

Appendix B – Babergh – CIL Bid under the Strategic Infrastructure Fund

Technical Assessment of Bid – Project B19-18 Sudbury Kingfisher Leisure Centre - Refurbishment and redevelopment

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Refurbishment and redevelopment of the Leisure Centre will provide modern facilities that meet the current needs of the community as well as latent demand and future needs in light of the planned growth in the Sudbury area. This facility is identified in the Babergh and Mid Suffolk Joint Councils Leisure Facilities Strategy as providing vital physical resources that will support the delivery of the joint Councils' new Leisure, Sport and Physical Activity Strategy.
Delivery /timescales	Timescale agreed for works to start in February 2019 and completed in December 2019.
Necessary other approvals	Planning permission obtained for the erection of two storey extension to provide two dance studios and single storey extension to provide storage. Ref: DC/18/02601. Granted: 03/09/2018.
Public or private land	Public land
State aid details if any	n/a
Details of future funding maintenance	The new facilities will be maintained by BDC and leisure partner Abbeycroft Leisure, as the leisure centre is currently.

SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)

BIDS SCREENED	ASSESSMENT
Must follow the CIL 123 list	Yes - Provision of leisure and community facilities
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes
Has information be verified	Site visited 23/1/19 and photos taken
Is this infrastructure linked to a major housing project which has priority?	Infrastructure need identified in relation to future planned growth of the Sudbury area.

PRIORITISATION (Using criteria from the CIL Expenditure)

PRIORITISATION CRITERIA	ASSESSMENT
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	Yes - the project meets the growth needs of Babergh for the provision of health and fitness needs and deals with a latent demand that has been demonstrated in the feasibility work undertaken.
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Yes - meets the objectives of the Council's Leisure, Sport and Physical Activity Strategy, Leisure Facilities Strategy and is one of the key Objectives of the Joint Strategic Plan. As this project is of strategic social importance to the local Authority Areas of Babergh and Mid Suffolk, but also to neighbouring authorities such as St Edmundsbury in particular, as the Leisure Centre attracts users from the wider areas surrounding Sudbury, it should be considered for funds allocations from the Strategic Infrastructure Fund of the CIL Regulation 123 monies.
It represents key infrastructure (essential)	Yes - the provision of suitable leisure facilities to meet the needs of the Community
Value for money	Yes - the project demonstrates value for money in that the business case reduces the Council's subsidy for sport and leisure provision.
Clear community benefits	Yes – the project would double the size of the health and fitness facility, provide two new studios, new health and fitness changing facilities with refurbished wet side changing facilities. This will provide modern facilities that meet the needs of the community now and for the foreseeable future.
Community support (including results of the Consultation exercise)	Yes – the feasibility work demonstrates a need and support for additional and improved facilities in the Sudbury area.
Deliverability (“oven ready” schemes)	Yes - planning permission granted in September 2018 for the proposed two storey extension.
Affordability (from CIL Funds)	Yes
Timeliness	Yes – planned delivery by December 2019
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	Yes - BMSDC infrastructure provision and CIL

Supports housing and employment growth	Yes - meets the needs of proposed housing and population growth.
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Ongoing maintenance will be provided by BDC.
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	The project is listed as part of the emerging Infrastructure Delivery Plan.

CONCLUSIONS

- This proposal represents an “oven ready” scheme which meets the growth needs of Babergh and Mid Suffolk for the provision of health and fitness facilities and also deals with latent demand. The largest part of the costs will be met by Babergh District Council agreed capital project funds thereby reducing the value of the CIL Bid and making the contribution affordable. As this project is of strategic social importance to the local authority areas of Babergh and as the Leisure Centre attracts users from the wider areas surrounding Sudbury, it is considered for fund allocation from the Strategic Infrastructure Fund of the CIL Regulation 123 monies.

RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid for £100,000, as per bid application, and that monies are allocated from the Strategic Infrastructure Fund.
-

Appendix B – Babergh – CIL Bids under the Local Infrastructure Fund

Technical Assessment of Bid – Project B07-18 – Preston St Mary – Village Hall Improvements

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Yes
Delivery /timescales	Dependant upon the Bid being successful.
Necessary other approvals	No – Planning Permission DC/18/01532 granted 27 April 2018 (Non-Material Amendment following grant of B/16/00201 - Two pitched roof extension to house a new kitchen, toilet facilities including a disable toilet and storage.)
Public or private land	Public
State aid details if any	No
Details of future funding maintenance	Yes

SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)

BIDS SCREENED	ASSESSMENT
Must follow the CIL 123 list	Yes – Provision of leisure and community facilities
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes
Has information be verified	Yes
Is this infrastructure linked to a major housing project which has priority?	No

PRIORITISATION (Using criteria from the CIL Expenditure)

PRIORITISATION CRITERIA	ASSESSMENT
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	No
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Yes – contributes to the promotion of community activities within the locality.
It represents key infrastructure (essential)	No
Value for money	Yes
Clear community benefits	Yes
Community support (including results of Consultation exercise.)	Yes – questionnaire to all residents, wide support from the community.
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes - original Bid was considerably higher but costings of project reviewed and are now considered reasonable
Timeliness	Yes – estimated timescale of 9 months for project completion after funds secured.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	No – full project to be funded by CIL123 fund (£130,091.00 as per revised quotes provided by email Jan 2019).
Supports housing and employment growth	Yes – contributes to the promotion of community activities within the locality.
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the	Yes – extra cleaning and insurance costs will be accommodated within present income stream by the Parish Council.

infrastructure such that its longevity can be assured	
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	Project not listed in the Infrastructure Delivery Plan but Hall has outside toilet facilities and the kitchen is in need of improvement.

CONCLUSIONS

- This proposal represents an “oven ready” scheme with evidence of wide community support that would provide much improved community facilities for the community.

RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid for £130,091.00, as per revised quotes received (down from original costings of £265,000).

Technical Assessment of Bid – Project B12-18 - Lavenham – Community Hub, 2 Lady Street, Lavenham

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Yes
Delivery /timescales	Yes – building open to the public in December 2018
Necessary other approvals	No
Public or private land	Public
State aid details if any	£2,500 County councillor’s locality fund
Details of future funding maintenance	Yes

SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)

BIDS SCREENED	ASSESSMENT
Must follow the CIL 123 list	Yes - Provision of Leisure and Community Facilities
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes
Has information be verified	Yes
Is this infrastructure linked to a major housing project which has priority?	No

PRIORITISATION (Using criteria from the CIL Expenditure)

PRIORITISATION CRITERIA	ASSESSMENT
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	The proposal is not linked to a specific planned growth project, however it is anticipated that it will deliver significant benefits to the local area in terms of the protection of existing, and increased generation of jobs, increased tourism and additional community facilities, thus providing infrastructure contributing to sustainable growth within Lavenham.
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	The project fits strategically within the tourism plans for the region. Tourism is key to Babergh District Council's growth plans and a regenerated tourist offer will strengthen the West Suffolk tourist identity. The acquisition of the building by the community also links closely to the draft Joint Strategic Plan outcomes by improved achievement of strategic priorities, including protection and enhancement of tourism income generation through existing assets. It also impacts on the strategic priorities to further develop the local economy to thrive and to develop and implement the BDC Suffolk Tourism Strategy.
It represents key infrastructure (essential)	Yes
Value for money	Yes

Clear community benefits	Yes – providing a Post Office and Visitor Information Point, a focus for village activities, and a small meeting space for local surgeries. To assist with ongoing funds, the project also proposes to continue with the tourism related retail sales offer, as it was when occupied as a Tourist Information Centre (when provided by BDC).
Community support (including results of the Consultation exercise)	Two consultation events were held in September 2018 as well as publications in the monthly parish magazine and discussions at monthly parish council meetings. No negative comments were received for this proposal. Local press coverage has been positive. The made Lavenham Neighbourhood Plan also supports the aims of this project.
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Yes – building open to the public in December 2018
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	Yes - County councillor’s locality fund £2,500.00, Lavenham Parish council £12,500.00, and R123 List Fund £30,000.00. Total project funding: £45,000.00
Supports housing and employment growth	Yes
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Yes - Future funding will be achieved by a mixture of the parish precept and a surplus from the retail offer.
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	Project not listed in the Infrastructure Delivery Plan, however the project would be of benefits to existing and new residents, as well as visitors. It also provides infrastructure contributing to sustainable growth within Lavenham.

