

13 September 2018



## MID SUFFOLK DISTRICT COUNCIL

### DECISIONS NOTICE

**DECISIONS BY THE BABERGH CABINET  
CALL IN DEADLINE 5:00PM ON FRIDAY, 21 SEPTEMBER 2018**

The following decisions have been taken by the Cabinet and will come into effect on 21 September 2018 unless the call-in procedure is activated. For clarity, where an item is 'to be noted', 'received' or recommended to Council for a decision, this is deemed not to be a formal Executive decision and so the call-in provisions will not apply.

#### **BCa/18/29 – Homelessness Reduction Strategy 2018-2023**

##### **It was RESOLVED:-**

- 1.1 That the draft Babergh and Mid Suffolk Joint Homelessness Reduction Strategy be approved to go to a formal 30- day consultation period 5<sup>th</sup> October 2018- 2<sup>nd</sup> November 2018.

**Reason for Decision:** To ensure that Babergh District Council meets its statutory obligations under the Homelessness Act 2002 to review homelessness within its district and publish the results of that review and a strategy for tackling homelessness over the next five years.

**Alternative Options Considered and Rejected:** The Council is Required under the Homelessness Act 2002 to carry out a review of homelessness within its District and formulate and publish a strategy based on the results of that review. As we have a Statutory obligation to publish the strategy there are no other options to consider.

**Any Declarations of Interest declared:** None

**Any Dispensation Granted:** None

## **BCa/18/30 –Joint Housing Strategy 2018-2023**

### **It was RESOLVED:-**

- 1.1 That the consultation timetable for the Joint Housing Strategy be agreed.
- 1.2 That the Assistant Director for Housing be given delegated authority to finalise the draft Joint Housing Strategy, having consulted with all Members of the Cabinet prior to the Strategy going out for consultation.

**Reason for Decision:** To ensure that Babergh District Council meets its expectations and desires to publish a Joint Housing Strategy for the next five years (2018-2023).

To ensure that Babergh and Mid Suffolk work together through the Housing Strategy:

- Systematically review housing related issues in both districts
- Set out key housing challenges to stimulate the housing market

**Alternative Options Considered and Rejected:** The Council has agreed to publish a Joint five-year Housing Strategy to support the delivery of Housing and to inform future decision making on the Councils aims to deliver Housing services.

**Any Declarations of Interest declared: None**

**Any Dispensation Granted: None**

## **BCa/18/31 Quarter 1 Performance Outcome Reporting**

### **It was RESOLVED:-**

- 1.1 That the performance report and the performance outcome information tabled at Appendices A to G be agreed as reflecting Babergh District Council's performance for April – June 2018.
- 1.2 That the priority areas identified by Cabinet Members have further action undertaken as agreed.

**Reason for Decision:** To provide assurance that the Council is meeting its performance objectives.

**Alternative Options Considered and Rejected:** It is a requirement to report this information to Cabinet, therefore there are no other available options.

**Any Declarations of Interest declared: None**

**Any Dispensation Granted: None**

## **BCa/18/32 Babergh CIL Collection, Allocation, and Expenditure Report 2017-2018 Financial Year**

### **It was RESOLVED:-**

- 1.1 That the CIL report and Babergh CIL Regulation 62 Monitoring Report be noted for information.

**Reason for Decision:** There is a statutory requirement to produce a Regulation 62 Monitoring Report and publish this on the Councils website by 31 December of the following financial year.

**Alternative Options Considered and Rejected:** The Council is required under the CIL Regulations to publish a report for the financial year in which it collects CIL or has CIL allocated on its behalf and must also report on any money which has not been spent in that year. The CIL Regulations 62 (4) go on to describe the required content of the report.

To not provide a Regulation 62 Report in the required format would mean the Council is in breach of the CIL legislation.

### **Any Declarations of Interest declared:**

Councillor Osborne declared a personal non-pecuniary interest.

**Any Dispensation Granted:** None

## **BCa/18/33 – Community Infrastructure Levy (CIL) – CIL Expenditure Business Plan**

### **It was RESOLVED:-**

- 1.1 That the CIL Expenditure Business Plan and accompanying technical assessments of the CIL Bids forming Appendices A and B, which include decisions on valid Bids for Cabinet to make and those for Cabinet to note be approved. (This CIL Business Plan also includes all those valid CIL Bids where offers of other sources of funding have been made for projects as part of the CIL process such that the value of that CIL Bid is reduced).
- 1.2 That it is noted that Bid B11-18 has been withdrawn, CIL Bids B01-18, B06-18 and B07-18 are valid but require further work before making any decision or recommendation. All other invalid CIL Bids continue to be worked upon and will be carried forward to the next CIL Bid round 2 for consideration.

**Reason for Decision:** Community Infrastructure Levy (CIL) monies have been collected since the implementation of CIL on the 11<sup>th</sup> April 2016. The CIL Expenditure Framework adopted in April 2018 requires the production of a CIL Business Plan for each District which contains decisions for Cabinet to make or note on CIL Bids for CIL expenditure. These decisions relating to the expenditure of CIL monies from the one of the ways which necessary infrastructure

supporting growth is delivered.

**Alternative Options Considered and Rejected:** There is a diverse spectrum of approaches to CIL expenditure across the country from Unitary Authorities, who have absorbed CIL into their individual Capital Programmes to others who ringfence all funds to be spent locally. A range of different approaches was identified in Appendix A of the Framework for CIL Expenditure report provided to Cabinet's on the 5<sup>th</sup> and 8<sup>th</sup> of February 218 and discussed in full during the workshops with the Joint Member advisory panel. Members however adopted the documents set out in paragraph 1.1 above in April 2018.

**Any Declarations of Interest declared:**

Councillor Osborne declared a personal non-pecuniary interest.

