



Sandwell
Metropolitan Borough Council

Sandwell Infrastructure Funding Statement (IFS)

2025

What is the Infrastructure Statement?

The Infrastructure Funding Statement (IFS) sets out the years income and expenditure relating to the Community Infrastructure Levy (CIL) and Section 106 (S106) agreements for 2024/2025.

Councils are now required to produce an infrastructure funding statement on an annual basis, as a result of recent changes to government legislation¹¹.

Infrastructure is paid for in several different ways, for example via:

- Site specific requirements – through legal agreements with developers of specific sites (known as Section 106 agreements).
- Community Infrastructure Levy – a levy on certain types of new development.

Sandwell Council has been collecting payments for infrastructure through the Community Infrastructure Levy since April 2015.

¹¹ <https://www.gov.uk/guidance/community-infrastructure-levy#monitoring-and-reporting-on-cil-and-planning-obligations>

INTRODUCTION

1. Infrastructure Funding Statement

- 1.1 As a result of changes to the Regulations implemented through the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019² (which came into force on 1 September 2019), authorities will now need to increase transparency for communities, by reporting on what they have received and spent through CIL and developer contributions, and include information for the following year on CIL allocation. Changes to the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 has:
 - removed the restriction on pooling more than 5 planning obligations towards a single piece of infrastructure.
 - deletes the Regulation 123 List; and
 - allows authorities to choose to pool funding from different routes to fund the same infrastructure, provided that authorities set out in their infrastructure funding statements which infrastructure they expect to fund through the levy and through planning obligations.
- 1.2 Each calendar year (by 31st December) the Council is required to publish an Infrastructure Funding Statement in relation to the next calendar year detailing the infrastructure projects or types of infrastructure which it intends will be wholly or partly funded by CIL.
- 1.3 This Statement (IFS) identifies the infrastructure projects or types of infrastructure which Sandwell Council intends will be, or may be, wholly or partly funded by the Community Infrastructure Levy.
- 1.4 Funding for the delivery of infrastructure will be sought by the Council from multiple sources over several years. Developer contributions can be provided in several ways:
 - Through planning conditions – to make development acceptable that would otherwise be unacceptable.
 - Through planning obligations in the form of Section 106 agreements – where it is not possible to address unacceptable impacts through a planning condition.
 - Through the Community Infrastructure (CIL) – a fixed charge levied on new development to fund infrastructure.
- 1.5 It is generally expected that Developer Contributions: CIL and Planning Obligation (Section 106) will only provide a contribution to funding infrastructure costs. Alongside this funding there are mainstream sources of funding available to support delivery including sources of funding for education, transport, and utilities infrastructure.

² <http://www.legislation.gov.uk/ukdsi/2019/9780111187449>

2. DEVELOPER CONTRIBUTIONS

Section 106 Planning Obligations

- 2.1 Under section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations, both physically on-site and contributions for off-site provision, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission.
- 2.2 For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.
- 2.3 The obligations may be provided by the developers “in kind”— that is, where the developer builds or provides directly the matters necessary to fulfil the obligation. This might be to build a certain number of affordable homes on-site, for example. Alternatively, planning obligations can be met in the form of financial payments to the Council to provide off-site infrastructure works or contributions towards providing affordable housing elsewhere in the Borough. In some cases, it can be a combination of both on-site provision and off-site financial contributions.
- 2.4 Sandwell MBC has historically sought financial contributions for the following areas:
 - Public Open Space Improvements.
 - Highways Improvements.
 - Environment Improvements.
- 2.5 Regulations state that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
 - necessary to make the development acceptable in planning terms.
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 2.6 Sandwell Council’s requirements for s106 planning obligations are set out in the Council’s adopted Site Allocations and Delivery DPD³. Additional guidance is available in the Planning Obligations Supplementary Planning Document⁴

³ <https://www.sandwell.gov.uk/downloads/download/348/site-allocations-and-delivery-development-plan-document-sad-and-policies-map>

⁴ <https://www.sandwell.gov.uk/downloads/download/416/planning-obligations-supplementary-planning-document>

Community Infrastructure Levy

2.7 Unlike s106 obligations, CIL is intended to fund more generalised, strategic infrastructure requirements across the Borough in order to support new development. It is a mechanism to secure financial contributions from developers on certain viable developments and CIL monies can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area.

