

Dudley

Regeneration & Investment Briefing



Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Dudley, Brierley Hill, Halesowen and Stourbridge.

Inside this briefing

A practical guide to funding routes, local programmes and the organisations turning sites and neighbourhood priorities into delivery.

For organisations delivering housing and regeneration in Dudley.

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Dudley Museum and Art Gallery

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Dudley Local Plan 2041	Formally adopted at Full Council on 13 July 2026. [4]
Dudley Neighbourhood Board Investment Plan	Ten-year Regeneration Plan and four-year Investment Plan submitted to government in November 2025; up to £20m over ten years approved by government on 20 May 2026. [5,6]
Pride in Place Community Grants Fund, round one	Portal opened 5 June 2026; closed 3 July 2026; 33 organisations awarded a share of over £420,000; delivery from September 2026; next round expected early 2027. [7]
Dudley's Pride in Place phase	Confirmed as phase 1: no Pride in Place Plan deadline applies. [31,32,33]

Figures in this briefing cover different programmes, geographies and periods. They should not be added into a single borough investment total.

Up to £46 billion over ten years

Homes England and its subsidiary, the National Housing Bank, have up to £46 billion to deploy across England to 2036. These are the principal streams. [1]

The joint Investment Prospectus, published on 31 March 2026 ahead of the Bank's opening on 1 April, brings grant, land and finance into one framework. The Bank aims to attract more than £50 billion of additional private capital over the decade.

Stream	Amount	What it funds / who it reaches
Social and Affordable Homes Programme 2026–2036	At least £27bn outside London £39bn nationally, including London	Capital grant for social and affordable rent, shared ownership, supported housing and estate regeneration. Registered Providers, councils, housebuilders and community-led organisations, through continuous market engagement or strategic partnerships.
Housing and Infrastructure Capital Grant	About £3.1bn Homes England's share of the £5bn national pot*	Land assembly, remediation and strategic infrastructure; dedicated viability-gap support planned for later in 2026/27. Councils, developers and landowners with sites the market cannot unlock alone.
National Housing Delivery Fund Debt, equity and guarantees	Up to £16bn	Loans, equity and guarantees, including funding that may be devolved to mayoral authorities. Housebuilders, Registered Providers, funds and lending partners.

*The prospectus describes the agency's share as £3.1bn, subject to final confirmation. These are programme envelopes, not a ring-fenced allocation to Dudley.

PROGRAMME MILESTONES

Date	Milestone
31 March / 1 April 2026	Investment Prospectus published / National Housing Bank opens
25 August 2026	First wave: £9.58bn to 33 strategic partners outside London [2]
Later in 2026/27	Dedicated viability-gap grant planned [1]
To 2036	Ten-year programme period

Land, grant and finance can be combined around the needs of a scheme.

Grant, land and finance

Which support fits a scheme depends less on its size than on what is holding it up: a funding gap, a difficult site, or the tenure of the homes to be delivered. [1]

Family	Product	Purpose	Typical user
Grant	Social and Affordable Homes Programme	Affordable tenures, supported housing and estate regeneration	RPs, councils, developer partners
Grant	Housing and Infrastructure Capital Grant	Viability gaps, infrastructure, land assembly and remediation	Councils, landowners, master developers
Land	Homes England land	Acquisition, enabling and disposal through sale, lease, development agreement or joint venture	Developers of all sizes
Finance	SME Accelerator Loan	Site finance for smaller builders establishing a track record	SME housebuilders
Finance	Revolving credit facility	Multi-site support alongside commercial lenders	Growing builders
Finance	Senior and mezzanine debt	Project funding for build to rent, later living and brownfield schemes	Developers and funds
Finance	Corporate lending	Balance-sheet finance for growth, including modern methods of construction	Housebuilders
Finance	Infrastructure loans	Long-term finance, up to 15 years, for upfront infrastructure	Developers and councils
Finance	Low-interest RP loans	Unlocking capital investment in social and affordable homes	Registered Providers
Finance	Equity	Minority investment in vehicles typically delivering more than 3,000 homes	Funds and partnerships
Finance	Guarantees	Bonds and loans to reduce institutional financing costs	Funds and RPs

Two grant routes in the West Midlands. Land, remediation and infrastructure support normally comes first through the Combined Authority: WMCA's devolved housing and land funds, assessed through its Single Commissioning Framework, and the £2.6bn integrated settlement it has held since April 2026. Social and Affordable Homes Programme grant remains administered by Homes England, shaped by the mayor's published strategic priorities. The National Housing Bank makes its own finance decisions while working alongside the agency.

