



The Community Infrastructure Levy (CIL) Expenditure Business Plan
Babergh District Council
September 2018

CIL BUSINESS PLAN - SEPTEMBER 2018

KEY FACTS

- The CIL Expenditure Framework, the CIL Communications Strategy and Timeline for implementation and review were approved on the 24th April 2018. Documentation on website
Babergh - <http://baberghmidsuffolk.moderngov.co.uk/documents/s9846/BC1733%20CIL%20report.pdf>
- First Bid Round (for Infrastructure providers including Officers from BMSDC and Parishes and Community Groups) for funds opened 1st May - 31st May 2018.
- Above documents contain the processes, criteria for consideration and governance of the scheme which includes the production of a CIL Business Plan (twice yearly – after each bi annual Bid Round). This document contains decisions to be made by Cabinet on Bids and for Cabinet to note decisions which have been made under delegated powers (all as detailed in the Governance section of the CIL Expenditure Framework)
- 20% of all CIL collected (after the 5% Admin charge and the Parish apportionment has been deducted) is being saved for Strategic Infrastructure expenditure (definition in the CIL Expenditure Framework)
- Infrastructure for new Housing growth (over ten dwellings) is prioritised in the CIL Expenditure Framework and the CIL monies collected against such schemes are saved in a different fund in order that these monies are available for those housing projects.
- The remaining Regulation 123 monies are available for Local Infrastructure expenditure (definition in the CIL Expenditure Framework) and it is these “**available funds**” (together with prioritised expenditure) that CIL Bids will be spent against.
- The “**available funds**” are stated below together with details of all new starts on new major housing growth projects (within the specified period) so that allocated funds can be understood.
- All CIL expenditure must be in accordance with the CIL 123 list which is on the Web site
Babergh - <http://baberghmidsuffolk.moderngov.co.uk/documents/s9923/CIL%20Appendix%20C.pdf>
- Timetable for consideration of Bids and the review of the CIL Expenditure Framework is on the website
Babergh and Mid Suffolk - <http://baberghmidsuffolk.moderngov.co.uk/documents/s9925/CIL%20Appendix%20E.pdf>

CONSIDERATION OF BIDS

Key Facts

- All received Bids are acknowledged and all missing or outstanding information must be submitted before the Bid can be made valid and progressed to formal determination
- When a Bid is made valid, consultation will occur with the Division County Councillor the Ward District Member(s) and the Parish Council for a period of 21 days.
- All valid Bids will be assessed against the Validation, Screening and Prioritisation criteria set out in the CIL Expenditure Framework. For each Bid there will be a Technical assessment section (Appendix B) accompanying the CIL Business Plan
- The technical assessment of all the Bids contains a conclusion section that the recommendation to Cabinet in the CIL Business Plan is founded upon.
- The CIL Business Plan for each Council contains decisions to be made by the Districts Cabinet on Bids or for Cabinet to note where decisions have already been made under delegated powers (all as detailed in the Governance section of the Councils CIL Expenditure Framework)

PRIORITISATION OF FUNDS

- The CIL Expenditure Framework requires “all planning decisions to approve housing/employment development which carry Infrastructure to be provided by CIL and necessary for an approved growth project (those with planning permission and considered by Planning Committee) shall be supported and considered a priority so that the approved development which is ultimately carried out is sustainable”.
- As such any such planning applications which have been commenced and for which CIL monies have been received shall have the CIL monies kept in a different pot so that the spend against these priority infrastructure projects can be safeguarded for the community receiving the growth. The remaining monies shall be known as the “**available funds**” for expenditure in the Bid round process. Those priority schemes where works have started and are subject to CIL will be listed below in this document together with the amount of CIL collected so far. Infrastructure Officers will work to ensure that Bids are received for these priority schemes.