2.8 CIL Rates must be set out via a published charging schedule and the Council's latest charging schedule was implemented in April 2015. Further information can be found on the Council's webpage⁵.

Section 278 Highway Agreements

2.9 Section 278 agreements (s278) under the Highways Act 1980 are legally binding agreement between the Local Highway Authority (Sandwell Council) and the developer to ensure delivery of necessary highway works as a result of new development.

2.10 It may allow for items such as:

- Roundabouts.
- Priority junctions.
- Junctions with traffic lights.
- Right turn lanes.
- Improved facilities for pedestrians and cyclists.
- Improvements to existing junctions.
- Traffic calming measures.

3. S106 CONTRIBUTIONS

3.1 The total amount of S106 monies held by the Council on 31st March 2025 was £2,371,930.93.

Table 1: Total committed S106 monies remaining held by the Council on 31st March 2025

Money held 31st March by allocation	Amount Held
Open Space	£805.678.50
Affordable Housing	£1,236,989.98
Environmental Health	£527.62
Highways	£328,734.83
Total	£2,371.930.93

⁵ <https://www.sandwell.gov.uk/planning/planning-policy/4>

3.2 As of 31st March 2025, there were no monies transferred to external bodies.

3.3 **Financial contributions agreed from 1st April 2024 to 31st March 2025 through S106 Agreements**

There were two S106 agreement agreed that contained financial contributions made from 1st April 2024 to 31st March 2025.

Table 2: Section 106 agreements with financial contributions

Planning Application No.	Address
DC/23/68742	Land at the former Phoenix Collegiate, Friar Park Road, Wednesbury
DC/22/67785	Land on the south side of Lower High Street, Cradley Heath

3.4 **Monies received from 1st April 2024 to 31st March 2025 to be spent by the Council**

There were no Section 106 monies received by the Council from 1st April 2024 to 31st March 2025.

3.5 **S106 monies spent from 1st April 2024 to 31st March 2025 by the Council**

A total of £113,986.68 was spent by the Council from 1st April 2024 to 31st March 2025 financial year as shown below.

Table 4: Total S106 monies spent from 1st April 2024 to 31st March 2025

Application No	Spent	Date of Approval	Reason
DC/15/58384	£79,047.28	03.05.2024	Open Space
DC/04/43353	£34,939.40	22.11.2024	Open Space
Total	£113,986.68		

4 SECTION 278 PROJECTS IN 2024/2025

4.1 The following table below sets out the s278 highway works to be delivered as part of future developments in the Borough which will be implemented should development progress as planned.

Table 5: S278 Projects – S278 Agreements signed in year 2024/2025 for committed works (still in the Agreement process)

Development Site	Agreement Date	Scheme Value
Crosswells Road, Oldbury	10/04/2024	£22,100

St Vincent Crescent, West Bromwich	26/06/2024	£16,900
Walsall Road, Walsall (Tame Bridge)	21/01/2025	£200,000

4.2 Table 6: S278 Agreements completed in 2024/2025

Development Site	Completion Date
Church Hill Street, Smethwick	16/05/2024
Carisbrooke Road, Wednesbury	13/06/2024
Ocker Hill Road, Tipton	23/07/2024
Poultney Street, West Bromwich	30/09/2024
Woods Lane, Cradley Heath	01/10/2024
King Street, Wednesbury	09/12/2024
Ebenezer Street, West Bromwich	20/01/2025

Please note - Scheme values are the estimated costs of works required. Sites have surety provision for this value within the Agreement in the event that the Authority need to recover monies against the Agreement to complete works where the Developer fails to perform. The Authority are typically only in receipt of 10% of these values for works supervision costs.