CONCLUSIONS

- This project is affordable, has community support and is part of the objectives of the made Neighbourhood Plan. It will provide benefits to the local community with provision of a Post Office (which is otherwise only provided by a mobile service with limited provision) a

Visitor Information Point with retail offer (which is no longer provided by BDC), a focus for village activities and a small meeting space for local surgeries. The adoption of the building by the local community and the creation of a community hub will encourage the use of village and local businesses.

RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid for £30,000.00, as per bid application.

Technical Assessment of Bid – Project B13-18 Lavenham - Electric Vehicle Charging Station

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Yes – sustainable transport in rural areas
Delivery /timescales	Yes – estimated February 2019
Necessary other approvals	No – Permitted Development
Public or private land	Public – Public car park
State aid details if any	n/a
Details of future funding maintenance	Revenue from charging points will fund maintenance

SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)

BIDS SCREENED	ASSESSMENT
Must follow the CIL 123 list	Yes – community facilities
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes
Has information be verified	Yes

Is this infrastructure linked to a major housing project which has priority?	No
--	----

PRIORITISATION (Using criteria from the CIL Expenditure)

PRIORITISATION CRITERIA	ASSESSMENT
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	No
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Yes – green energy and sustainable transport. Have consulted with Council’s own officer in charge of EV charging points in district.
It represents key infrastructure (essential)	No
Value for money	Yes
Clear community benefits	Yes – access to EV charging in rural areas
Community support (including the results of the Consultation exercise)	Parish Council support
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Yes – can start once funding secured
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	No – 100% CIL bid
Supports housing and employment growth	Yes – encourages people with electric cars into the village. Employees with EV’s will be able to use the facility and those who only have on street parking and cannot charge at home.

Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Yes
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	The project is listed as part of the emerging Infrastructure Delivery Plan.

CONCLUSIONS

- The project aims to encourage and enable the uptake of electric vehicles. The proposed installation would mirror existing installations at Hadleigh and Sudbury and help provide a network of charging opportunities. It represents an oven ready affordable scheme that meets Councils' sustainable transport aims and objectives.

RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid for £33,455.99, as per bid application.

Technical Assessment of Bid – Project B14-18 Cockfield - Renovation of the existing twin brick arch culvert (Bid application in relation to previous CIL123 bid B03-18).

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Yes

Delivery /timescales	Yes
Necessary other approvals	No
Public or private land	Public
State aid details if any	n/a
Details of future funding maintenance	Yes

SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)

BIDS SCREENED	ASSESSMENT
Must follow the CIL 123 list	Yes - Maintenance of new and existing open space/strategic green infrastructure
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes
Has information be verified	Yes
Is this infrastructure linked to a major housing project which has priority?	No safeguarding for this project but directly serves DC/17/05332

PRIORITISATION (Using criteria from the CIL Expenditure)

PRIORITISATION CRITERIA	ASSESSMENT
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	Project directly serves DC/17/05332. The proposal is linked to previous CIL bid fund B03-18 agreed in September 2018 for the purchase of land and structures from Suffolk County Council to link the community land to another existing piece of Open Space via the railway path. This current bid is to provide the necessary renovations to the twin brick arch culvert (supporting the dis-used railway line) to enable safe access to the railway path.
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Open Space provides area for exercise and outdoor activity. Joint Strategic Plan says Babergh will “Shape, influence and provide the leadership to support and facilitate active, healthy and safe communities”. Policy SC10 of the Babergh Local Plan says new development should “make provision for open space, amenity, leisure and play through providing, enhancing and contributing to the green infrastructure of the district”.

