

Appendix B – Babergh – CIL Bids under the Ringfenced Infrastructure Funds and the Local Infrastructure Funds

Technical Assessment of Bid – B22-17 Acton Parish Council and Suffolk County Council Bun Meadow Public Right of Way (from the Ringfenced Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>Discussions regarding improvements to Bun Meadow Public Right of Way (PRoW), have been ongoing since 1997. In March 2016, representatives from Acton Parish Council met with Suffolk County Council officers to discuss the concerns residents had with cars speeding along certain roads in village and what measures could be put into place to reduce speed. To help improve safety, Suffolk County Council representatives felt that pedestrians should make more use of Bun Meadow PRoW, but to make it more useable and accessible for residents, both the surface and the drainage should be improved.</p> <p>Plans to improve Bun Meadow were put forwards in 2016, however the project didn't go ahead due to opposition to the project from residents whose properties were located near the PRoW. Many of these residents wished for the PRoW to remain as a traditional country path. Over time, many of the people who opposed the original project have moved and the project has gained more support.</p> <p>Bun Meadow is a well-established PRoW and is in constant use by pedestrians because it links the approximately 63 households living in Clay Hall Lane and Clay Hall Place with the rest of the village. The only alternative route the alternative is to walk a much longer route from Clayhill Lane to Waldingfield Road, which adds a quarter of a mile on to all journeys, with sections of the route not having established pavements.</p> <p>Parents living in the Clay Hall Lane area of Acton use Bun Meadow to access the village school and the PRoW also links to one of the main county walking routes.</p> <p>Bun Meadow was resurfaced in 2003 using a shingle surface. However, over the last 19 years the surface has broken down and been absorbed into the ground. As a result, during the winter months the PRoW becomes very muddy and almost unusable. Large sections of the PRoW are narrow due to vegetation growing through the surface and because of poor drainage, Bun Meadow is prone to flooding, particularly during winter months.</p>

	<p>In February 2022, a SCC PRow officer met with members of Acton Parish Council to look at Bun Meadow improvements. He agreed that proper resurfacing and hard surfacing was required to make the PRow more accessible for people with mobility issues and to ensure the path is accessible throughout the year.</p> <p>The planned improvements to Bun Meadow will involve the scraping away of the current surface and the removal of old fencing and vegetation, to increase the width of the PRow. In the sections of the PRow that are prone to flooding, the base will be raised and drainage will be improved. Once this work has been completed, a new tarmac, hard wearing surface will be laid.</p> <p>In October 2022, the Parish Council held a consultation event for local residents, to develop the Acton Parish Council Action Plan for 2023. 110 people attended the event and out of the 59 separate items residents were consulted on, pavements and safe paths within the village received the 8th highest number of responses with 61 people rating pavements and footpaths as either bad, or in need of further consideration. As a result, improvements to Bun Meadow is listed within the Acton Action Plan for 2023.</p>
Delivery /timescales	The Parish Council and SCC expect the project to be completed within five months. Project expected to start when funding agreed.
Necessary other approvals	N/A
Public or private land	The PRow is on land that is owned privately, but the route is designated as a PRow and is managed by Suffolk County Council. Suffolk County Council have been involved in designing the project and in selecting the potential contractors. This project is supported by Suffolk County Council PRow Officers.
State aid details if any	<p>SCC Locality grants</p> <p>2021 Locality Grant Wildlife Reserve: £500.00</p> <p>2022 Locality grant for 7 grit bins: £1,128.00</p> <p>2022 Locality grant for bench at Cuckoo Tye: (expected) approx. £2,150.00</p> <p>2022 Locality grant for work on Marsh Walk hedge: £1,580.00</p> <p>Babergh District Council grants</p> <p>2021 play equipment: £4,000.00</p> <p>2021 Parish grant payment (covid) £675.00</p> <p>2021 Grant for noticeboard and dog bag dispenser £600.00</p>
Details of future funding maintenance	Suffolk County Council will be responsible for ongoing repairs and maintenance.

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

BIDS SCREENED	ASSESSMENT
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. However, four new houses are being built in close proximity to Bun Meadow

PRIORITISATION (Using criteria from the CIL Expenditure Framework)

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 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>This project is listed in Acton Parish Council's – Acton Action Plan 2023.</p> <p>Although this project is not currently listed within the Councils Local Cycling and Walking Infrastructure Plan (LCWIP), the project has the support of the Councils Sustainable Travel Officer, who believes this project will improve local active travel connectivity, which is one of the key aims of the LCWIP.</p> <p>This project would support some of the strategic outcomes listed in the Councils Leisure, Sport and Physical Activity Strategy, particularly the Active Places and Spaces strategic theme through:</p> <ul style="list-style-type: none"> • Protect and maintain sustainable green and open spaces that provide opportunities for formal and informal outdoor sport, recreation and physical activity (Bun Meadow connects Acton to other PRoW's and the county's walking route network). • Support and promote clear, safe routes that enable confident, active travel through early intervention into the planning stages of new development and through the councils' wider approach to sustainable travel.