5 COMMUNITY INFRASTRUCTURE LEVY (CIL) CONTRIBUTIONS

5.1 By the 31st March 2025 a total of £4,622,729.92 receipts had been received as shown in Table 7 below:-

Table 7: Total CIL receipts received by **31st March 2025**

Year	CIL Income Received	5% Admin	15% Neighbourhood Funding	80% for Reg 123 funding allocation
2015/2016	£136,073.16	£6,803.62	£20,411.00	£108,858.54
2016/2017	£444,073.88	£22,203.66	£66,611.09	£355,259.13
2017/2018	£319,533.34	£15,976.32	£47,930.07	£255,626.95
2018/2019	£677,162.35	£33,858.08	£101,574.41	£541,729.86
2019/2020	£609,402.28	£30,470.06	£91,410.37	£487,521.85
2020/2021	£252,134.25	£12,606.71	£37,820.11	£201,707.43
2021/2022	£941,408.68	£47,070.48	£141,211.29	£753,126.91
2022/2023	£327,241.65	£16,362.09	£49,086.25	£261,793.31
2023/2024	£443,824.97	£22,141.77	£66,425.19	£354,267.40
2024/2025	£471,875.36	£23,593.80	£70,781.32	£377,500.24
Total	£4,622,729.92	£231,086.59	£693,261.10	£3,697,391.62

5.2 By the end of **31st March 2025** – a total of **£322,209.21** monies had been allocated or passed to other parties.

5.3 CIL retained at the end of 31st March 2025

The total amount of CIL monies retained on **31st March 2025**, after accounting for the 5% expenditure, is **£4,069,434.12**. This figure includes **£8,413.26** returned from projects that did not commence or were amended.

Therefore, the total amount of CIL monies as of **31st March 2025** is **£4,069,434.12**.

This balance will be carried forward to the financial year **1st April 2025 to 31st March 2026**.

5.4 CIL receipts spent from 1st April 2024 to 31st March 2025

As well as the 5% Admin, a total of £46,236.34 was allocated and sent to other parties from **1st April 2024 to 31st March 2025**.

Table 9 – Amount of CIL receipts spent from 1st April 2024 to 31st March 2025.

Date	Project	Spend
01.04.2024	Warley Baptist Church, Kitchen Equipment	£3,162.99
24.04.2024	Gambian Islamic Community Centre, Youth Club Equipment	£2,038.92
10.05.2024	La Luz Life Coach & Wellbeing services, Thai boxing equipment	£1,226.30
07.06.2024	The Abrahamic Foundation - Chairs and Tables	£4,410.00
07.06.2024	SPDC - Sandwell Parents for disabled children	£815.87
20.06.2024	Christ Church The Quinton, Materials for Clothing Bank	£2,288.00
21.06.2024	St Bernards Church, Kitchen Equipment	£1,726.58
04.07.2024	1st Old Hill Guides, Tablets and Walkie Talkies	£1,365.66
04.07.2024	Cradley Heath Community Link - Stairlift	£2,799.00
09.07.2024	Millennium Beat - Musical Instruments	£3,268.00
23.07.2024	Tipton Library History - Display Cases	4,200.00
25.07.2024	Smethwick Photographic Society - Lighting	£2,000.00
25.07.2024	Wednesbury Cricket Club - 3 x secured cricket nets	£4,000.00
05.09.2024	St Marys Church on the Hill, Chairs and Table	£3,828.94
02.10.2024	Krunch - Toilet Refurbishment	£950.00
04.10.2024	Community Connect Foundation - Youth Club Equipment	£2,637.98

20.11.2024	Wodensborough ABC - Boxing Ring	£1,895.00
30.01.2025	Khushi South Asian Woman Community Group, Karaoke Machine, Bingo etc	£1,434.05
10.03.2025	Wednesbury Tennis Club, Tarmac Paint, Line Paint and Nets	£2,189.05
	TOTAL	£46,236.34

5.5 Total value of demand notices issued from 1st April 2024 to 31st March 2025

National guidance suggests that Councils should consider reporting on estimated future income where possible. Table 10 shows the number of demand notices issued from 1st April 2024 to 31st March 2025 financial year and the contribution required from each planning application which totalled £454,584.38. This provides an indication of how much CIL funding could be paid to the Council in future financial years.