It represents key infrastructure (essential)	No
Value for money	Yes
Clear community benefits	Yes - funding will enable the Parish Council to ensure the safety of all users of the dis-used railway line and river frontage
Community support (including results of Consultation exercise)	Community support is as per the Parish Council's successful CIL123 bid (B03-18), which included a letter of support from Ward member, village petition containing 4 pages of comments from a wide range of community members supporting the project, and email of support from SCC Division Member.
Deliverability ("oven ready" schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Yes - The milestones for the MacKenzie Place Open Space Community Project were provided in the Parish Council's successful CIL 123 bid (B03-18). Work to the Culvert will commence in the Summer 2019 when the river water levels are at their lowest. The work should be completed within 4 weeks, assuming the brickwork doesn't deteriorate any further over the winter (2018/19).
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	Yes – half of the costs to be funded by Cockfield Parish Council Neighbourhood CIL (£3,340.00)
Supports housing and employment growth	Yes – in relation to granted development DC/17/05332.
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Yes - The culvert will be a Parish Council asset. Vegetation/tree root control etc will be undertaken on a day to day basis by the Community led Earls Meadow Working Group, plus volunteer services from local farmers. Funding for tree surgery and future structural repairs will be provided by future Parish Council Neighbourhood CIL funding or Parish Council Precept.
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	Project not listed in the Infrastructure Delivery Plan.

CONCLUSIONS

- This project has wide community support and will mitigate residential development in the area. It is an affordable “oven ready” scheme where half of the costs are to be funded by Cockfield Parish Council Neighbourhood CIL (£3,340.00) to fund the project.

RECOMMENDATION

- Delegated decision taken in February 2019 to approve CIL bid of £3,340.00, as per bid application. Delegated Decision for Cabinet to note and endorse.
-

Technical Assessment of Bid – Project B06-18 -East Bergholt High School – Tiered seating for community and school use for music drama and films as well as public speaking conference and training facilities

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Existing community hall is too small, so this would provide large venue for Arts and Business use. Will also provide extra learning facilities at the school.
Delivery /timescales	Project to be undertaken during school holidays (Aug-Sept 2018)
Necessary other approvals	No
Public or private land	Publicly accessible as school – Tony Bass has suggested getting a Community Use Agreement to protect community use outside of school hours
State aid details if any	n/a – whilst grants have already been received in excess of de minimis level, Central govt have confirmed this project is too “local” to infringe state aid rules
Details of future funding maintenance	School would be in charge of maintenance using hire charge to pay for it

SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)

BIDS SCREENED	ASSESSMENT
---------------	------------

Must follow the CIL 123 list	Yes – provision of community facilities
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes
Has information be verified	No
Is this infrastructure linked to a major housing project which has priority?	No

PRIORITISATION (Using criteria from the CIL Expenditure)

PRIORITISATION CRITERIA	ASSESSMENT
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	No
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Yes meets the strategic priorities of community engagement and provision of facilities for cohesion.
It represents key infrastructure (essential)	No
Value for money	According to applicant “Yes, as once the capital costs are covered it would provide a revenue stream to further support and enhance the infrastructure for the benefit of community projects”
Clear community benefits	Yes – provides a larger venue than what currently exists in the community
Community support (including the results of the Consultation exercise)	Provides community hub as per East Bergholt Neighbourhood Plan. Several letters of support from Community Groups and local Arts Companies.
Deliverability (“oven ready” schemes)	Yes – works already planned
Affordability (from CIL Funds)	Yes
Timeliness	Yes – very short timescales
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure	Yes – CIL is small amount of overall project cost

providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	
Supports housing and employment growth	Yes – a larger venue for the community is more attractive for growth
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Yes
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	Not included in the infrastructure Delivery Plan but does follows comments made in the Neighbourhood plan.

CONCLUSIONS

- This scheme which has other sources of funding is an “Oven ready” scheme with wide community support which follows comments made in the Neighbourhood Plan which is made.

RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid for £45,000
-