

5 DECEMBER 2022



BABERGH DISTRICT COUNCIL

DECISIONS NOTICE

**DECISIONS BY THE BABERGH CABINET
CALL IN DEADLINE 5:00PM ON THE 14 DECEMBER 2022**

The following decisions have been taken by the Cabinet and will come into effect on 15 December 2022 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/22/32 GENERAL FUND FINANCIAL MONITORING 2022/23 - QUARTER 2

It was **RESOLVED**: -

- 1.1 That, subject to any further budget variations that arise during the rest of the financial year, the net expenditure overspend position of £693k and forecast reserve movements, referred to in section 5.5 and Appendix A of the report, be noted;
- 1.2 The revised 2022/23 Capital Programme referred to in Appendix B and section 5.9 be noted.

REASON FOR DECISION

To ensure that Members are kept informed of the current budgetary position for both General Fund Revenue and Capital.

Alternative Options Considered and Rejected:

At this stage in the year, the financial position is for noting only.

Any Declarations of Interests Declared: None

Any Dispensation Granted: None

BCa/22/33 HOUSING REVENUE ACCOUNT (HRA) FINANCIAL MONITORING 2022/23

It was RESOLVED: -

- 1.1 That, subject to any further budget variations that arise during the rest of the financial year, the adverse variance of £825k, referred to in section 6.5 of the report, be noted.**
- 1.2 The 2022/23 revised Capital Programme referred to in Appendix A and section 6.12 be noted.**

REASON FOR DECISION

To ensure that Members are kept informed of the current budgetary position for both the HRA Revenue and Capital Budgets.

Alternative Options Considered and Rejected:

At this stage in the year, the financial position is for noting only.

Any Declarations of Interests Declared: None

Any Dispensation Granted: None

BCa/22/35 COST OF LIVING CRISIS: 5 POINT ACTION PLAN PROGRESS REPORT (PHASE 1) AND PHASE 2 ACTION PLAN

It was RESOLVED: -

- 1.1 That the content of the Phase 1 Cost of Living 5 Point Action Plan Dashboard Report at Appendix 1 was reviewed and noted.**
- 1.2 That the focus of the Phase 2 Cost of Living Action Plan at Appendix 2 be noted.**

REASON FOR DECISION

Both papers are for noting. No decision required.

Alternative Options Considered and Rejected:

- 1.1 To consider ending our co-ordinated approach to the Cost of Living crisis and to rely only on co-ordinating and promoting any national government support forthcoming over the next 6 months.**
- 1.2 To develop a Phase 2 Action Plan, which incorporates the learning from the past 6 months, continuing and developing the growing partnerships across the system which support this work, and improve access to support for our communities, both via internal**

colleagues and through external partners.

Any Declarations of Interests Declared: None

Any Dispensation Granted: None

BCa/22/36 HADLEIGH A1071 ROADSIDE COMMERCIAL WORKSPACE DEVELOPMENT

It was RESOLVED: -

- 1.1 That Cabinet noted progress, since its last meeting of 08 July 2022, on refinement of an optimal scheme layout and design to support the Council's regeneration priorities. Further, that Cabinet notes the updated order of costs estimate and viability assessment (attached as Confidential Appendix A).**
- 1.2 That Cabinet authorised the Director for Economic Growth and Climate Change to conclude an optimal scheme design and layout, based upon occupier and local marketing intelligence gathered, and proceed to submit a planning application during early 2023.**
- 1.3 That Cabinet approved the draft Heads of Terms lease agreement for the office unit (with associated parking and service areas) identified in Confidential Appendix B, and with the tenant identified within that draft agreement.**
- 1.4 That Cabinet delegated to the Director for Economic Growth and Climate Change the authority to agree or vary the final terms for the lease agreement of the land shown in Confidential Appendix B.**
- 1.5 That Cabinet approved the substituted bid terms of offer for the freehold transfer of the A1 use-class convenience retail/drive-thru unit identified in Confidential Appendix C, and as being the best consideration reasonably obtainable.**
- 1.6 That Cabinet delegated to the Director for Economic Growth and Climate Change the authority to agree or vary the final terms for the freehold disposal of the land shown in Confidential Appendix C. Further, that the Director for Economic Growth and Climate Change be delegated authority to accept a substitute bid received on the same or similar terms, in the event this latest sale agreement does not proceed.**
- 1.7 That Cabinet authorised the Director for Economic Growth and Climate Change to proceed with marketing for the Light Industrial (B1 use class) units.**

REASON FOR DECISION

The Council has secured a small parcel of employment land which it can directly invest in to address market failure and develop as a viable scheme to provide needed workspace, employment opportunities and support for the local community of Hadleigh and surrounding area.

Alternative Options Considered and Rejected:

OPTIONS CONSIDERED PREVIOUSLY	
(a) DO NOT PROGRESS WITH A DEVELOPMENT	Rejected by Cabinet at its meetings of 08 June 2021 and 08 July 2022
(b) PROGRESS WITH DESIGNING A VIABLE / DELIVERABLE SCHEME	Approved by Cabinet at its meeting of 08 June 2021
OPTIONS CONSIDERED WITH THIS REPORTING STAGE	
(c) PROCEED TO SECURE ANCHOR TENANT & ALTERNATIVE FREEHOLD PURCHASER FOR A1 USE	Recommended to secure the viability and regeneration objectives of the development
(d) DO NOT PROCEED TO SECURE ANCHOR TENANT & ALTERNATIVE FREEHOLD PURCHASER FOR A1 USE	Not Recommended given previous Cabinet resolutions and marketing period/works undertaken to secure priority outcomes
(e) PROCEED TO FINALISE OPTIMAL SITE LAYOUT AND SUBMIT PLANNING APPLICATION	Recommended to secure the viability and regeneration objectives of the development
(f) DO NOT PROCEED TO FINALISE OPTIMAL SITE LAYOUT AND SUBMIT PLANNING APPLICATION	Not Recommended given previous Cabinet resolutions and marketing period/works undertaken to secure priority outcomes
(g) THAT THE COUNCIL DEVELOP AND CONSTRUCT THE A1 UNIT AND LEASE OUT	Not Recommended given previous Cabinet resolutions and elevated risks introduced by this option

Any Declarations of Interests Declared: None

Any Dispensation Granted: None