

## Appendix B – Babergh District Council – CIL Bids under the Strategic Infrastructure Fund, Ringfenced Infrastructure Fund and the Local Infrastructure Fund

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### Technical Assessment of Bid – B22-08 – Great Waldingfield Village Hall – Car Park Extension from Ringfenced Infrastructure Fund (Great Waldingfield)

#### ASSESSMENT

##### Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>Great Waldingfield Village Hall is a community facility that holds a range of activities and social events throughout the year and on average used by over 140 people per week. The village hall is located on the northern edge of the village and due to its location and limited pedestrian access, most users drive to the hall.</p> <p>The village hall has a small, unmarked car park, which is proving to be insufficient for the number of people using the hall and the lack of spaces, results in users parking on the grassed areas surrounding the village hall, or parking on the B1115 (the main road through Great Waldingfield). The Village Hall Management Committee believes that due to a lack of parking provision, the hall has lost clients and potential bookings.</p> <p>If the car park extension project is successful, the management committee will be able to convert an area of 225sqm, inside the village hall perimeter, into 10 additional car parking spaces and install a cycle rack for up to five bicycles. Car parking spaces will be clearly defined, with designated spaces provided for disabled drivers and EV charging in the future (EV Charging points are not included within this application).</p> <p>The Management Committee believes that by extending the car park, the village hall will be able to attract and accommodate more users and bookings, increasing the hall's income. The extension</p>

	will also reduce the number of cars parking on the road and reducing the potential risk of an accident.
Delivery /timescales	Project aims to start and be delivered once funding has been approved. The Village Hall Management Committee expect the project to be completed within a week.
Necessary other approvals	Planning Permission has been granted – DC/22/03759
Public or private land	The Village Hall Management Committee has the Freehold on the site
State aid details if any	N/A
Details of future funding maintenance	The Management Committee will be responsible for on-going car park repairs and maintenance, which will be funded by the income generated through lettings/hire fees.

**SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)**

<b>BIDS SCREENED</b>	<b>ASSESSMENT</b>
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes
Can the infrastructure be provided using s106 funds	No S106 funding available
Is Bid complete	Yes
Has information been verified	Yes
Is this infrastructure linked to a major housing project which has priority?	No

**PRIORITISATION (Using criteria from the CIL Expenditure)**

PRIORITISATION CRITERIA	ASSESSMENT
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	No
Positively scores against provisions /objectives of Joint Corporate Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other Babergh and Mid Suffolk strategies or external strategies Babergh and Mid Suffolk support and/or input into	<p>Yes – the project scores positively against District Council objectives.</p> <p>This project supports the Draft Neighbourhood Plan for Great Waldingfield - Policy GWD13 – Protecting Existing Services and Facilities: “To ensure that Great Waldingfield’s current facilities are protected and that future facilities are tailored to the requirements of the village and are accessible to all”.</p> <p>The project also supports the Babergh &amp; Mid Suffolk Communities Strategy: “Invest in our community facilities for the future and ensure they are accessible and used”</p>
It represents key infrastructure (essential)	No
Value for money	Yes
Clear community benefits	Yes – improved access to the village hall, improved road safety by not having car parking on the main road. With clearly defined disabled parking spaces, the Village Hall will be more accessible to users with mobility issues and there will also be defined spaces for EV charging points.
Community support (including results of Consultation exercise.)	The project has the support of village hall user groups, local residents, ‘Plug in Suffolk’, the Parish Council and Cllr Clive Arthey. Comments have been received from Margaret Maybury as follows:-

	<p>1. The application states support from the Braithwaite Allotment Trust. Neither myself, the Secretary or the Chairman as Trustees of the Trust have been consulted.</p> <p>2. As a District Councillor I have not been consulted on this application although my colleague for the Ward has.</p> <p>3. Extending the car park onto the grassed area of the village hall restricts outdoor activities at the site, which BDC are currently encouraging.</p> <p>4. Extending the car park onto the grass which acts as a natural buffer and sound reducer will, in my opinion, cause noise nuisance in the future to adjoining properties.</p> <p>5. If an extension to the car park is required, I would prefer to support a sustainable grassed car park with the honeycomb type of hardstanding between which grass could be grown and which would support wildlife when not in use</p> <p>Other concerns raised informally include the fact that there are underground heating pipes under the grass where the car park would go.</p> <p>Upon investigation these pipes are dug into the ground by one metre and would not affect the laying of a car park. A paragraph of support has been received from the Braithwaite Allotment Trust.; the authorship of this is being checked</p>
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Project aims to start and be delivered once funding has been approved. The Village Hall Management Committee expect the project to be completed within a week.