**Any Dispensation Granted:** None

**BCa/18/34 – Hamilton Road Quarter (Development Prospectus)**

**It was RESOLVED:-**

- 1.1 That the Hamilton Road Quarter (Sudbury) development prospectus (appendix A) be endorsed, to enable the document to be marketed nationally to attract development interest and investment to the scheme.
- 1.2 That delegated authority be given to the Strategic Director, with responsibility for Assets and Investments, in consultation with the Cabinet Members for Economy and Assets and Investments, to make any necessary changes to the prospectus prior to the publication being marketed.

**Reason for Decision:** This decision will assist the opportunity, within Sudbury, to gain much needed investment to deliver part of the Councils Vision for Sudbury, with the development of the Hamilton Road Quarter.

**Alternative Options Considered and Rejected:**

- 1.1 Babergh District Council, supported by Carter Jonas and Alan Baxter acting as consultants, undertook two stages of work in 2016 and 2017 to lay the groundwork for the Development Prospectus. The objective of these stages was to create a clear baseline of information about the various economic, environmental and cultural aspects of the Hamilton Road Quarter and its potential future role in the town centre.
- 1.2 From this baseline, various redevelopment options were tested and reviewed by the Council. The plan presented in the prospectus is very much informed by this baseline work and site testing and reflects a realistic but flexible development approach for the regeneration of the area.
- 1.3 This work included a first stage 1 report which provided a review of the planning status of the Hamilton Road area, a "health check" of Sudbury town centre, and a design and transport analysis. It also examined land ownership and potential options for the development of the site.
- 1.4 A workshop took place in December 2016 to help scope and evaluate various development options for the site. The workshop included various councillors and officers

from the district and town council.

- 1.5 Three broad options were prepared as part of Stage 2 work, as detailed below, in late 2016/early 2017 by the consultant team, as informed by local stakeholders. At the time of developing the options, a cinema-led scheme (Option 2) was a potential way forward to provide an anchor use within the area. The main difference between the three options was the location of a public open space and the configuration of the proposed cinema.

Option 1: Cinema and mixed-use development (Preferred Option)

- Cinema on-site
- [Borehamgate] with residential/retail
- Quirky residential around Bank Gardens
- Older People housing/high quality
- Spa/healthy living & Leisure

Option 2: Culture/leisure led

- Cinema off-site
- Retail/food & beverage complementary uses on-site
- Bank Gardens remains as is (no new buildings)
- Off-site surface carparking consolidated into a multi-storey

Option 3: Commercial led option

- Large food and beverage offer [and large format retail]
- Large cinema – six screen
- Outdoor space complements active use
- Red route – remove vehicles [along Great Eastern Road]
- Heavy servicing requirements

**Any Declarations of Interest declared:** None

**Any Dispensation Granted:** None

## **BCa/18/35 – Strategic Property and Land Investment Fund**

### **It was RESOLVED:-**

- 1.6 Cabinet approved the approach of the establishment of a Strategic Property and Land Investment Fund as recommended in paragraph 3.1 of the report, and delegated to the Strategic Director with responsibility for Assets and Investments, in consultation with the Cabinet Members for Assets and Investments, Finance and Economy, authority to pursue and finalise purchases of strategic property and land as set out in Sections 4.5 and 4.6 of Paper BCa/18/35.
- 1.7 Council approval is required to the funding arrangements for this dedicated fund, which will enable the Council to act immediately when opportunities are available for strategic purchases of land and properties. Cabinet therefore **RECOMMENDS TO COUNCIL** that approval be given to the establishment of a Strategic Property and Land Investment Fund of £3m, to be funded from borrowing as required.

**Reason for Decision:** To enable the Council to react and secure, when required, strategic property and land, as an investment opportunity, and to assist future house building and economic growth within the district.

**Alternative Options Considered and Rejected:**

1.1 Other options have been considered:

2.1.1 **Option 1** Not allocating a fund for strategic purchases;

2.1.2 **Option 2** Allocating a fund of £3million;

1.2 Both options above have been considered and the recommended option within this report is option 2, to allocate a fund of £3million. The reason the other option has not been recommended is detailed below.

2.2.1 **Option 1** – This does not allow the Council to react and secure strategic assets on a level playing field with the commercial sector.

**Any Declarations of Interest declared:** None

**Any Dispensation Granted:** None

**BCa/18/36 – Local Tourism Strategy (Babergh Visitor Information Options) – Part 1****It was RESOLVED:-**

1.1 That the disposal of the freehold title of 2 Lady Street, Lavenham CO10 9RA to Lavenham Parish Council (or such appropriate responsible body linked to the Lavenham Parish Council) on the terms and conditions expressed in Appendix A of the report be approved. (contained within Part 2 of this report).

**Reason for Decision:** To responsively support the community and local economy of Lavenham, bringing potential benefits to broader economy of the district. To continue to strategically support progression of the visitor economy within the Babergh District, and within financial and operational resources for the Authority.

**Alternative Options Considered and Rejected:**

1.8 Following the resolution of 12 July 2018, negotiations have been progressing in terms of the preferred option of either a leasehold or freehold disposal of this Babergh asset to Lavenham Parish Council to facilitate the development of a community hub facility for the village and supporting the broader district – retaining a visitor information point element and potentially adding outreach post office services and other beneficial community uses.

1.9 This negotiation has culminated in a provisional preferred agreement acceptable to both parties as outlined in Appendix A (contained within Part 2 of this report), now put forward via this report for Cabinet consideration of approval. This will include an appropriate clawback provision charge placed on the premises in favour of Babergh District Council, should Lavenham Parish Council dispose of their interest.

**Any Declarations of Interest declared:** None

**Any Dispensation Granted:** None