PRIORITY HOUSING/EMPLOYMENT SCHEMES (commenced since adoption of CIL – 11th April 2016-28th April 2018)

LOCATION	ADDRESS	APPROVED DEVELOPMENT	TOTAL AMOUNT OF CIL TO BE COLLECTED	AMOUNT OF CIL COLLECTED TO DATE	TOTAL INFRASTRUCTURE REQUIREMENTS AT TIME OF THE PLANNING APPLICATION	BIDS SUBMITTED AND TOTAL AMOUNT OF CIL SOUGHT
HADLEIGH	Former Brett Works	B/16/00670	£9,620.78	£9,620.78	Libraries = £14,256.00 Health = £20,580.00	None as yet

AVAILABLE MONIES

Total Amount of Regulation 123 monies available (after 5% CIL admin charge and Parish apportionment pay-out on the 28th April 2018 allowing for the 20% save for Strategic Infrastructure and the prioritisation of funds to meet the infrastructure costs associated with new major housing developments)

- **Strategic Infrastructure Fund £ 95,395.47**
- **Local Infrastructure Fund £ 381,581.88**
- **Prioritisation of funds for major housing growth projects (listed above) following reduction of amount for 5% administration, 15% for Neighbourhood CIL and 20% Strategic 123 Fund = HADLEIGH B/16/00670 = £5,772.47 ringfenced value**
- **AVAILABLE FUNDS FOR BID ROUND 1 = £375,809.41**

CIL BUSINESS PLAN

The following table comprises a list of CIL Bids received in Bid Round One (1st May -31st May 2018). Not all of the Bids are Valid (either missing information, no formal approvals for the proposed infrastructure or further investigation or clarification being sought). All Bids where no decision is being made or where they are invalid will be carried forward to the next Bid round).

The sum total of all the recommendations in this CIL Business Plan result in a spend of £76,402.95 from the available monies leaving the remainder to go back into the pot for Local Infrastructure Fund spend in Bid Round Two. This is as follows:

- **Total Value of Bids being approved through Bid Round 1 (both Delegated and Cabinet) = £76,402.95**
- **Local Infrastructure Fund monies being carried forward to Bid Round 2 = £299,406.46**

LIST OF BIDS RECEIVED FOR BID ROUND ONE (1ST May - 31ST May 2018) FOR BABERGH DISTRICT COUNCIL (including recommendations to Cabinet to make decisions or for Cabinet to note delegated decisions already taken).

This list should be read in conjunction with Appendix B which comprises the technical assessment upon which the recommendations are based)

Bid Number	Location by Parish/ Address	Type of Bid and Bidder	Reg 123 list compliant	Amount of Money Sought	100% CIL Monies sought (Y/N)	Total costs and other sources of funding and amounts	Consultation and expiry date(on valid Bids only)	Valid	Reasons why Bids invalid	Recommendation to Cabinet decision or Delegated decision (for Cabinet to note)
B01-18	SUDBURY A131 Corner of Walnut Tree Lane	New Bus Stop to directly serve the development (17/03677)	Yes - Public transport improvements	£2,500.00	Yes	Total cost £2,500.00	Start date 19 th July. 21 day period expires 9 th August	Yes	N/A	Following an objection to the proposed infrastructure from Sudbury Town

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		Suffolk County Council								Council, Suffolk County Council have asked the Bid determination be deferred to Bid round 2 to resolve the objection,
B02-18	MONKS ELEIGH	Information Technology for the new Village Hall and hearing loop speakers and a screen to show films. Trustee Monks Eleigh Village Hall	Yes Provision of Leisure and Community facilities	£10,750.00	Yes	Total cost £10,750.00	Start date 19 th July. 21 day period expires 9 th August	Yes	N/A	Recommendation to Cabinet to approve CIL Bid for £10,750.00
B03-18	COCKFIELD Field to the northeast of Mackenzie and Crowbrook Place	Provision of recreational land and shelter will secure a long term and strategic legacy for the village and provide joined up	Yes Provision of community facilities	£30,196.58 plus VAT which can be claimed back by the Parish Originally Now £29,028.91	No	Total cost £41,516.00 (excluding VAT which PC will claim back} Existing S106 funding held	Start date 19 th July. 21 day period expires 9 th August.	Yes	N/A	The Screening process has allowed another £1,167.67 to be put into this project from unspent s106 funds. On this basis the recommendation to Cabinet is to

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		access to other green spaces Cockfield Parish Council				by the Parish - £11,319.42				approve this CIL Bid subject to upper limit on CIL Bid being £29,028.91 thereby covering 100% of the total cost of the project (excluding VAT (which the PC can claim back)
B04-18	COCKFIELD Triangular shaped piece of land to the northeast of New Barn Farm Lavenham Road Cockfield	Provision of Open space for leisure and recreational purposes Cockfield Parish Council	Yes Provision of community facilities	£22,328.62 (plus VAT to be claimed back via the Parish) Originally Now £21,160.94 due to offer of s106 monies	No	Total cost £38,830.00 (excluding VAT) S106 funding – £2,330.00 Cockfield Parish CIL funds £2,171.38 Parish Council ring fenced amount for purchase of the land £1,0000.00	Start date 19 th July, 21 day period expires 9 th August	Yes	N/A	Recommendation to Cabinet to approve CIL Bid subject to upper limit on CIL Bid being £21,160.94 to allow for use of s106 monies which will be £1,167.68 hereby covering 100% of the total cost of the project (excluding VAT (which the PC can claim back)