<p>By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, Babergh and Mid Suffolk infrastructure provision, or LEP/Government funding)</p>	<p>Total cost of the project including VAT: £41,099.89</p> <p>Great Waldingfield Village Hall reserves: £10,274.97</p> <p><b>CIL funding required: £30,824.92</b></p>
<p>Community Bid – Funding percentage of project</p>	<p>75%</p>
<p>Supports housing and employment growth</p>	<p>N/A</p>
<p>Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured</p>	<p>The Management Committee will be responsible for on-going car park repairs and maintenance, which will be funded by the income generated through lettings/hire fees.</p>
<p>Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise</p>	<p>The charitable objective of Great Waldingfield Village Hall is “For the use of the inhabitants of the parish... without distinction of political, religious or other opinions including use for meetings, lectures, classes and other forms of recreation and leisure-time occupation, with the object of improving the condition of life for the said inhabitants”.</p> <p>This project supports the Great Waldingfield (draft) Neighbourhood Plan and the Babergh &amp; Mid Suffolk Communities Strategy.</p>
<p>How does the proposal affect green infrastructure principles?</p>	<p>Through the provision of a sheltered cycle rack, this project would make a positive contribution towards achieving the District Council’s green objectives.</p>

How does the project address green/sustainability principles/infrastructure?	See above
How does the project affect state aid implications?	State aid implications do not apply.
How does the project affect security and safety in the community?	There are no adverse impacts to security or safety in the community. By extending the car park, it should stop hall users parking on the main road and reduce the potential of road accidents.

## CONCLUSIONS

- This project will increase the number of parking spaces by 10 spaces inside the village hall boundary, providing dedicated disabled parking spaces, which will help to improve the access to the building and potentially increase the level of use and number of bookings and activities.
- By increasing the size of the car park and clearly marking out parking spaces, more cars will be able to park on-site and reduce the need for village hall users to park on the road and reduce the level of disruption to residents and road users.
- This proposal represents an “oven ready” scheme with evidence of wide community support that would provide additional car parking facilities within the village and enhance accessibility to the Village Hall. The project will be funded through collaborative spend, with the CIL fund portion being 75% of the costs funded from the Ringfenced Infrastructure Fund for Great Waldingfield, together with funding contributions from Great Waldingfield Village Hall Management Committee.
- In view of the above the amount of CIL funding is regarded as acceptable under the terms of the current CIL Expenditure Framework as this CIL Bid of £30,824.92 represents 75% of the total project costs and lies within current community infrastructure thresholds. This project will be delivered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Babergh.

## RECOMMENDATION

Recommendation to Cabinet is to approve CIL Bid B22-08 for £30,824.92 as per bid application from the Ringfenced Infrastructure Fund (Great Waldingfield)

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## Technical Assessment of Bid - B22-07 Great Cornard Allotments Car Park from Local Infrastructure Fund

### ASSESSMENT

#### Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>The Great Cornard Allotment Car Park is an un-made parking area, which is located adjacent to the allotments off Blackhouse Lane. The car park is currently used by allotment holders, people visiting the Great Cornard Country Park, the Great Cornard section of the Gainsborough Trail and as additional parking for people using the Blackhouse Lane Sports Field.</p> <p>Great Cornard Parish Council regularly receives complaints from residents about the condition of the car park. The current un-made/dirt car park has an uneven surface, which people with mobility issues find extremely difficult to negotiate.</p> <p>The car park is also littered with potholes and the site suffers with poor drainage. As a result, the Parish Council is aware that people will avoid using the car park in wet conditions, as it is difficult to gauge the depth of some of the potholes. This not only deters car drivers from using the car park, through concerns about the amount of damage the potholes may do to their vehicles, but walkers, cyclists, wheelchair users and people with mobility issues are also put off from using the site.</p> <p>The Parish Council is also aware that the area of the car park, next to the entrance gate to the Country Park is a pinch point for users and there is a need to improve pedestrian safety in this area and improve access to the park.</p> <p>The aim of this project is to upgrade and improve the car parking facilities by providing a level tarmacked surface and improving drainage. The Parish Council believes that these improvements will provide a long-term solution to the continuing gradual deterioration of the current surface and address the safety and accessibility concerns that have been raised by members of the local community. The Parish Council believes that the new tarmacked surface will have a life span of between 10 and 15 years.</p>