	This project would also support the Health theme of the Councils Wellbeing Strategy: “People will have good mental and physical health throughout most of their lives, supported by the right opportunities, facilities and activities”.
It represents key infrastructure (essential)	No
Value for money	Yes
Clear community benefits	<p>By upgrading the surface and improving the drainage of Bun Meadow, the PRow will be usable throughout the year, as the problems caused by mud and flooding during the winter months, will be removed. These improvements, combined with extending the width of the PWR (through the removal of weeds and other forms of vegetation), will make this route accessible to wheelchair users and people with mobility issues.</p> <p>This PRow provides a safe route for people living in the Clay Hall Lane and Clay Hall Place areas of Acton to access the school and other village facilities. The alternative is a much longer and more dangerous route, with concerns being raised regarding speeding cars in the village and sections of the route not having pavements for pedestrians.</p> <p>By providing a safe and accessible link between residential areas and village’s main facilities, it will hopefully encourage people to walk/cycle, rather than use their cars to do the school run, shopping trips, etc.</p>
Community support (including results of the Consultation exercise)	<p>In October 2022, the Parish Council held a consultation event for local residents, to develop the Acton Parish Council Action Plan for 2023. 110 people attended the event and out of the 59 separate items residents were consulted on, pavements and safe paths within the village received the 8th highest number of responses with 61 people rating pavements and footpaths as either bad, or in need of further consideration. As a result, improvements to Bun Meadow is listed within the Acton Action Plan for 2023.</p> <p>The Parish Council keeps residents updated on key issues and community projects via the Parish Council website and newsletter, which is published regularly throughout the year.</p>
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	The Parish Council expects the project to take five months to complete if funding is granted. The expected start date will be after the agreement to CIL funding
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e., Infrastructure providers, Parish/Town Councils,	<p>Total eligible cost of the project excluding VAT = £4,590.00</p> <p>This is 100% of the funding as allowed for in the CIL Expenditure Framework</p>

BMSDC infrastructure provision, or LEP/Government funding)	CIL funding required: £4,590.00
Supports housing and employment growth	N/A
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Once the project has been completed, Suffolk County Council will be responsible for the ongoing repairs and maintenance of Bun Meadow.
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	This project is not listed in the current version of the Councils IDP, but the project does support the themes and outcomes listed in several Council strategy documents. This project will improve local active travel connectivity, which is one of the key aims of the LCWIP. This project would also support some of the strategic outcomes listed in Councils Leisure, Sport and Physical Activity Strategy and Wellbeing Strategy.
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?	This project would encourage more people to walk and cycle around Acton, by providing a safe and accessible route between homes and village facilities all-year round, residents will not be reliant on their cars to do the school run or access village amenities.
How does the project affect state aid implications?	N/A
How does the project affect security and safety in the community?	Cars speeding through Acton is an issue of concern for many residents and without access to Bun Meadow residents have to take a long route around the village to access village facilities (school, shops, etc). Some sections of this alternative route around Acton does not provide pathways and therefore pedestrians (including parents and children) are forced to walk on the road, which can be difficult, especially during winter months. By creating a safe, accessible and direct route between Clay Hall Lane, Clay Hall Place and the village centre, it will reduce the number of people having to take a long route around part of the village and walking in the road.

CONCLUSIONS

- Acton Parish Council, in partnership with Suffolk County Council are seeking funding to make improvements to the Bun Meadow Public Right of Way. Due to the current condition of the PRow surface, the route becomes extremely muddy during periods of wet weather and is almost totally unusable by people with mobility issues, wheelchairs and pushchairs. Portions of the route are very narrow, due to amount of vegetation that has grown, making it very difficult for users to pass, whilst on the route. Due to drainage issues the PRow is also prone to flooding, particularly during the winter months. By installing a new hard surface and raising portions of the route, Bun Meadow will be usable throughout the year and by widening the path, the PRow will be accessible for wheelchairs, pushchairs and cyclists and will also be able to accommodate two-way traffic.
- Bun Meadow provides direct access to the centre of the village from the Clay Hall Lane area. The alternative route is much longer in terms of time and distance, and there are some concerns regarding pedestrian safety, as one of the main concerns Acton residents have, is with cars speeding through the village and there are sections of the alternative route between Clay Hall Lane, the Primary School and other village facilities, which do not have pavements.
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £4,590.00 represents 100% of the total eligible project costs. It lies within and has been developed under the walking and cycling infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Babergh.

RECOMMENDATION

Recommendation to Cabinet to note this delegated decision for this CIL Bid for £4,590.00 from the Ringfenced Infrastructure Fund

Technical Assessment of Bid – Project B23-07 – Cockfield Revised MacKenzie Community Open Space project (a re - application of some elements of B03-18 and B20-16 in order to complete the project) from the Ringfenced Infrastructure Fund.

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>Directly serves development ref DC/17/05332 as well providing open space for existing residents. Project will enable access through to other areas of village for residents.</p> <p>Original Project (subject of CIL Bid B 03/18)</p> <p>Provision of 3.96 acres of recreational land, gazebo shelter and picnic furniture etc, river and bridge which will secure a long term and strategic legacy for the village and provide joined up access to other green spaces. This project was approved by Babergh originally as B03-18. The Parish Council successfully purchased the land for which Babergh paid Cockfield £19,809.00 on 14/09/20.</p> <p>Unfortunately, because of delays (listed below) that were outside the Parish Council's control, its contractors were unable to gain access to the site, meaning that the project could not be completed within the two year deadline. The delays were caused initially by conveyancing problems, followed by Jeffries Green being blocked off and comprising the only access road down to the meadow from the A1141, This was compounded by a building development site lockdown due to Covid19, so the access road was blocked for a long period, having an impact on the programme. The Parish Council claimed CIL funding for the works completed within the 2-year deadline and were advised by the Infrastructure Team to resubmit another CIL bid for the remaining works.</p> <p>First reapplication - subject of CIL Bid B20-16</p> <p>The Parish Council's CIL Bid for the remaining works was approved as CIL Bid B20-16. This included for the Refurbishment of the steel and timber bridge, and the erection of a Gazebo shelter and picnic furniture.</p> <p>The bridge refurbishment has been completed and a couple of benches installed and paid for, but the Parish Council decided not to erect the Gazebo shelter or the picnic tables. The reason for this is that Suffolk County Council had offered to donate & transfer to the Parish Council, a further parcel of land located between the above mentioned 3.2 acre meadow & river and the new housing development at Jeffreys Green, and the Parish Council believed this to be a better location for the Gazebo shelter, picnic tables and for a small children's playground. The Parish Council have earmarked a budget towards the cost of the playground, (which may need to be</p>

