sport and Recreation related mitigation measures required to make a development proposal satisfactory in planning terms will be excluded		
Leisure Exclusions	Leisure related mitigation measures required to make a development proposal satisfactory in planning terms will be excluded		
Education	As and when borough-wide specific education infrastructure projects are identified and costed, they will be added to this Infrastructure Funding Statement. Any projects listed would thus not be funded through Planning Obligations.		
Education Exclusions	All other site-specific Education requirements as identified in a site-specific assessment as part of an individual planning application.		

Other Community Infrastructure	Central Clinic Dudley Town Centre – proposed NHS health and wellbeing centre	£6,500,000.00	New
Other Community Infrastructure Exclusions	Community Infrastructure related mitigation measures required to make a development proposal satisfactory in planning terms will be excluded		
Heritage Infrastructure	Lye War Memorial improvements	£150,000.00	Carried Forward
Heritage Infrastructure Exclusions	Heritage related mitigation measures required to make a development proposal satisfactory in planning terms will be excluded		