	<p>To maximise the space available, the width of the car park will be increased by approximately 10 metres along the length of the car park, by clearing and removing the vegetation in this area of the site. Once this work has been completed concrete kerbing will be installed to help maintain the structural integrity of the car park.</p> <p>At present, car parking bays are not marked out and therefore the total number of spaces available within the car park is unknown. However, by providing clearly marked out parking bays, the Parish Council estimates that the capacity of the car park will be increased by 20-25% and will enable the creation of specifically designated disabled spaces and a pedestrian walkway. This will enhance accessibility to the allotments, Country Park and other facilities.</p> <p>As a part of the project, the Parish Council will also create a Hoggin Path to enable safe and improved access into the Country Park. The Parish Council believes that these improvements to the car park will open up local facilities to a significant number of additional users.</p>
Delivery /timescales	Project aims to start and be delivered once funding has been approved. Great Cornard Parish Council expects the project to be completed within a month.
Necessary other approvals	No - Great Cornard Parish Council have been advised by Babergh & Mid Suffolk Planning Department that this improvement project falls under permitted development rights and does not need planning permission
Public or private land	Great Cornard Parish Council owns the site (Site purchased in 1976)
State aid details if any	N/A
Details of future funding maintenance	Community Wardens will monitor the car park on a weekly basis and Parish Council staff members will carry out monthly checks. The cost of this service will be included within the Council's annual budget and an amount will be set aside for future upkeep and maintenance.

**SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)**

<b>BIDS SCREENED</b>	<b>ASSESSMENT</b>
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes



Has information been verified	Yes
Is this infrastructure linked to a major housing project which has priority?	No

**PRIORITISATION (Using criteria from the CIL Expenditure Framework)**

<b>PRIORITISATION CRITERIA</b>	<b>ASSESSMENT</b>
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	No
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	<p>Yes – the project scores positively against District Council objectives.</p> <p>Through the Car Park project, Great Cornard are seeking to improve access and accessibility to the allotments, Country Park and a range of other leisure and sport facilities. Therefore, this project would contribute towards Babergh and Mid Suffolk District Councils Wellbeing Strategy Health themes, in particular but not limited to:</p> <ul style="list-style-type: none"> <li>• Increased opportunities to move more through a diverse, inclusive, and accessible programme of activities.</li> <li>• Green and open spaces providing formal and informal opportunities to be ‘everyday active’.</li> <li>• The Councils will work with other organisations to create opportunities for people to be healthier and more active and to sustain this so that they can age well</li> </ul> <p>This project will also contribute to some of the outcomes listed in the District Councils Communities Strategy:</p> <ul style="list-style-type: none"> <li>• Make improvements to the quality and facilities of existing public open space</li> <li>• Recognise the role of open-air play areas, exercise areas and green spaces in improving wellbeing and mental health for all.</li> </ul>
It represents key infrastructure (essential)	No
Value for money	Yes – Tendering process for the project has been completed
Clear community benefits	Yes – by providing a clearly marked out, hard surface parking area, more people will be able to use the car park to access nearby allotments, leisure and sport facilities. The Parish Council estimates that this project will increase the number of parking spaces by 20-25%.

