

MID SUFFOLK DISTRICT COUNCIL CABINET MEMBER UPDATE

From: Councillor Nick Gowrley, Leader and Cabinet Member for Assets and Investment	Report Number: CMU16
To: Council	Date of meeting: 26 July 2018

TO PROVIDE AN UPDATE FROM THE CABINET MEMBER FOR ASSETS & INVESTMENT

1. Overview of Portfolio

- 1.1 Property investment to generate income and regenerate local areas
- 1.2 Make best use of land and buildings across the Suffolk system
- 1.3 Manage our corporate assets effectively

2. Recommendation

- 2.1 This report is for information.

3. Key Activities/Issues Over the Past Three Months

- 3.1 At the Cabinet meeting in June the decision was taken to submit a bid for a strategic property and site within Stowmarket. The Council's bid was successful, and contracts will be exchanged on this property and site within July. I look forward to being able to tell you more about this purchase and its intended use once the purchase has been completed.
- 3.2 At the same Cabinet Meeting in June it was agreed to allocate £3million from the Growth and Efficiency Fund towards an Investment Fund, , to support the purchase of strategic property and land within the district. This fund will allow the Council to react in a proactive and more commercial way to secure property and land within the district. All property and land purchased will be reported to Cabinet periodically following completion.
- 3.3 Plans for the regeneration of the Council's Former Head Quarters site in Needham are progressing well. During June and July proposed plans for the site have come before Council and Cabinet, for agreement to pursue with the planned redevelopment of the site for housing and retail. A full planning application will be submitted during August.
- 3.4 Consultation has been undertaken during July for the Needham Market Middle School affordable housing development, that includes market housing, a re-provided library for Needham Market and the Internet Cafe. The consultation was held at the Internet Cafe in Needham Market and approximately 120 people attended. All comments will be considered with the final scheme being submitted to planning during August.

- 3.5 During June an event was held within Stowmarket at the Former Nat West bank in Stowmarket, that the Council owns. The event was held during the week of Suffolk Day and included the launch of the "Vision for Stowmarket". Over 300 people visited the former bank and they were able to tour the site and comment on concept proposals, that included creating a link to the John Peel Centre. Work has been undertaken to market and develop the site to gain a long-term partner. The intention is to work with key stakeholders to deliver a pilot project, while waiting to secure a longer-term tenant, prior to Christmas. Further details will be provided to councillors when a more formal agreement is agreed.
- 3.6 During May, interviews were undertaken to appoint the new Assistant Director for Assets and Investments and the MD for the Councils wholly owned company CIFCO. The interviews concluded with the successful appointment of Emily Atack and she will start with BMSDC during August. Emily joins us from Ipswich Borough Council where she held a similar dual role. Prior to working for Ipswich, Emily held roles at Bidwell's, Strutt & Parker and Lambert Smith Hampton.

4. Future Key Activities

- 4.1 Work is currently being undertaken to review the options available to the Council, to assist the house building programme, with regards to construction and funding. Options will be presented to Council, prior to November, to enable an appropriate vehicle to be selected to assist the Council in building homes (Market Sale and Affordable) across all its development sites.

5. Conclusion

There has been a lot of activity and some exciting recent developments over the last few months, and this is set to continue as we look to utilise assets as a way of developing our district and to generate additional income for the Council.

Joint priorities
BDC priorities
MSDC priorities

KEY



Housing Delivery

- Local Plan (5yr Land Supply) Submitted for inspection by Spring 2019
 - Narrow land supply gap
- Housing Strategy
 - Complete (Winter 2018-19)
- Council Housing Building Programme 210 Houses Babergh, 90 Mid Suffolk (2018-21)
- Increase Affordable Housing
- Delivery of stalled sites - Increase rate of completions e.g. Ganges (Shotley); Ashes Farm (Stowmarket)
- More empty homes brought back into occupation faster (Council housing & private)
 - Increase Temporary Accommodation
 - Provision in Stowmarket (Autumn 2018)
 - Review demand/feasibility for another facility (Winter 2018-19)

Assets & Investments

- CIFCO
 - Financial revenue target & fully invest £50M (Winter 2018-19)
 - Review options to further extend investment (Autumn 2018)
- Former HQ Sites
 - Planning application (Autumn/Winter 2018-19)
 - On site (Spring/Summer 2019)
- Development sites
 - Planning application (Autumn/Winter 2018-19)
 - On site (Spring/Summer 2019)
 - Angel Court - Hadleigh (Linked to Hadleigh HQ)
 - Stowmarket & Needham Middle Schools
 - Paddock House, Eye
- Assets Strategy - Asset utilisation and approach (Summer 2018)
 - Bakers Mill - Great Cornard Bridge solution
 - Hamilton Rd, Sudbury
 - Complete feasibility on regeneration work and develop business plan (Summer 2018)
 - Belle Vue, Sudbury
 - Business case to Cabinet (Summer 2018)
 - Planning application (Summer 2018)
 - Leisure Investment (Hadleigh, Stowmarket & Sudbury)
 - Gainsborough Chambers Asset Transfer

Our Priorities 2018|19



Enabled & Efficient Organisation

- Financially Sustainable Council
 - Transformation Programme (Celebrate success of last 5yrs)
 - Finance Strategy 2019-22 and balanced budget 2019-20
- Customer Strategy (Refresh) (Summer 2018)
 - Measure and work towards increasing overall customer satisfaction
- Communications Strategy (Spring 2018)
 - Programme of key activities
- Council Recognition
 - National award application/shortlisting (Spring 2019)
- Joint Parking Policy (Winter 2018-19)

Business Growth & Increased Productivity

- Deliver Economic Development Strategy
 - Support for Enterprise Zones Sproughston & Gateway 14
- Business Awards (Winter 2018-19)
- Tourism Strategy (Spring 2018)
- Vision For Prosperity (Town development in partnership with Town Councils)
 - Vision for Sudbury (Winter 2018-19)
 - Vision for Stowmarket (Winter 2018-19)
- TECH Hub Stowmarket
 - Deliver pilot scheme (Winter 2018-19)
- Development plan for Stowmarket Nat West Building
 - Feasibility (Spring 2018)
- Support Sudbury Bypass
- Support A14 Improvements and A14 Express Way

Community Capacity Building & Engagement

- Communities Strategy (Winter 2018-19)
- Community Grants (visibility approach for 2018-19 and outcomes)
- Community Awards (Winter 2018-19)
- Sudbury Skate Park (Belle Vue)
 - Commence work (Winter 2018-19)
- Develop cafe/visitor centre Needham Lakes
 - Feasibility (Summer 2018)

Environment

- Environment Strategy (Winter 2018-19)
- Deliver sustainable energy schemes
 - PV Panels,
 - Facility battery power
 - Vehicle charging points
- Recycling Rate: BDC 43.63%
- MSDC 45.98%
- Garden Waste (Customer increase)
- Public Realm Review
 - Deliver action plan benefits (Summer 2018 - Winter 2019)
- 6. Trees for Life-Deliver Scheme
 - New-born Children 18-19 (Summer 2018 - Winter 2019)

One Council

Business Case complete (Spring 2018)
Local Poll (Summer 2018)
MHCLG 'Minded to decision' (Autumn 2018)