Table 10: Summary of total demand notices issued between 1st April 2024 to 31st March 2025

Planning Application No.	Address	CIL – Demand Notice	Date
DC/19/63216	Land adj to 50 Churchfields Road, Wednesbury	£2,961.84	23.05.2024
DC/24/69123	2 Bearwood Road, Smethwick	£17,809.53	28.05.2024
DC/24/69084	49 Gorsty Hill Road, Rowley Regis	£5,493.49	29.05.2024
DC/22/66796	Land adj 200 Grafton Road, Oldbury	£3,551.63	04.06.2024
DC/22/67639	The Pheasant PH, 273 Abbey Road, Smethwick	£28,426.83	14.06.2024
DC/20/64856	Land adj ATC Vicarage Road, Oldbury - Plot 1	£2,300.19	20.06.2024
DC/20/64856	Land adj ATC Vicarage Road, Oldbury - Plot 2	£2,500.00	20.06.2024
DC/20/64856	Land adj ATC Vicarage Road, Oldbury - Plot 3	£2,500.00	20.06.2024
DC/20/64856	Land adj ATC Vicarage Road, Oldbury - Plot 4	£2,500.00	20.06.2024
DC/24/69252	Sherwood House, Sherwood Road, Smethwick	£531.63	17.07.2024
DC/24/69477	10 Banfordhill Close, Oldbury	£13,732.83	13.08.2024
DC/24/69414	1 Birmingham Road, Great Barr	£1,438.50	27.08.2024
DC/23/68449	Land Adj 141 Station Road, Cradley Heath	£4,607.44	04.09.2024
DC/24/69189	Bearmore Road, Cradley Heath	£6,113.72	09.09.2024
DC/22/66557	5 Coxs Lane, Cradley Heath	£1,124.55	16.09.2024
DC/24/69181	38 Regis Road, Rowley Regis	£1,750.83	17.09.2024
DC/24/69530	Former Doctors Surgery, Sundial Lane, WB	£5,497.92	17.09.2024
DC/23/67972	Former Roman Mosaic, 122 Bloomfield Rd, Tipton	£47,883.72	24.10.2024
DC/24/69308	Land at the junction of Sedgley Road West, Neptune Street, Tipton	£17,145.00	24.10.2024
DC/24/69545	Cock Inn, 75 Dudley Road, Rowley Regis	£3,281.40	24.10.2024
DC/23/68742	Land to rear of High Point Academy, Friar Park Road, Wednesbury	£192,583.32	14.11.2024
DC/24/69535	Site of 239-243 Titford Road, Oldbury	£34,830.00	14.11.2024

DC/21/65732	301 High Street, WB	£13,745.93	15.11.2024
DC/22/66759	Land adj 39 and 40 Eagle Lane, Tipton	£13,280.00	15.11.2024
DC/24/69902	80 Dudley Road, Oldbury	£1,329.07	11.12.2024
DC/24/69188	90A Ethel Street, Smethwick	£4,474.53	10.01.2025
DC/24/69941	3 & 4A Union Street, Wednesbury	£3,145.47	30.01.2025
DC/24/70012	8 Cardigan Close, West Bromwich	£1,136.63	30.01.2025
DC/24/69390	456-458 Hagley Road West, Oldbury	£5,094.77	14.02.2025
DC/22/67817	Land at junction of Tippity Green/Dudley Rd, Rowley Regis	£11,219.65	03.03.2025
DC/24/69681	574 Hagley Road West, Oldbury	£1,639.19	03.03.2025
DC/24/70107	54 Westfield Road, Smethwick	£954.77	12.03.2025
	TOTAL	£454,584.38	

5.6 CIL Spending Process

The CIL Regulations require that CIL receipts are split into 3 categories, as follows;

Table 9: CIL Receipt Split

Capital Infrastructure Funding	80%
Neighbourhood Funding	15%
Administrative Expenses	Up to 5%

Neighbourhood Funding portion of CIL

5.7 Cabinet approved the process for the allocation and spending of Neighbourhood Funding Portion at its meeting on the 4th March 2020. A flow chart of the process is set out in Appendix 1.

5.8 The Neighbourhood Funding Portion (NFP) of CIL is required to be spent in consultation with the community using existing community consultation and engagement processes.

5.9 Amount of CIL spent on administration costs

A total of £23,593.80 was received for CIL administration, all of which has been spent on that purpose. It should be noted that this amount does not cover the total cost of delivering the Council's CIL administration service from 1st April 2024 to 31st March 2025.

5.10 Infrastructure Projects 2024/2025

Cabinet committed £2.5m funding from Capital Infrastructure Funding portion, 20th July 2022 minute 48/22, to deliver Causeway Green School. There will be an early review in 2026 to set out projects that CIL can fund.

APPENDIX 1

