



Coventry City Council

Infrastructure Funding Statement 2024/25

Published December 2025

Introduction

This Infrastructure Funding Statement ('IFS') covers the period 1st April 2024 to 31st March 2025 ('2024/25') for Coventry City Council (the 'Council').

The [Community Infrastructure Levy Regulations 2010 \(As amended\)](#) requires all Local Planning Authorities to publish an annual IFS that provides information on planning obligations from section 106 agreements and Community Infrastructure Levy ('CIL') charges.

The Council has not adopted CIL as part of its development management process and the data in Section 3 of this report therefore only relates to section 106 obligations.

The figures in this report may include corrections and adjustments from previous years.

Planning Obligations

Policy IM1 of the [Coventry City Council Local Plan 2017](#) establishes the Council's strategic approach for seeking developer contributions that mitigate the impact of development on existing infrastructure.

A section 106 agreement is a legal contract between a local planning authority and a landowner. It requires the landowner or developer to comply with certain obligations that relate directly to the development. Such obligations must be fair and reasonable in scale and kind and may include on-site provisions such as affordable housing, or financial contributions towards off-site infrastructure such as education and health.

Section 106 matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

Table 1 Summary 2024/25

Description	Amount
Total monetary value of new agreements	£13,984,602.54
Total amount received during period	£14,855,102.11
Total amount spent during period	£3,808,083.67
Total amount retained at the end of the year	£30,189,109.82

- a) The total amount to be provided under any planning obligations under agreements made during the reported year was **£13,984,602.54**. This figure does not consider any indexation (inflation/deflation) that may be applied when the monies become due.
- b) The total amount of money received from planning obligations during the reported year was **£14,855,102.11**.
- c) The total amount of money received prior to the reported year that has not been allocated is **£6,878,319.28**.
- d) During the reported year, the total number of affordable housing units agreed to be provided as on-site provision was **140**.

Table 2 Non-monetary contributions agreed 2024/25

Covenant Type/Service	Deed Date	Clause	Planning Application
Highways	18/04/2024	S1, A, 1	PL/2023/0000514/OUTM
Restrictive Covenants - Occupation/Planning Enforcement	22/10/2024	S1, 5	PL/2023/0001042/FULM
Biodiversity on-site/Ecology and Biodiversity	20/12/2024	S3, 1	PL/2023/0001155/OUTM
Open Space - Provision	18/06/2024	S3, 1.2	PL/2023/0001869/FULM

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was **£12,234,696.26**. Of this amount, **£9,834,687.10** was not spent during the reported year.
- f) The total amount of money from planning obligations spent during the reported year was **£3,808,083.67**. Of this, **£476,717.93** was transferred to a third party for expenditure

on behalf of Coventry City Council.

g) The following items have had money allocated towards them during the reported year with unspent allocations:

Table 3 Amounts allocated and unspent 2024/25

Infrastructure	Allocated	Unspent
Ecology and Biodiversity	£39,228.39	£28,265.47
Lynchgate Road/Shultern Lane junction	£205,653.71	£205,653.71
Baginton Fields Special School	£52,854.73	£52,854.73
Keresley SUE new school	£1,769,994.63	£1,769,994.63
Barrs Hill Secondary School	£2,231,658.26	£2,231,658.26
Lyng Hall Sports Hall	£371,416.14	£323,108.50
Sphinx Club Travel Plan Monitoring	£37,038.25	£37,038.25
Corley Centre	£24,152.30	£24,152.30
Fairfax Street TRO	£2,974.50	£2,974.50
Woodlands School Project	£332,637.02	£332,637.02
Thompsons Lane public bridleway	£57,468.11	£57,468.11
Bennetts Road South Cycleway	£102,788.49	£102,788.49
Keresley SUE traffic surveys	£22,783.40	£22,783.40
President Kennedy New Sixth Form Block	£771,582.56	£550,575.94
Ernesford Grange Community Academy Phase 1	£805,249.78	£764,095.62
Potters Green Primary School	£175,571.26	£175,571.26
Keresley SUE Link Rd and Cycleway	£1,960,583.15	£1,960,583.15
Cycle Hire Scheme and Travel Plan	£15,310.79	£15,310.79
Banner Lane road crossing and footpath	£158,386.25	£158,386.25
Aldermoor Farm School improvements	£54,099.81	£54,099.81
Coundon Wedge Drive Cycle Superhighway	£185,878.14	£185,878.14
Mobility Credits Keresley SUE	£343,940.65	£343,940.65
Demand Responsive Transport DRT Keresley SUE	£52,624.20	£52,624.20
Whittle Expansion Programme	£171,808.69	£171,808.69
Affordable Housing Lynden House Spencer Road	£150,000.00	£25,000.00

Infrastructure	Allocated	Unspent
Coventry South Ring Road Jct 4	£85,371.22	£33,006.36

h) In relation to money spent by Coventry City Council during the reported year:

- Table 4 shows spending by infrastructure category. This includes monies transferred to third parties to spend on agreed infrastructure, most notably the NHS.

Table 4 Infrastructure expenditure 2024/25

Infrastructure type	Spent/Transferred
Affordable housing	£250,000.00
Education	£1,724,673.58
Green infrastructure	£343,485.95
Health	£476,717.93
Transport and travel	£1,013,206.21
TOTAL	£3,808,083.67

- The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was **£146,372**.
- The total amount retained at the end of the reported year was **£30,189,109.82**. Table 5 shows total retained maintenance funds.

Table 5 Total remaining maintenance funds at 31st March 2025

Description	Amount
Total collected for long term maintenance	£1,547,020.67
Total allocated towards maintenance	£1,390,560.43

[END]