How the regional routes fit together

For a Dudley scheme, the first conversation depends on the funding gap. A regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR THE WEST MIDLANDS

£409m

c.3,200 homes

Estimated strategic-partnership spend and homes across the region in MHCLG's regional funding breakdown of 24 August 2026; the companion Homes England release names the 33 partners and gives no totals. Neither gives a Dudley allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England's SAHP 2026–2036, through strategic partnership or continuous market engagement.	Tenure mix, delivery partner and grant requirement. No Dudley-specific SAHP allocation is published. [2,21]
Land, infrastructure or abnormal costs	Dudley Metropolitan Borough Council, working with WMCA's devolved housing and land funds.	Why the site cannot proceed and what intervention unlocks it. [3]
Additional affordable-housing support	WMCA's housing and regeneration team, via the integrated settlement.	SAHP should be secured or actively progressing; explain the remaining gap and deliverability. [35]
Debt, equity or guarantees	National Housing Bank via Homes England; WMCA's Residential or Commercial Investment Fund for smaller loans.	Borrower or investment structure, commercial funding, security and the route to repayment. [1,3]

WMCA devolved funds: current position. WMCA asks for a conversation before any Expression of Interest (invest@wmca.org.uk), then assesses through its Single Commissioning Framework. Published thresholds are a minimum 20% affordable housing, demonstrable market failure, a delivery track record and indicative support of £10k–£15k a unit. Fund names and sizes on WMCA's pages are inconsistent and several published deadlines have passed, so treat the list as indicative. [3]

No named growth corridor. Dudley sits inside the seven-borough WMCA. It is not named as one of WMCA's growth corridors, Mayoral Development Corporation or Investment Zone sites. [8,21]

REGIONAL AMBITIONS TO DESIGN FOR

Homes England's mayoral strategic priorities for the West Midlands seek 20,000 social and affordable homes over the decade, a run-rate of 2,000 Social Rent homes a year by 2028 and roughly 60% Social Rent in SAHP bids, with four growth areas: the Birmingham and North Solihull Gateway, the Coventry Growth Arc, the Black Country Growth Corridor and the Wolverhampton–Walsall Growth Cluster. The regional Growth Plan targets 120,000 homes over the decade. These are regional ambitions across delivery routes. [21]

Who decides what

Funding, planning and delivery sit with different organisations. Identify the decision you need before choosing the first conversation.

01

Homes England / National Housing Bank

Final SAHP funding and contractual decisions; the Bank assesses its finance investments. [1,18]

02

West Midlands Combined Authority

Regional priorities, tenure mix and mayoral strategic priorities for SAHP; devolved housing and land funds; Single Commissioning Framework; the integrated settlement. [3,21,35]

03

Dudley Metropolitan Borough Council

Local housing need, planning authority, council land and its own new-build programme; accountable body for Pride in Place and for the Dudley Local Plan 2041. [4,5]

04

Dudley Neighbourhood Board

Chaired by Neil Thomas, with Paul Crofts (Dudley Canal and Caverns) as vice chair; sets and signs off the Pride in Place plans and the Community Grants Fund. [5,6]

05

Development and delivery partners

Housebuilders and contractors on named sites (Morro Partnerships, Jessup Partnership); Registered Providers such as Black Country Housing Group. [12,13,30]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
WMCA investment pre-application	invest@wmca.org.uk
Dudley Pride in Place / regeneration	regenerating@dudley.gov.uk · Regenerating Dudley [6]
Dudley planning policy / Local Plan	Dudley Council planning policy team [4]
Housing options and community housing teams	Dudley Council Plus · 0330 555 2345 · North 01384 812996 · South 01384 812011 [15]
Procurement	corporate.procurement@dudley.gov.uk · In-tend, the Black Country Portal [16]

A useful first enquiry names the site, landowner, proposed use, delivery lead, funding gap and next decision. Attach a concise programme and explain what the requested intervention changes.

A route for smaller providers

A first-wave strategic allocation is one route into delivery. Continuous Market Engagement also gives eligible organisations a direct route to Homes England.