	<p>The Parish Council regularly receives complaints about the condition of the car park, particularly from people with mobility issues, pushchair and wheelchair users, who find the current car park surface hard to walk on and difficult to navigate. The improvements to the car park will address those issues.</p> <p>By marking out pedestrian walkways and installing a path to ease congestion at a current pinch point within the car park, the site will be much safer and more accessible to all car park users.</p>
Community support (including results of the Consultation exercise)	<p>The Parish Council launched an Allotment Car Park Consultation and as of the 26<sup>th</sup> July a total of 26 responses have been received and 84% of those responses are in favour of this project.</p> <p>The Parish Council has a statement of support for the project from Cllr Simon Barrett</p>
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Subject to a successful CIL application, Great Cornard Parish Council expects the project to be completed within a month.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	<p>Total cost of the project excluding VAT: £74,870.00</p> <p>Total cost eligible for CIL funding: £74,570.00</p> <p>Great Cornard Parish Council Funding: £18,942.50</p> <p><b>CIL funding required: £55,927.50</b></p>
Community Bid – Funding percentage of project	75%
Supports housing and employment growth	Yes – Provides additional parking within the village. Improves access to local leisure and sport facilities, encouraging more people to keep physically active.
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Community Wardens will monitor the car park on a weekly basis and Parish Council staff members will carry out monthly checks. The cost of this service will be included within the Council’s annual budget and an amount will be set aside for future upkeep and maintenance.
Must be based on the developing/adopted Infrastructure	Project not listed in the Infrastructure Delivery Plan; however, the project would be of benefit to existing and new residents by additional car parking provision for the community of Great Cornard and improve access to nearby leisure and sport facilities.

Delivery Plan unless circumstances dictate otherwise	This project supports some of the outcomes listed in the Babergh & Mid Suffolk Communities and Wellbeing Strategies.
How does the proposal affect green infrastructure principles?	The construction materials being used in the project.
How does the project address green/sustainability principles/infrastructure?	The current focus of the project is to improve the current car park facilities and access to nearby leisure and sport facilities. In the future, the Parish Council intends to further develop the car park by EV charging points, which will be accessible to car park users and help to address green infrastructure principles, as well as installing lighting and CCTV cameras.
How does the project affect state aid implications?	N/A
How does the project affect security and safety in the community?	<p>By installing a new level, tarmacked/hard surface and improved drainage system within the car park, the potential for accidents and injuries from trips and falls because of uneven surfaces and potholes, should be greatly reduce for all car park users. A hard surface, with clearly marked parking bays will also reduce any potential damage to vehicles.</p> <p>By installing well marked pedestrian walkways and a new path between the Country Park and the car park (a current pinch point), the car park will be safer for pedestrians and local facilities will be more accessible.</p>

## CONCLUSIONS

- By installing a new level, tarmacked/hard surface and improved drainage system within the car park, the potential for accidents and injuries from trips and falls as a result of uneven surfaces and potholes, should be greatly reduce for all car park users. A hard surface, with clearly marked parking bays will also reduce any potential damage to vehicles.
- By extending the boundary of the car park and clearly marking out parking spaces, the capacity of the car park should be increased by 20-25%.
- Installing well marked pedestrian walkways and a new path between the Country Park and the car park (a current pinch point), the car park will be safer for pedestrians to use, and local leisure and sport facilities will be more accessible.

- This proposal represents an “oven ready” scheme with evidence of community support. The project will be funded through collaborative spend, with the CIL fund portion being 75% of the costs funded from Local Infrastructure Fund, together with funding contributions from Great Cornard Parish Council.
- In view of the above the amount of CIL funding is regarded as acceptable under the terms of the current CIL Expenditure Framework as this CIL Bid of £55,927.50 represents 75% of the total project costs. It also lies within the current community infrastructure thresholds. This project has been delivered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Babergh.

**RECOMMENDATION**

Recommendation to Cabinet is to approve CIL Bid B22-07 for £55,927.50 as per bid application from the Local Infrastructure Fund

**Technical Assessment of Bid – B22-09 – The Befriending Scheme – Red Rose Friends Community Farm, Lindsey from the Local Infrastructure Fund**