	<p>supplemented by a future CIL Bid). Unfortunately, the timing of the transfer of this land is outside the control of the Parish Council and is yet to be finalised.</p> <p>The Clerk to Cockfield Parish Council delayed submitting the Parish Council's claim for reimbursement of the Bridge reinstatement costs and new benches, as he hoped to include the cost of the Gazebo shelter and picnic area (in its new location in the adjacent meadow). However, when this became impossible to achieve, he submitted the Parish Council's claim on 26/03/23. Unfortunately, this was an error as he mistakenly thought the submission for claim deadline was the end of the financial year (31/03/23) and not 2 years from the date of the original CIL Bid Offer letter.</p> <p>Therefore, although much of work included within B20-16 was completed well within the 2-year deadline, the claim was 10 days late and outside the 2 year window for payment and therefore could not be claimed against CIL Bid reference B20-16.</p> <p>To conclude the Parish Council were advised by the Infrastructure Team to submit a new CIL Bid seeking reimbursement for works previously approved by Babergh, completed and paid for by the Parish Council.</p> <p>This CIL Bid is therefore for £4,422.45 (CIL funding) and £2,353.08 (S106 Funding) out of the original £15,799.36 (CIL Funding approved under B20-16) and £2,353.08 (S106 Funding agreed and deferred from B03-18).</p>
Delivery /timescales	<p>This project was initially divided into four stages. Stage One and Two have been completed within the timescale set within the first original CIL Bid (B03-18 for the purchase of land for public open space and shelter) Stages Three and Four were the subject of a separate and subsequent CIL Bid B20-16 which was approved in March 2021. It was anticipated that the remaining works of B20-16 would be claimed for within 12 months of approval of that CIL Bid. However, for the reasons set out above the works have been completed but the claim against the last CIL Bid (B03-18) was unsuccessful as the claim was submitted 10 days beyond the last date of claiming. On that basis this CIL Bid has been submitted; the works are complete and approval of this CIL Bid is recommended below.</p>
Necessary other approvals	No planning permission required
Public or private land	Public
State aid details if any	N/A

Details of future funding maintenance	The Meadow & Railway are now a Parish Council asset. However, the infrastructure (meadow, former railway, structures and shelter) will be maintained on a day to day basis by the Community led Earls Meadow Working Group, plus volunteer services from local farmers. Funding for trees, flowers benches, bird boxes etc will be provided by Neighbourhood CIL funding or Parish precept.
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SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)

BIDS SCREENED	ASSESSMENT
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes – Provision of Off-site Open Space – project has been developed under the Community Infrastructure section of the Infrastructure Funding Statement (Infrastructure List).
Can the infrastructure be provided using s106 funds	Yes – In the previous CIL bid, S106 monies £2,353.08 were allocated but not used so this allocation will be moved to fund the completion of the project. Confirmation has been received from the Communities team that the use of the s106 funds in this way is acceptable.
Is Bid complete	Yes
Has information be verified	Yes – site has been visited with photos taken
Is this infrastructure linked to a major housing project which has priority?	No - but directly serves development under planning permission DC/17/05332

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.	Project directly serves DC/17/05332. Open Space is specified in Committee report by Babergh Landscape team as being necessary, but this project is not specifically specified. The Master Plan identifies land adjacent to the Project Land as being “community land” provided by the developer. The project land would link this community land to another existing piece of Open Space via the railway path.
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	Open Space provides area for exercise and outdoor activity. Joint Corporate Plan says Babergh will “Shape, influence and provide the leadership to support and facilitate active, healthy and safe communities”.
It represents key infrastructure (essential)	No
Value for money	Existing quotes from the previous bid still to be used. Parish have confirmed that if there is any increase in these costs that the Parish will fund that from their Neighbourhood CIL funds.

Clear community benefits	Yes – linking new development with existing facilities in the village, more open space for play and outdoor activity
Community support (including results of Consultation exercise.)	<p>Yes – During the extensive public consultation during the planning and development phase of the new 51 dwelling housing scheme on the land to the northeast of MacKenzie Place, Cockfield Parish and Babergh District Councillors were repeatedly asked by residents to include open green space leisure and recreational facilities for close to the development. This was viewed as an important consideration, because of the number of new properties in proposed village developments, that have limited garden space and would help to mitigate the deficiencies.</p> <p>The Parish Council had been keen to procure this land for several years and this was documented in various Parish Council meetings. Furthermore, a petition was signed by residents in 2011, supporting a proposal by the Parish Council to attempt to purchase land in this location. Councillor support was gained and letters of support were provided to the Parish Council and the land has been acquired</p> <p>A 14 day consultation period has been undertaken for this CIL Bid and Consultation emails have been sent on the 28th June 2023 to:-</p> <p>District Cllr Clover - My view is that these open spaces have been well managed and presented by the Parish Council and the same will apply to any future open spaces that the parish council manages. The open spaces are vital to a community where they can enjoy a safe place to exercise and enjoy recreation. They are highly valued and well used by residents and an important facility to preserve the mental health of village life. I would therefore like to endorse this bid.</p> <p>District Cllr Maybury – Supports the Project County Cllr Lindsay – Views awaited</p>
Deliverability (“oven ready” schemes)	Yes – CIL
Affordability (from CIL Funds)	Yes
Timeliness	Project has been divided into four stages. Stage one and two have been completed within the timescale set within the first original CIL bid. Stages three and four have been completed but as the claim proved unsuccessful under CIL Bid B03-18 this CIL bid has been submitted for those works to be paid for.