Continuous Market Engagement

Open for individual schemes and portfolios, while funding remains available. Designed to accommodate smaller partners, new entrants and complex projects. [19]

Strategic partnerships

Programme-level allocations support delivery at scale. The initial bidding round closed on 15 April 2026; future rounds will be announced. [18]

Route	Practical fit and requirements
CME general	A direct scheme bid. Establish eligible tenure, costs, delivery readiness and grant need with Homes England. [18,19]
CME portfolio	Discuss the pipeline before bidding. Initial portfolios normally deliver 300–500 homes; named sites should start by 31 March 2028 and complete by 31 March 2032. [19]
Delivery partnership	An eligible RP or council can work with a strategic partner under the programme's delivery-partner rules. Owning the funded homes is a different role from supplying construction services. [18,20]

BEFORE A GRANT APPLICATION

Organisations need Homes England Investment Partner qualification to receive grant. New partners can apply for that status alongside the funding application. Programme qualification and regulatory registration are separate steps. [19]

The bid should show how it meets local housing need and regional priorities. The West Midlands seeks roughly 60% Social Rent through SAHP, plus Stepping Stone accommodation, M4(3) wheelchair-accessible homes and estate regeneration. [21] Dudley's own planning-led affordable housing position comes from the Black Country Strategic Housing Market Assessment (2021), which the emerging Local Plan cites as requiring 32.7% of new housing to be affordable to meet identified need; this is a needs-based figure, not a confirmed adopted policy percentage. [14]

HOW TO PREPARE THE DISCUSSION

Bring a site schedule, proposed tenure mix, cost plan, planning position, delivery programme and confirmation of the intended landlord. Explain what is ready now and which dependencies still need resolving.

Places and programmes

The Local Plan's priority brownfield sites, Portersfield, Swan Street and the borough's smaller council-led schemes sit at different stages. Establish the live phase and the organisation commissioning it.



Dudley town centre · Portersfield and the interchange corridor south of the market place.

Local Plan priority brownfield sites

Up to 1,900 of 11,954 homes needed to 2041

The Dudley Local Plan 2041 (adopted 13 July 2026) names six brownfield sites as "priority", expected to deliver nearly 2,000 of the 11,954 homes needed by 2041. Five named sites (Ketley Quarry 600, Waterfront Way/Level Street 600, Portersfield 280, Daniels Land/Embankment 300, King Street/Flood Street 120) sum to 1,900. [4,8]

A sixth priority site isn't named in the sources checked — unverified. These are Local Plan allocations, not consented schemes; don't add them to the 11,954 total, which already contains them.

Swan Street, Netherton

75 affordable-rent homes, under construction

Dudley Council's own scheme on the former Arley and Compton Courts site: 54 sheltered apartments plus 21 houses, with £4m from Homes England. Planning permission granted August 2022. [12,13]

A construction-industry monitoring site records a contract period of 11 March 2024 to 11 March 2026 with Morro Partnerships as principal contractor — not verified against a council report.

Portersfield

280 homes (Local Plan) vs an older, unreconciled figure

Avenbury (Dudley) Ltd holds outline planning permission for a mixed-use scheme including housing, student accommodation and a hotel. A 2021 press report describes an £82m scheme with "over 350" apartments. [8,9]

The Local Plan's 280-homes figure is the more recent, primary-sourced figure; the 350-plus figure is not verified against a current planning application and should not be summed with it.

Beacon Rise and Lower Valley Road

28 council homes, delivered

Two council-led schemes funded with Homes England grant (over £600,000 for Beacon Rise's 11 homes, over £900,000 for Lower Valley Road's 17 homes) and built by Jessup Partnership, completed end 2023/early 2024. [17]

Treat as delivered, not pipeline.

One board, phase 1

The Dudley Neighbourhood Board has up to £20m over ten years, covering the whole borough corridor from Priory to Dudley Wood, confirmed as a phase 1 place. [6,31]



Netherton

Neighbourhood	Published position / next conversation
Dudley (phase one, from Priory to Dudley Wood, including Netherton and Dudley town centres)	Up to £20m over ten years; up to £7m of that available over the first four years. Board chaired by Neil Thomas, with Paul Crofts (Dudley Canal and Caverns) as vice chair. Ten-year Regeneration Plan and four-year Investment Plan submitted to government following community engagement over summer 2025; government approval 20 May 2026. Community Grants Fund round one closed 3 July 2026: 33 organisations awarded a share of over £420,000, delivery from September 2026, next round expected early 2027. [5,6,7]

BRING A PROJECT THAT CAN BE DELIVERED

Need, ownership and consent

Explain who benefits and how the proposal responds to residents. Identify land control, a delivery lead, consents and dependencies.

