

Friday, 8 July 2022



BABERGH DISTRICT COUNCIL

DECISIONS NOTICE

**DECISIONS BY THE BABERGH CABINET
CALL IN DEADLINE 5:00PM ON 19 JULY 2022**

The following decisions have been taken by the Cabinet and will come into effect on 20 July 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/22/13 UK SHARED PROSPERITY FUND

It was **RESOLVED**: -

- 1.1 To note progress on the development of the draft investment plan which is attached at Appendix A.
- 1.2 To note the consultation process underway that will inform the final Investment Plan.
- 1.3 To agree delegation to the Assistant Director for Economy and Regeneration in consultation with the Portfolio holders for Economic Development & Communities to finalise the Investment Plan prior to submission to government.

REASON FOR DECISION

The receipt of Shared Prosperity Funding to implement the initiatives contained within the draft Investment Plan will provide a unique opportunity to support economic growth and community activities for our Districts.

This key funding opportunity could help to address the substantial loss of funding following the UK's EU Exit and loss of access to European Funding for employment & skills projects.

A robust set of investment priorities in the draft plan will enable the Council to provide funding for skills, employment, culture and community projects in the local area and wider county to support the Levelling Up agenda and create opportunities for all bringing true inclusive growth to

local communities.

Alternative Options Considered and Rejected:

- 1.1 The Cabinet could choose not to support the process being followed for developing an Investment Plan and consulting stakeholders. However, as the aspirations within the Shared Prosperity Fund programme align closely with our corporate ambitions and any change to the process now could result in significant additional work needing to be carried out in advance of a fixed Government deadline which may not be possible.
- 1.2 The Cabinet could choose to delay making a decision, however, the Government's timeline for submission of our Investment Plan is fixed. As we can only draw down the funding allocated to us by submitting our Plan using the Government template by 1 August, any deviation or delays would potentially cause us to miss this deadline and jeopardise receipt of our funding.

Any Declarations of Interests Declared: None

Any Dispensation Granted: None

BCA/22/14 HAMILTON ROAD QUARTER (SUDBURY) REGENERATION SCHEME

It was RESOLVED: -

- 1.1 That Cabinet endorsed 'in principle' the draft masterplan scheme design layout attached as Appendix A.
- 1.2 That Cabinet confirmed its preference for a two-phased approach towards developing the whole site, including its preference to explore a partnership with Babergh Growth Ltd to deliver Phase 1 of the site - which would be primarily residential.
- 1.3 That Cabinet approved up to a maximum of £500k from the strategic priorities reserve, with all capital elements funded from the capital regeneration fund. This would be used for progressing the regeneration scheme design to RIBA 3 Stage equivalent. It would also include the development of a high-level cost plan and property and development strategies, including spatial co-ordination, as part of a full business case to be presented to Cabinet later in the year.
- 1.4 That the Assistant Director for Economic Development and Regeneration be delegated authority to agree heads of terms following any successful negotiations with Babergh Growth in respect of delivering Phase 1 of the site.
- 1.5 That Cabinet noted the summary information contained within Appendix B to this report relating to the Council's re-submission of proposals to UK Government for Levelling Up Funding at Round 2 stage.

REASON FOR DECISION

This decision will assist the opportunity, within Sudbury, to gain much needed investment to deliver part of the Sudbury Vision Programme, with the development of the Hamilton Road

Quarter.

Alternative Options Considered and Rejected:

- (a) Reverse the previous decision of Cabinet. Not recommended. Cabinet at its meeting of 13 September 2018 (Report B/Ca/18/34 refers) resolved a preferred regeneration option (cinema and mixed-use development) and approved an associated development prospectus. The reason for this decision was to 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.
- (b) Repeat re-marketing of the site based on the 2018 prospectus. Not recommended. The market has consistently failed to respond to the opportunity to invest and bring forward the site, due to the site complexities including bus station needing to be relocated to on-street stops.

Any Declarations of Interests Declared: Councillor Busby declared an other registrable interest as Chairman of Babergh Growth Ltd.

Any Dispensation Granted: Councillor Busby had received dispensation from the Monitoring Officer.

BCa/22/15 HADLEIGH A1071 ROADSIDE COMMERCIAL WORKSPACE DEVELOPMENT

It was RESOLVED: -

- 1.1 That Cabinet noted progress on wider scheme design development, marketing advice received and pre-let tenant engagement.
- 1.2 That Cabinet approved the disposal of Part A of site (shown on the site plan attached as Confidential Appendix A), following extensive marketing, on the basis of the draft Heads of Terms (attached as Confidential Appendix B).
- 1.3 That Cabinet delegated authority to the Assistant Director Economic Development and Regeneration to conclude the legal agreement on transfer, in consultation with the Cabinet Member for Finance, Assets and Investments and Cabinet Member for Economic Development.
- 1.4 That Cabinet authorised the re-use of 100% of the capital receipt proceeds from the freehold disposal within the wider scheme development.

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:

- 1.2 (a) DO NOT PROGRESS WITH DESIGNING A SCHEME – rejected by Cabinet at its

meeting of 08 June 2021

(b) PROGRESS WITH THE DETAILED DEVELOPMENT OF A VIABLE SCHEME AND BUSINESS CASE, TO BEST ACHIEVE STRATEGIC REGENERATION PRIORITIES, TO BE REPORTED BACK TO CABINET – resolved by Cabinet at its meeting of 08 June 2021 and progressed accordingly

Now:

(c) PROCEED with the freehold disposal of the convenience retail / potential drive-thru area of the site, on the basis of the draft Heads of Terms provided at Confidential Appendix B to this report. Recommended given a productive period of marketing undertaken, following Cabinet's June 2021 authorisations and funding, and the positive impact on whole scheme viability and deliverability from gaining a capital receipt.

(d) DO NOT PROCEED with the freehold disposal at this time or opportunity. Not recommended given the previous Cabinet resolutions and marketing period undertaken.

Any Declarations of Interests Declared: None

Any Dispensation Granted: None