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)	Yes Cockfield Parish Council funds - £2,604.21 £2,353.08 – S106 funding (previously allocated to CIL bid B03-18 and not used) The CIL Bid is £4,422.45 and represents 47% of the total eligible project costs The total cost of the project is £9,379.74
Community Bid – Funding percentage of project	This CIL Bid represents 47% of the total eligible costs of the project and is under the CIL Expenditure Framework threshold limit of 75% of the total cost of the project and £100,000.
Supports housing and employment growth	Yes – see above
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Yes
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	This is not within the Infrastructure Delivery Plan but has been developed under the Community section of the Infrastructure Funding Statement (Infrastructure List) for Babergh
How does the proposal affect green infrastructure principles?	This project delivers green open space for the community in the parish. It is providing access walkways between different areas of the village.
How does the project address green/sustainability principles/infrastructure?	The project in the previous stages have already provided new tree planting to create a small orchard and owl boxes have been erected. The aim is to only cut the meadow once a year (apart from keeping the grass pathways clear) to encourage wildflowers and insects. The aim is to keep this infrastructure within the parish ownership so that the community will benefit from this infrastructure for years to come. It will also provide a haven for wildlife.
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?	This project includes the upgrade/replacement of rotten timber sleepers and corroded steel works on the bridge which joins up areas of the village. This will mean that the bridge which had been shut due to safety reasons but will now be able to be used by the residents in a safe and secure way.

CONCLUSIONS

- The amount of CIL funding for the completion of this project is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £4,422.45 represents 47% of the total eligible project costs. However, as the infrastructure works set out above are already completed, this project must be treated as an acceptable exception to the CIL Expenditure framework (as the Framework does not normally allow for CIL funding to be awarded when works are already complete). It lies within the community infrastructure thresholds of not exceeding £100,000 and 75% of the total eligible costs. This project has been developed under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) within Babergh.

RECOMMENDATION

- Recommendation for Cabinet to note this approved CIL Bid for £4,422.45 which was approved as an exception to the CIL Expenditure Framework from the Ringfenced Infrastructure Fund.

Technical Assessment of Bid – Project B 23-06 Flatford National Trust Changing Places Facility from the Local Infrastructure Fund

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	This project will see a Changing Places Facility built within Flatford National Trust refurbishing the current John Constable Exhibition space (which will be relocated) within the current building into an improved equipped facility. The project is a bathroom facility designed to include specialist equipment such as a height adjustable changing bench, peninsular toilet, ceiling tracked hoist and shower. This space will provide accessibility and extra equipment and space to allow use of these facilities for people with profound multiple learning disabilities or with physical disabilities such as spinal injuries, muscular dystrophy, multiple sclerosis. This project will mean that Flatford National Trust and the surrounding countryside can be accessed by all benefitting health and wellbeing inclusively. It would also further increase the provision already provided by the National Trust who already offer powered mobility vehicles to use and an accessible country path to Dedham. The nearest Changing Places Facilities are located in Colchester, Harwich and Ipswich so no provision is currently being provided to serve the rural areas of Babergh District Council; this project will help to address this shortfall.

Delivery /timescales	Start date end of October 2023 with a completion in mid-November. Due to Government funding this facility must be built and registered by March 2024.
Necessary other approvals	No planning permission required
Public or private land	Freehold land – Babergh District Council own the building with National Trust holding the lease. The lease is currently undergoing renewal but is working on a rolling heads of terms basis as this progresses.
State aid details if any	There are no state aid concerns relating to this bid for CIL funding.
Details of future funding maintenance	The National Trust have an existing schedule for cleaning of the public conveniences met through the properties operational budget and these facilities will be added to that schedule. This specification will also be included within the renewed lease terms.

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

BIDS SCREENED	ASSESSMENT
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes - Provision of leisure and community facilities
Can the infrastructure be provided using s106 funds	No Section 106 available.
Is Bid complete	Yes – Validation has taken place and all criteria has been met.
Has information be verified	Yes – Validation complete
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	Yes – this project will provide facilities to improve accessibility for communities for health and wellbeing.

Infrastructure Strategies or other Babergh and Mid Suffolk strategies or external strategies Babergh and Mid Suffolk support and/or input into	
It represents key infrastructure (essential)	No
Value for money	Yes – Two quotes received.
Clear community benefits	Yes – Accessibility for all. The facility will be available regardless of whether entrance is paid for into the National Trust. Will provide facilities to support the rural location.
Community support (including results of Consultation exercise.)	<p>Yes – The Disability Forum, who represent members of the community with disabilities have been consulted on the project. They are supportive and have encouraged the installation of this facility at this location. Changing Places Fund and MDUK have awarded £45,000 of DLUHC money to support this project due to its appropriate location allowing opportunities for the community to access leisure facilities and green space.</p> <p>Consultation has taken place with local Councillors and Parish Council in accordance with the CIL Expenditure Framework.</p> <p>Councillor - SCC Cllr Georgia Hall</p> <p>Councillor – BDC Cllr Sallie Davies</p> <p>East Bergholt Parish Council</p>
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes – Collaborative spend.
Timeliness	The project is ready to begin once the funding is approved.