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						Parish Council Ring fenced monies for legal fees for the purchase of the land £2,000.00				
B05-18	EAST BERGHOLT Flatord Lane	Signage for a Quiet Lane designation – signs mounted on wooden posts at appropriate places along Flatford Lane East Bergholt Parish Council	No these are highway works. Not Regulation 123 list compliant.	£6,955.20 including VAT £1,159.20 and Venue Hire /publicity material /advertising of £1,456.00	Yes	Total cost £6,955.20	N/A	No	N/A	Not Regulation 123 list compliant. The CIL Bid cannot be progressed and has been treated as withdrawn
B06-18	EAST BERGHOLT East Bergholt High School	Tiered seating for Community and School use for Music Drama and Films as well as Public speaking	Yes	£45,000.00	Yes, for seating but part of a larger project	Total Cost 539,220.00 ESFA CIF Award £377,220.00 School Loan from ESFA £100,000.00	Start date 19 th July. 21 day period expires 9 th August	Yes	N/A	Defer consideration of Bid until Bid round 2 to secure Community User Agreement such that the infrastructure is

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		conference and training facilities East Bergholt Parish Council and East Bergholt High School				Additional School contribution £10,000.00 Schools association donations and fund raising £7,000.00				capable of being used by both the school and the Community
B07 -18	PRESTON ST MARY Preston St Mary Village Hall	Provision of cooking facilities and inside toilets Preston St Mary Village Hall Committee	Yes Provision of Community facilities	£195000	Yes	Total cost £195,000.00	Start date 19 th July. 21 day period expires 9 th August.	Yes	N/A	That a decision on this CIL Bid be deferred to allow further work to understand exact costings of the project as it is considered that the three quotes for the building works for this CIL Bid are too high. The opportunity is also being taken to investigate and secure external funding and

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										Community grant opportunities. It is recommended that this CIL Bid be taken forward to Bid round 2.
B08 -18	THORPE MORIEUX	Seating for a WW1 Commemorative Area in the year of the 100 Armistice which can also be used for other events It will also contain a fire pit depicting horses and soldiers Thorpe Morieux Village Hall Committee	Yes Provision of Community Facilities	To follow once details of donations to the Village Hall have been determined	Unknown	Unknown	N/A	No	Precise cost of the project and amount of CIL Bid is unknown. Land ownership and the need for planning permission also unknown.	Bid invalid as cost of project and therefore CIL Bid is unknown.
B09-18	COCKFIELD	Refurbishment of the kitchens including the installation of a	Yes- Provision of Community Facilities	£9,928.76	No	Total cost £24,990.70 (excluding VAT)	Start date 19 th July. 21 day period expires 9 th August	Yes	N/A	Delegated decision taken on 20th August 2018 Decision for Cabinet to note

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		dedicated electric supply Cockfield Village Hall Management Committee				Time offered to the Parish - £300.00 Cockfield Community Council - £10,000.00 Green Links Village Magazine £3,000.00 Village Hall Funds £4,000.00				
B10-18	LINDSEY Village Hall Church Road	Electric Charging Vehicle Points Village Hall Management Committee	Yes Provision of Community Facilities	£5,534.34	Yes	Total cost £5,534.34	Start date 8 th August 21 day period expires on the 29 th August	Yes	N/A	Delegated decision taken on the 20th August 2018. Decision for Cabinet to note
B11-18	GREAT CORNARD The Stevenson Centre	Improvements and extensions to centre	Yes provision of Community facilities	£100,000.00	No	Total cost £568,000 Great Cornard Parish Council £135,000.00	N/A	No	N/A	This Bid has been withdrawn as £25,000.00 has been offered to Great Cornard from Community Grants on the

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						Public Works Loan Board - £300,000.00 Great Cornard Town Land Charity £30,000.00 Lord Belstead Trust £2,000.00				basis that the remaining funds have already been secured for the project (thereby meaning that no CIL money is required).