Capital and continuing costs

Set out works, development costs and contingency, then identify the asset owner, operating budget and maintenance responsibility.

Dudley's phase 1 place carries no Pride in Place Plan deadline in the current national timeline. It is one of only two WMCA boroughs (with Solihull) holding a single Pride in Place place, and the only one whose single place is phase 1. National guidance sets 30 November 2026 for phase-two areas and 26 February 2027 for the phase-two expansion; neither applies here. Boards must have at least eight members; at least 51% should live or work locally. Public contact routes: page 6. [25,26,31,32,33]

Different pots, different decisions

Pride in Place, the Levelling Up Fund, the Towns Fund, historic WMCA town-centre grants and the Pride in Place Impact Fund operate at different scales and on different timetables.

£20m

Dudley Neighbourhood Board Pride in Place: up to £20m over ten years [5,6]

Component	What the figure includes
£20m	Pride in Place, Dudley Neighbourhood Board. Approved 20 May 2026; delivery from April 2026; Community Grants Fund round one delivered September 2026. [5,6,7]
£20m / £25m	Levelling Up Fund (town centre regeneration) and Towns Fund (educational facilities), both announced 3 October 2023. Older awards; current spend status not verified. [24]

Do not add these figures together: different programmes, geographies and periods, several around the same town centre sites. Historic WMCA town-centre grants (Cavendish House demolition, Castle Hill Wall, the bus and tram interchange, from 2020) give scale context but are not current calls. [9] UK Shared Prosperity Fund successor: no Dudley-specific 2026/27 allocation found; this money now sits inside WMCA's integrated settlement. [35]

DUDLEY TOWN CENTRE METRO AND INTERCHANGE CORRIDOR

Commitment	Published position
£449m (wider scheme)	WMCA-funded infrastructure: the Wednesbury to Brierley Hill Metro extension. Transport infrastructure, not housing. [22]
£18m	Bus and tram interchange alongside the Portersfield and St Joseph's Street sites, part of the council's case for further transport investment. [22,23]

These figures are transport-programme totals, not part of the housing figures above, and should not be summed with them.

DUDLEY PRIDE IN PLACE IMPACT FUND

None identified	Dudley appears in neither the 2025/26 nor the 2026/27 determination. Each Annex A lists 94 local authorities — 93 at £750,000, one at £1,500,000, £71.25m a year. Five of the seven WMCA boroughs are listed at £750,000 a year; Dudley and Solihull are on neither. [10,11]
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This absence from a 94-authority list is a finding in its own right. It is not extra funding for the Dudley Neighbourhood Board's Pride in Place programme, which is unaffected by this finding.

Homes, partners and local need

The Dudley Local Plan 2041 sets a housing requirement of 11,954 homes to 2041; the government's current standard method sets Dudley's annual need at 1,514 homes a year, a figure officers and councillors have said renders the adopted plan's numbers out of date almost immediately. These figures are not directly comparable. [4,8,36,37]



Dudley Canal - The tunnel portal and basin at Blackbrook Junction.

Partner / example	Documented local delivery
Dudley MBC / Morro Partnerships, Swan Street, Netherton	75 affordable-rent homes (54 sheltered apartments, 21 houses); £4m Homes England grant; planning permission August 2022; reported contract period to March 2026. [12,13]
Dudley MBC / Jessup Partnership, Beacon Rise, Sedgley	11 council homes; over £600,000 Homes England grant; completed end 2023/early 2024. [17]
Dudley MBC / Jessup Partnership, Lower Valley Road, Brierley Hill	17 council homes, including 3 wheelchair-accessible bungalows; over £900,000 Homes England grant; completed end 2023/early 2024. [17]
Black Country Housing Group, Darkhouse Lane, Coseley	13 homes (6 three-bed houses, 3 two-bed houses, 6 one-bed apartments); Homes England grant. Precise date not verified. [30]
Avenbury (Dudley) Ltd, Portersfield	Outline planning permission for a mixed-use scheme including housing, student accommodation and a hotel; homes number not reconciled with the Local Plan's 280 figure. [8,9]

These are examples of local activity, not a complete provider list, procurement shortlist or evidence of a new SAHP award.