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 project is a collaborative spend between the District Council (CIL), funding from DLUHC Changing Places Fund and the National Trust. These project costs only represent costings for actual Infrastructure costs eligible under the CIL Expenditure Framework. Other costings for design work/ Signage etc have been covered through further funding from the National Trust and BDC Assets contribution.</p> <p>Project Cost - £59,155.00</p> <p>Changing Places Fund DLUHC - £42,500.00</p> <p>National Trust - £500.00</p> <p>The CIL Bid Fund application is for £16,155.00</p>
Community Bid – Funding percentage of project	27% will be funded with District CIL.
Supports housing and employment growth	N/A
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Yes – The maintenance and cleaning costs of this facility at Flatford will be added to the existing schedules for the cleaning of the public conveniences at Flatford National Trust. This will be met through the existing properties operational budget.
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	This project meets the CIL Expenditure Framework criteria and has been developed under the Community Infrastructure section under the Infrastructure Funding Statement (infrastructure List) for Babergh District Council.
How does the proposal affect green infrastructure principles?	N/A
How does the project address green/sustainability principles/infrastructure?	N/A
How does the project affect state aid implications?	No State aid concerns for this project
How does the project affect security and safety in the community?	N/A

CONCLUSIONS

- Babergh District Council in conjunction with Flatford National Trust will be carrying out this project to provide a Changing Places Facility within the National Trust Building to provide accessibility for all accessing the National Trust site and surrounding countryside.
- This project will provide a Changing Places Facility within the rural location of Babergh District Council.
- Supports Health and Wellbeing for all.
- The amount of District CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £16,155.00 represents 27% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 and 75% of the total costs. This project has been delivered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Babergh District Council.

RECOMMENDATION

Recommendation to Cabinet to approve this CIL Bid for £16,155.00 which is 27% of the total eligible project costs of the project from the Local Infrastructure Fund.

Technical Assessment of Bid – Project B23-04 Lavenham Village Hall Works (from the Ringfenced Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Lavenham Parish Council, in a joint project with Lavenham Community Council, is proposing to provide an electrical system on the exterior of the Village Hall. This will be a 3 Phase Manual Switch with all cabling to ensure connection of existing power supply to an external generator. The Village Hall is a designated Emergency Rest Centre and the installation of this electrical system

	<p>will allow a generator to be hooked up in the event of a power failure so that heat, light and the ability to provide hot food can continue if the mains supply were interrupted.</p> <p>After undertaking a review, as UK Power Networks has withdrawn its provision of generators, Lavenham Parish Council has identified that the Village Hall is not entirely fit for purposes as an Emergency Rest Centre as it cannot fully support local people nor the emergency services if the mains supply were interrupted.</p>
Delivery /timescales	As soon as the CIL funding is approved.
Necessary other approvals	The remaining funds will be provided by Lavenham Parish Council and Lavenham Community Council.
Public or private land	Private land leased from Lavenham Parochial Church Council (lease currently expires June 2044 but negotiations are underway to extend this) – Landowner is in agreement with the works
State aid details if any	There are no state aid concerns relating to this bid for CIL funding.
Details of future funding maintenance	No anticipated maintenance costs but if any these will be funded by Lavenham Community Council

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

BIDS SCREENED	ASSESSMENT
Must follow the Infrastructure Funding Statement (Infrastructure List)	Project developed under the Community Infrastructure Section of the Infrastructure funding Statement (Infrastructure List) for Babergh
Can the infrastructure be provided using s106 funds	None available.
Is Bid complete	Yes – Validation has taken place and criteria has been met.
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)

PRIORITISATION CRITERIA	ASSESSMENT
Infrastructure necessary for an approved growth project (those with planning	No

permission) in order that development carried out is sustainable.	
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	Yes – Community Provision. The Village Hall is a designated Emergency Rest Centre and this project will ensure that Lavenham Parish Council has the capability of fully supporting the local residents and emergency services in the event of a failure of the main supply.
It represents key infrastructure (essential)	No
Value for money	Yes – The infrastructure team has worked with the applicant to ensure that the project is value for money and the most cost effective quote has been used. The amount of CIL funding is £3,000 and represents 75% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 or 75% of the total costs. This funding would be completed under a delegated decision.
Clear community benefits	Yes – this project will ensure that the Lavenham Village Hall has full capability to operate as an Emergency Rest Centre in the event of failure of the mains supply especially as UK Power Networks no longer support generator provisions.
Community support (including results of Consultation exercise.)	This need was identified when Lavenham Parish Council undertook a review of the capability of the Village Hall to operate as an Emergency Rest Centre.
Deliverability (“oven ready” schemes)	The project is ready to begin once the funding is approved.
Affordability (from CIL Funds)	Yes – The CIL Bid application is also funded via Parish Council Neighbourhood CIL and Lavenham Community Council
Timeliness	The project is ready to begin once funding is approved.

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 project is collaborative between the District Council (CIL), the Parish Council using their Neighbourhood CIL funds and reserves and Lavenham Community Council.</p> <p>The total cost of the project is £4,000.00</p> <p>Parish Council Contribution: £500.00</p> <p>Lavenham Community Council Contribution: £500.00</p> <p>The CIL Bid Fund application is for £3,000.00</p>
Community Bid – Funding percentage of project	75% will be funded with District CIL
Supports housing and employment growth	Yes – this provision will ensure that the Parish Council can provide a fully functioning Emergency Rest Centre which will support the local residents and the emergency services.
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	It is not anticipated that there will be ongoing maintenance costs (which will be funded by Lavenham Community Council if any are identified) however the Parish Council will conduct an annual electrical check in accordance with current guidelines and legislation as part of their routine electrical checks for the Village Hall.
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	This project meets the CIL Expenditure Framework criteria has been developed under the Community Infrastructure section under the Infrastructure Funding Statement (infrastructure list) for Babergh.
How does the proposal affect green infrastructure principles?	The installation is being undertaken by a local contractor.
How does the project address green/sustainability principles/infrastructure?	With the addition of Phase 3 Manual Switch and all cabling to allow a generator hook up, the local residents and emergency services can be properly catered for in the event of an emergency. Hot food, heat and lighting can be provided to ensure that their welfare is looked after.
How does the project affect state aid implications?	No State aid concerns for this project.