**Validation**

<b>VALIDATION</b>	<b>ASSESSMENT</b>
Need /Justification	<p>Following the launch of The Befriending Scheme’s (TBS) Care Farm at Assington, the organisation has been searching for a new site within Babergh, that could accommodate an expansion in the number of groups and services the Care Farm provides. Unfortunately, due to a breakdown in the relationship between TBS and the Care Farm’s current landlord, TBS has needed to identify and relocate all of its livestock, equipment and facilities to a new site at the earliest opportunity.</p> <p>TBS has recently secured the long-term use of Red Rose Field in Lindsey (through a lease) and they are seeking funding to help develop the site, so that it can accommodate the needs of clients and service users and enable the Care Farm to provide a wide range of activities and services. The current Care Farm site in Assington is approximately 1.4 acres, whereas the new site at Lindsey is approximately 4.4 acres, almost three times the size of the current site.</p>

	<p>TBS successfully applied for £26,800.00 CIL funding and a Babergh and Mid Suffolk District Council Capital Grant of £12,800.00 in 2019, to help set up the Care Farm at Assington. This funding was used to purchase items such as fencing, a portacabin, animal sheds, access ramps and pathways. Most of these items (fencing, portacabin and the animal sheds) will be removed from Assington and relocated at the new site in Lindsey.</p> <p>The main purpose of the Care Farm is to provide daytime services for vulnerable people, including people with learning disabilities, people with poor mental health, patients with dementia and other people who need a short-term placement as a part of their recovery.</p> <p>Once completed, the new Care Farm will provide a safe and welcoming environment, where service users will benefit from taking part in outdoor activities, such as gardening, site maintenance and looking after animals. The combination of working outdoors, keeping physically and mentally active, in a safe and welcoming environment will help clients to improve their mental and physical wellbeing and enhance their levels of self-confidence and self-esteem.</p> <p>Once the move to Lindsey has been completed and in addition to the activities and services the Care Farm already provides, TBS plan to provide a range of specialist and accredited training courses, which could include livestock handling, catering, retail and hospitality, giving clients the opportunity to gain qualifications and develop transferable skills. The Care Farm already provides a variety of volunteering opportunities, but the move to Lindsey will also allow TBS to offer more diverse range of volunteer roles.</p>
Delivery /timescales	TBS are hoping to complete the project within five months. (Originally TBS had hoped to start work on the project in August, so that the project would be completed by the end of December 2022)
Necessary other approvals	Planning permission has been granted DC/22/ 03009.
Public or private land	The land is owned by Healthpatch Limited. TBS agreed a 25-year lease with the landlord (Healthpatch Limited), on the 30 <sup>th</sup> May 2022, which will expire in May 2047
State aid details if any	TBS received a Capital Grant of £12,800.00 from the BMSDC Communities Team in August 2019 and CIL funding of £26,800.00 in September 2019, to support the development of the Assington Care Farm.
Details of future funding maintenance	TBS will fund future maintenance costs through income that is generated from membership fees, the selling of day places, training course fees and the sale of food items and other hand-made products.

**SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)**

<b>BIDS SCREENED</b>	<b>ASSESSMENT</b>
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes – Provision of health facilities and provision of leisure and community facilities
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes, Planning Permission has been granted – DC/22/03009
Has information be verified	Yes
Is this infrastructure linked to a major housing project which has priority?	No

**PRIORITISATION (Using criteria from the CIL Expenditure)**

<b>PRIORITISATION CRITERIA</b>	<b>ASSESSMENT</b>
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	No
Positively scores against provisions /objectives of Joint Corporate Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other Babergh and Mid Suffolk strategies or external strategies Babergh and Mid Suffolk support and/or input into	<p>Yes – the project scores positively against District Council objectives.</p> <p>By providing activities and services for people with learning disabilities, poor mental health, long-term health conditions and other health and wellbeing issues, the Befriending Scheme is supporting the District Councils to achieve their Wellbeing strategic priority: “Families lead active, healthy, safe and independent lives; children have the best start in life and adults manage their own health and wellbeing”.</p> <p>The Care Farm will continue to provide services and facilities that will help the District Councils achieve its long-term wellbeing outcomes, as listed in the Wellbeing Strategy:</p> <ul style="list-style-type: none"> <li>• Families to lead active, healthy, safe, and independent lives and manage their own health &amp; wellbeing.</li> <li>• All communities to have sustainable and inclusive places, and spaces, which maximise health &amp; wellbeing opportunities and benefits; and</li> <li>• A reduction in Health inequalities.</li> </ul>