FOR DEVELOPMENT AND ASSET TEAMS

Agree tenure, accessible homes and support needs before fixing the unit mix. Bring the operator into the appraisal: nominations, management, service charges and whole-life maintenance. Keep new-supply budgets separate from existing-stock investment.

From scheme assembly to appointment

The national programme supports delivery through councils, Registered Providers and developers. The local supply chain enters through their projects, procurement routes and contractor packages.

Stage	Lead organisations	Specialist input
01 · Site and viability	Council estates and regeneration, landowner, developer, RP, funders	Land and planning advice, valuation, surveys and abnormal-cost assessment
02 · Enabling	Council, developer, Homes England / WMCA where relevant	Ground investigation, remediation, ecology, civils and utilities
03 · Funding and agreement	RP, developer, public funder, lender	Legal, cost advice, programme and development finance
04 · Design and consent	Client team, architect, planning authority	Architecture, engineering, arboriculture and technical coordination
05 · Construction	Main contractor and client delivery team	Groundworks, structure, roofing, M&E, scaffolding and site services
06 · Handover and operation	RP asset team, council or other operator	Commissioning, landscaping, compliance and maintenance

FINDING THE ACTUAL ROUTE TO WORK

Dudley Metropolitan Borough Council advertises tenders through In-tend, the Black Country Portal (in-tendhost.co.uk/blackcountryportal), confirmed directly from the council's own tendering page rather than assumed from the regional page. Registration is free. A contracts register is published on the same platform (in-tendhost.co.uk/blackcountryportal/asp/Contracts/Current), and current tender invitations are listed separately on the council's own site. Procurement enquiries: corporate.procurement@dudley.gov.uk. [16]

Above-threshold notices also appear on Find a Tender (find-tender.service.gov.uk), the national register introduced under the Procurement Act 2023 regime; below-threshold notices appear on Contracts Finder and on the Black Country Portal itself. [27]

Social value. Dudley's published policy allows social value to count for up to 20% of the criteria used to award a contract, assessed on a sliding scale by contract type and value, with larger contracts expected to deliver more. The council states it evaluates social, economic and environmental impact against three themes: stronger, safer communities; a greener, cleaner environment; and growing the economy and creating jobs. [28]

A funding announcement does not itself create an open invitation to tender. Confirm whether work is being commissioned directly, through a framework or by a main contractor.

Build the workforce into the plan

Construction skills, training capacity and local employment should be considered while the scheme and its contracts are being assembled.

CONSTRUCTION SKILLS AT DUDLEY COLLEGE OF TECHNOLOGY

Dudley College of Technology is the West Midlands' Construction Technical Excellence College — one of ten named in England in August 2025. It delivers from the CAT Centre in Brierley Hill and the Advance Centre in Dudley, covering brickwork, plumbing, electrical installation and retrofit, backed by £100m of national funding across all ten colleges. [34]

Halesowen College, also in the borough, offers vocational construction courses in plastering, bricklaying, electrical installation and carpentry and joinery; its role as a feeder or delivery partner for the CTEC is not verified. [29]

01 · Forecast

Trades, numbers and start dates

02 · Agree

Training, supervision and delivery partners

03 · Evidence

Starts, qualifications and sustained work

A PRACTICAL WORKFORCE BRIEF FOR A LIVE SCHEME

Agree early	What to record
Demand and timing	Map likely labour needs to the programme: enabling works, structure, services, finishes and handover.
Employer and supervision	Name the employing organisation, site supervisor and training partner. Allow time for recruitment and induction.
Learning and progression	Identify the relevant qualification, practical experience and route into continuing work.
Evidence of delivery	Agree how starts, completions, qualifications and employment outcomes will be recorded by the contract owner.

Suggested briefing checklist for clients and contractors. Agree the actual commitments through the scheme's procurement and contract process.

CONNECT TRAINING WITH COMMUNITY BENEFIT

Social value commitments are the practical hook for apprenticeships and placements on Dudley contracts; agree them with the contract owner at tender stage, not after award. [28]

College enquiries: dudleycol.ac.uk/employers · 01384 363 000
Halesowen College: halesowen.ac.uk

Evidence and source notes

Research checked on 19 September 2026. Numbered references link to primary sources; public enquiry routes are on page 6.

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