How does the project affect security and safety in the community?	This project will ensure that Lavenham Village Hall can operate as a fully functioning Emergency Rest Centre in the event of an emergency. This benefits not only the residents but the emergency services responding the emergency.
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CONCLUSIONS

- Lavenham Parish Council, in conjunction with Lavenham Community Council are proposing the installation of an electrical system on the exterior of the Village Hall to allow a generator to be hooked-up in the event of a mains supply were interrupted. The Village Hall functions as a designated Emergency and Rest Centre in the event of a major incident being called in the area and after conducting a review it has become apparent that without the provision of a generator connection capability it cannot operate fully as an Emergency and Rest Centre.
- The installation of this connection will ensure that when a major incident occurs, the Village Hall can fully operate as an Emergency and Rest Centre hub and provide all the necessary facilities (light, heat and hot food) to residents of Lavenham and the surrounding communities who might be evacuated to the Village Hall following a major incident.
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £3,000 represents 75% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 and 75% of the total costs. This project has been delivered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Babergh.

RECOMMENDATION

Recommendation to Cabinet to note the delegated decision for CIL Bid for £3,000 which is 75% of the total eligible project costs from the Ringfenced infrastructure Fund.

Technical Assessment of Bid – Project B23-05 – Boxford Pavilion Changing Rooms (from the Local Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>Boxford Playing Fields Management Committee of Boxford Community Council, in partnership with Boxford Rovers FC, are proposing to upgrade the existing Pavilion facilities to meet the standards required by the Football Association to allow Boxford Rovers FC to compete in the Essex and Suffolk Border League.</p> <p>The current facilities need upgrading and with the linking of the existing home and away changing rooms to new wet room shower and WC facilities and separate changing, WC and shower facilities for match officials, it will benefit all variety of community sports and recreation clubs as well as the local community. When the reconfiguring of the internal layout is completed, it will provide an opportunity for the local clubs who use the facilities to attract new members with a more appealing venue. There are 5 community/group organisations that use the facilities on a regular basis (either weekly or monthly), local community events are held there and it is also hired by private individuals.</p> <p>Boxford Rovers FC have been granted funds by the Football Association around the condition of their facilities due to the non-availability elsewhere. However, this temporary dispensation expires at the end of September 2023 and the upgrades needed to the facilities should be underway before this expires. During the 2022/23 season, the Men's football team had to play from neighbouring villages/town and should the work not be carried out, then there is a real possibility that the men's team would have to fold due to the Football Association ruling that the facilities are inadequate.</p>
Delivery /timescales	Once the CIL funding is approved.
Necessary other approvals	The remaining funding will be provided by Boxford Parish Council, Groton Educational Trust, Stoke by Nayland Golf Club, Boxford Rovers FC and local fund raising. All these funds have been secured.
Public or private land	Freehold land – owned by Boxford Community Council and managed by its Playing Fields Management Committee
State aid details if any	There are no state aid concerns relating to this bid for CIL funding
Details of future funding maintenance	The facilities will be maintained under existing arrangements by the Playing Fields Management Committee and will charge users of the enhanced facilities appropriately.

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

BIDS SCREENED	ASSESSMENT
Must follow the Infrastructure Funding Statement (Infrastructure List)	
Can the infrastructure be provided using s106 funds	Yes £3009.06 from S106 has been allocated.
Is Bid complete	Yes – Validation has taken place and all criteria has been met.
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)

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	Yes – Community Provision. The aim is to upgrade and enhance the facilities that are currently provided to bring them up to FA standards. Local sport and community groups already use the facilities; however, the upgrade will provide an opportunity to expand the use and also for these groups to look at expanding their membership. The facilities support the health and wellbeing of all members of the local and surrounding communities.
It represents key infrastructure (essential)	No
Value for money	Yes – The Infrastructure team has worked with the applicant to ensure that the project is value for money and that the most cost-effective has been used. The amount of CIL funding is £29,565.35 and represents 75% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £75,000 and 75% of the total costs.
Clear community benefits	Yes – This project will provide upgrade facilities in the Pavilion which will allow its increased usage by community sports groups/other community groups and by private individuals. It will also support health, mental health, fitness for the local community and allow the current sports clubs to grow and encourage others to use the facilities.

Community support (including results of Consultation exercise.)	Yes – The local community support the project and there is a clear need for the upgrade as the current facilities do not meet the FA standards and if Boxford Rovers wish to remain a member and participate in the Essex and Suffolk Border League. The project will ensure that other local community groups also benefit.
Deliverability (“oven ready” schemes)	The project is ready to begin once funding has been approved.
Affordability (from CIL Funds)	Yes – The CIL Bid application is also funded via Parish Council NCL and reserves, S106 funds, donations from Boxford Rovers FC, Stoke by Nayland Golf Club, Groton Educational Trust, and from local fund raising activities. All these funds have been secured.
Timeliness	The project is ready to begin once the funding is approved.
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 Project is a collaborative between District Council (CIL), S106 Funding, Parish Council (NCIL and reserves) and other organisations:</p> <p>Total cost of the project is: £39,420.47 (including VAT)</p> <p>S106 funding - £3,009.60</p> <p>Parish Council Contribution: £5,000</p> <p>Fund Raising: £1,115</p> <p>Groton Educational Trust: £300</p> <p>Boxford Rovers FC: £430.52</p> <p>The CIL Bid Fund Application is for £29,565.35</p>
Community Bid – Funding percentage of project	75% will be funded with CIL
Supports housing and employment growth	N/A
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the	Yes – in accordance with the current maintenance of the Pavilion by the Boxford Playing Fields Management Committee

infrastructure such that its longevity can be assured	
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	This project meets the CIL Expenditure Framework criteria and has been developed under the Community Infrastructure section under the Infrastructure Funding Statement (infrastructure List) for Babergh.
How does the proposal affect green infrastructure principles?	Although the project does not allow for green principles, the Pavilion provides support for the large open space that the village community uses.
How does the project address green/sustainability principles/infrastructure?	With the upgrade to the changing room facilities and the provision of additional facilities, it allows local community groups to use it more effectively and efficiently.
How does the project affect state aid implications?	No state aid concerns for this project.
How does the project affect security and safety in the community?	N/A