It represents key infrastructure (essential)	No
Value for money	Yes
Clear community benefits	<p>Yes – The Care Farm at Assington has helped and supported a number of vulnerable people to improve their mental and physical mental and wellbeing, by providing a safe, welcoming environment, which enables service users to participate in a range of activities that helps users to learn new skills and enhance levels of self-esteem and self-confidence.</p> <p>Although the need to relocate the Care Farm is driven by the breakdown in relations with the current landlord, the move to the new site will enable TBS to expand their facilities and increase activities and provide services to a larger more diverse group of vulnerable people.</p> <p>The project will benefit the following groups of people from across Babergh, Mid Suffolk and the surrounding areas:</p> <ul style="list-style-type: none"> <li>• Adult with learning disabilities</li> <li>• People with mental health problems</li> <li>• Young people with additional educational needs</li> <li>• People suffering with early on-set dementia</li> <li>• People with life limiting illnesses and their families</li> </ul> <p>Through the development of a Forest Schools Programme and other outdoor activities the Care Farm would support local schools and youth groups. The Care Farm would also be able to provide a number of volunteering opportunities for local people.</p>
Community support (including results of Consultation exercise.)	<p>Yes – TBS hold volunteer and member forums every six-week basis, to collect the views and the opinions of stakeholders, to help shape service delivery and future projects.</p> <p>TBS has consulted with local residents in Lindsey and businesses in the local area and will continue to share information and updates about the project, throughout the coming months. TBS is also liaising with local schools, Guide and Scout groups over potential after school and 'Forest School activity programmes.</p> <p>Through Hive (a charity providing services to other voluntary sector organisations), TBS has been able to consult with local voluntary groups about the Care Farm project. Feedback from this consultation has highlighted the need for this project and that the Care Farm would be a huge benefit to people living in the surrounding area.</p>

	TBS has also received written letters of support from Mr James Cartlidge MP and the Bury South Adult/ECP Pathway Team, at the Norfolk and Suffolk NHS Foundation Trust.
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Yes – the project should be delivered within a period of five months.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e., Infrastructure providers, Parish/Town Councils, Babergh and Mid Suffolk infrastructure provision, or LEP/Government funding)	<p>The total cost of the project - £141,981.59</p> <p><u>Funding</u></p> <p>Portacabin Funding - £16,500.00</p> <p>Colchester Catalyst funding - £10,000.00</p> <p>TBS Fundraising - £3,500.00</p> <p>TBS Reserves - £11,981.59</p> <p><b>CIL Funding required - £100,000.00</b></p>
Community Bid – Funding percentage of project	70.4%
Supports housing and employment growth	Yes – contributes to the promotion of health and wellbeing services across Babergh and the surrounding areas.
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	TBS will fund future maintenance costs through income that is generated from membership fees, the selling of day places, training course fees and the sale of food items and other hand-made products.
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	Project not listed in the Infrastructure Delivery Plan; however, the project would be of benefit to existing and new residents in Babergh and the surrounding areas, by providing helping and supporting people in need, to improve and maintain good levels of mental and physical health and wellbeing
How does the proposal affect green infrastructure principles?	By locating the Care Farm in Lindsey, it will reduce the amount of cost and travel time it takes for some Babergh residents to access similar support facilities. By providing access to early



	intervention services and activities, it will hopefully reduce the demand on other (statutory) health and wellbeing services.
How does the project address green/sustainability principles/infrastructure?	N/A
How does the project affect state aid implications?	N/A
How does the project affect security and safety in the community?	The Care Farm provides a safe environment for vulnerable people with a wide range of mental and physical health issues and additional needs, to participate in a range of programmes and activities that help to raise levels of self-confidence, self-esteem and poor levels mental health and wellbeing. By working with and supporting clients to address their issues at an early stage, the Care Farm helps to improve a client's levels of resilience and hopefully reduce the need for further/long term interventions, or help clients from reaching a crisis point, ensuring their long-term personal safety and wellbeing.

## CONCLUSIONS

- The Befriending Scheme Care Farm has been operating from a site in Assington since 2019 and has provided placements and opportunities for people with learning disabilities, mental health difficulties, early on-set dementia and other life limiting conditions, to engage in services and activities that help to develop new skills and interests, but also help people to enhance their levels of self-confidence, self-esteem and improve their mental health and wellbeing.
- Currently the Assington Care Farm is the only facility of its type in Babergh and due to the combination of a breakdown in the relationship between The Befriending Scheme/Care Farm and their previous landlord and due to the need for the organisation to expand its Care Farm provision, the Care Farm needs to relocate to a new site. A site in Lindsey has been found, that will enable the Care Farm to expand the range of activities, services and training courses it can provide and provide more placements for people in urgent need of support. The relocation of the Care Farm to Lindsey will carry forward all portable equipment funded from the original project including all previously erected fencing from the original site. Movement of the operation and its expansion will also ensure the long-term future of the provision.

- By increasing access and availability to a wide range of care farm activities for vulnerable people and their families, the Care Farm at Lindsey will be able to help and support people address their issues, before they reach crisis point and require greater levels of intervention and support. This will help reduce pressure on statutory services and support Babergh and Mid Suffolk District Council's to achieve its own mental, physical health and wellbeing targets and objectives.
- All the checks and balances for this new CIL Bid have been undertaken and the scheme meets the Framework requirements with all the necessary evidence for costings as a CIL Bid. However, there are confidence and longevity issues around the operation given that the site at Assington has effectively failed and this is a second request for investment from CIL for a relaunch of the venture at Lindsey
- Although planning permission has been granted for the Befriending scheme use in Lindsey there were local objections on highway and traffic grounds which were looked at by Highways and ultimately the use was accepted by Highways. Consultation has occurred on this CIL Bid which have brought forward objections from the Parish as follows:- supportive of the change of use but objections raised to the siting of the portacabins and the storage containers due to their appearance and their impact on the landscaping. Concerns also raised in terms of impact on highway safety given the increase in vehicle movements along a classified road which is narrow. The Ward Member is currently undecided
- These localised objections are important and should be given weight in any decision but it is important to emphasize that this Befriending scheme would have significant widespread benefits for Babergh residents and users of the facility (there are no other such schemes across the whole of the Babergh District) and these positives must be weighed up against the negatives.
- This is a very difficult situation upon which to base a recommendation. The earlier CIL investment has to some extent been safeguarded by the proposed transfer of the portacabin and fencing from Assington to Lindsey but similar circumstances of this CIL Bid also relate to the CIL Bid in Assington if they are compared
- The Lindsey land - the land is leased for 25 years and is not public land. The first break clause hits at year 5 compared with the Assington land which was similarly leased
- CIL costs are greater for the start up at Lindsey than compared with Assington (£100,000 rather than £26,043)
- We have requested accounts for Assington from the operator but they are not available as the only accounts that are accessible are for the Befriending scheme in totality

- We are trying as Officers to contact the farmer who ended the Assington lease to find out why the relationship broke down. This has not yet occurred.
- To conclude this CIL Bid is a second CIL Bid for a more extensive care farm facility and project (than Assington) together with movement of the facility to a different location at Lindsey. There are localised objections to this CIL Bid and yet strong benefits for the wider District. Confidence could be low around longevity and risks could be argued to be high based on the already ceasing operation at Assington.
- On balance given the widespread benefits that would accrue to the District of Babergh by continuing to support this scheme, the CIL Bid is recommended for approval as an exception to the normal approach to CIL bid offer letters by making the recommendation for approval subject to the imposition of a claw back provision such that if the use fails within 10 years (at Lindsey) **all** the monies will be clawed back through a condition on the CIL Bid offer letter (financial accounts show that the general Befriending scheme have sufficient current reserves in their funds to cover this – e.g. £500K at present). Our Shared Legal Service have confirmed this claw back provision can occur in these circumstances but would need input from Contract lawyers as any CIL Bid offer letter would constitute a contract.(as do all CIL Bid offer letters)

## **RECOMMENDATION**

Recommendation to Cabinet is to approve CIL Bid B22-09 for £100,000.00 as per bid application from the Local Infrastructure Fund (subject to the inclusion of a clawback provision such that if the use fails within 10 years (at Lindsey) **all** the monies will be clawed back through a condition on the CIL Bid offer letter)

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