CONCLUSIONS

- Boxford Community Council is a charitable organisation that owns the Boxford Playing Fields pavilion. The Pavilion is managed by the Playing Fields Management Committee who are proposing to upgrade the changing facilities within the Pavilion. This upgrade will ensure that the facilities meet the standards required by the Football Association to allow Boxford Rovers FC to continue to participate in the Essex and Suffolk Border League. The Football Association requires that the home and away teams and match officials have separate changing facilities which is currently not the case and that separate toilet facilities are provided for spectators.
- The existing building was constructed about 27 years ago (after the original timber structure was destroyed by fire) and is now in need of an upgrade and enhancement. Currently there are a number of organisations (both sport and community) who use the Pavilion on a weekly/monthly basis and it is anticipated that once the upgrade is completed then this will encourage new members to use the facilities. It is also hoped that the individuals/organisations will continue to hire the Pavilion for events which will generate more income to help maintain the Pavilion as the Charity who owns it does not operate for profit.
- The benefits to the local community, and those in the surrounding area, in continuing to provide facilities that enhance the health, fitness and wellbeing (both physically and mentally) is important and this project will do this as well as encouraging social interaction.

- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid is of £29,565.35 represents 75% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £75,000 and 75% of the total costs. This project has been delivered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Babergh.

RECOMMENDATION

Recommendation to the Cabinet to approve the CIL Bid for £29,565.35 from the Local Infrastructure Fund.

Technical Assessment of Bid – Project B23-10 Improvements to Acton Play Area (from the Ringfenced Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>Acton Parish Council is proposing to provide improved play areas with more diverse equipment that meet the needs of a wider age group and abilities within the local community and surrounding areas. The proposal is for new pieces of additional play equipment.</p> <p>The Parish Council monitors community views through a variety of means (public participation in Parish Council meetings and via various social media groups that identify local issues). This monitoring has identified the view held in the village that the play equipment provided is insufficient to meet a wide range of needs for local children and they would benefit from more diverse play equipment.</p> <p>The project will enable a wider range of individuals to access the facilities and with more diverse equipment offered. These proposed works have been requested under the Parish Council’s Action Plan. The project will support the growth in numbers of young people in Acton as the new housing at Tamage Road and Clay Hall Lane are now occupied by 100 plus additional families who will benefit.</p>

Delivery /timescales	Summer 2023 (once CIL funding is approved)
Necessary other approvals	The remaining funding is being provided by the Parish Council. The District Councils planning department has confirmed that no planning permission is required. Other funding for the project has been secured.
Public or private land	Freehold land.
State aid details if any	There are no state aid concerns relating to this bid for CIL funding
Details of future funding maintenance	Acton Parish Council currently completes the maintenance on both play areas and will continue to do so for the proposed equipment. Equipment will be inspected annually in line with current obligations and repairs funded by the Parish Council as required.

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

BIDS SCREENED	ASSESSMENT
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes
Can the infrastructure be provided using s106 funds	Being Used
Is Bid complete	Yes – Validation has taken place and all criteria has been met.
Has information be verified	Yes
Is this infrastructure linked to a major housing project which has priority?	Yes

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.	Yes
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	Yes – Community Provision. The aim is to provide more diverse play areas to support a wider age range of children and abilities, they are also utilised by a local childcare provider. This will help development of the children’s imagination as well as social and physical skills. These new facilities will help in supporting the health and wellbeing of children and adults alike.

external strategies Babergh and Mid Suffolk support and/or input into	
It represents key infrastructure (essential)	No
Value for money	Yes – The Infrastructure team has worked with the applicant to ensure that the project is value for money and the most cost-effective quote has been used.
Clear community benefits	Yes – this project will provide newly upgraded play areas and will improve the age range and abilities that the equipment is able to be used by.
Community support (including results of Consultation exercise.)	Yes – the local residents requested that the play areas are upgraded to provide a greater range of equipment to support a wider age and ability range. This is a Parish Council run project.
Deliverability (“oven ready” schemes)	The project is ready to begin once funding is approved.
Affordability (from CIL Funds)	Yes – The CIL Bid application is also funded via Parish Council Neighbourhood CIL. The Parish Council has advised that they will pick up any additional costs.
Timeliness	This project is ready to begin once funding is approved.
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 project is a collaborative spend between the District Council (CIL) and the Parish Council using their Neighbourhood CIL funds.</p> <p>Total cost of the project is £27,204.76.</p> <p>The rest of the funding package is split between Section 106 £2,580.00 and Neighbourhood CIL £4,221.19.</p> <p>The CIL Bid Fund application is for £20,403.57</p>
Community Bid – Funding percentage of project	75% will be funded with CIL
Supports housing and employment growth	Yes – The upgraded play areas support families moving into the area and a local provider is undertaking the work
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Yes – The Parish Council will maintain and ensure the equipment is inspected to current guidelines and legislation.

Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	This project meets the CIL Expenditure Framework criteria and has been developed under the Community Infrastructure section under the Infrastructure Funding Statement (Infrastructure List) for Babergh.
How does the proposal affect green infrastructure principles?	The new equipment is being sourced using recycled materials.
How does the project address green/sustainability principles/infrastructure?	With additional and improved local facilities families will not have to travel by car to access play and outdoor facilities. The project will be looking to use sustainable materials which will ensure longevity
How does the project affect state aid implications?	No State aid concerns for this project
How does the project affect security and safety in the community?	The proposal will ensure that is a safe, age-appropriate play areas for children to play in the local area.

CONCLUSIONS

- Acton Parish Council after consultation with local residents are proposing to upgrade and provide additional equipment to widen the age range and abilities which these play areas cater for. The Parish Council will achieve this by installing new improved equipment which include 23m Aerial Runway, Basket Brasilia, Cornillea Pro Outdoor Table for example. Using new sustainable materials to ensure longevity and equipment will ensure easier maintenance.
- Parish Council has identified a need to ensure that the play areas provided for the local families offer the best facilities available and has taken the feedback from local residents on board when deciding to upgrade the play areas. The play areas also provide a place where a local childcare provider takes the children in their care to play encouraging social and physical skills. It is anticipated that with the provision of more age-appropriate equipment for under-fives it will ensure that these areas continue to be utilised not only by the local residents but also by those in the surrounding area.
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid is for £20,403.57 and represents 75% of the CIL eligible project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 or 75% of the total costs. This project has been delivered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Babergh.

RECOMMENDATION

Recommendation to Cabinet to approve this CIL Bid for £20,403.57 which is 75% of the total eligible project costs from the Ringfenced Infrastructure Fund.

Technical Assessment of Bid – Project B22-15 Improvements to Stanstead Play Area (from the Local Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>Stanstead Parish Council is proposing to provide improved play areas with more diverse equipment that meet the needs of a wider age group and abilities within the local community and surrounding areas. The proposal is for the addition of new pieces of additional play equipment.</p> <p>The Parish Council monitors community views through a variety of means (public participation in Parish Council meetings and via various social media groups that identify local issues). This monitoring has identified the view held in the village that the play equipment provided is insufficient to meet a wide range of needs for local children and they would benefit from more diverse play equipment.</p> <p>The project will enable a wider range of individuals to access the facilities and with more diverse equipment offered. This project will also remove the current unsafe equipment on the site, which is currently unstable</p>
Delivery /timescales	Summer 2023 (once CIL funding is approved)
Necessary other approvals	The remaining funding is being provided by the Parish Council. The District Councils planning department has confirmed that no planning permission is required. Other funding for the project has been secured.
Public or private land	Freehold land

State aid details if any	There are no state aid concerns relating to this bid for CIL funding
Details of future funding maintenance	<p>Stanstead Parish Council currently completes the maintenance on both play areas and will continue to do so for the proposed equipment.</p> <p>Equipment will be inspected annually in line with current obligations and repairs funded by the Parish Council as required.</p>

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

BIDS SCREENED	ASSESSMENT
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes
Can the infrastructure be provided using s106 funds	None
Is Bid complete	Yes – Validation has taken place and all criteria has been meet
Has information be verified	Yes
Is this infrastructure linked to a major housing project which has priority?	Yes

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.	Yes
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	Yes – Community Provision. The aim is to provide more diverse play areas to support a wider age range of children and abilities, they are also utilised by a local childcare provider. This will help development of the children’s imagination as well as social and physical skills. These new facilities will help in supporting the health and wellbeing of children and adults alike.
It represents key infrastructure (essential)	No
Value for money	Yes – The Infrastructure team has worked with the applicant to ensure that the project is value for money and the most cost-effective quote has been used.

Clear community benefits	Yes – this project will provide newly upgraded play areas and will improve the age range and abilities that the equipment is able to be used by.
Community support (including results of Consultation exercise.)	Yes – the local residents requested that the play areas are upgraded to provide a greater range of equipment to support a wider age and ability range. This is a Parish Council run project.
Deliverability (“oven ready” schemes)	The project is ready to begin once funding is approved.
Affordability (from CIL Funds)	Yes – The CIL Bid application is also funded via Parish Council Neighbourhood CIL. The Parish Council has advised that they will pick up any additional costs.
Timeliness	This project is ready to begin once funding is approved.
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 project is a collaborative between the District Council (CIL) and the Parish Council using their Neighbourhood CIL funds.</p> <p>Total cost of the project is £36,903.08.</p> <p>The rest of the funding package is from Neighbourhood CIL that the Parish has held for this project.</p> <p>The CIL Bid Fund application is for £27,677.31</p>
Community Bid – Funding percentage of project	75% will be funded with CIL
Supports housing and employment growth	Yes – The upgraded play areas support families moving into the area and a local provider is undertaking the work
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Yes – The Parish Council will maintain and ensure the equipment is inspected to current guidelines and legislation.
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	This project meets the CIL Expenditure Framework criteria and has been developed under the Community Infrastructure section under the Infrastructure Funding Statement (Infrastructure List) for Babergh.
How does the proposal affect green infrastructure principles?	The new equipment is being sourced using recycled materials.

How does the project address green/sustainability principles/infrastructure?	With additional and improved local facilities families will not have to travel by car to access play and outdoor facilities. The project will be looking to use sustainable materials which will ensure longevity
How does the project affect state aid implications?	No State aid concerns for this project
How does the project affect security and safety in the community?	The proposal will ensure that is a safe, age-appropriate play areas for children to play in the local area.

CONCLUSIONS

- Stanstead Parish Council after consultation with local residents are proposing to upgrade and provide additional equipment to widen the age range and abilities which these play areas cater for. The Parish Council will achieve this by installing new improved equipment which include new Bespoke UniPlay, Turo Swing- Four Place Vibrant Green, Fencing and Phyton Springer 1 Seater. Using new sustainable materials to ensure longevity and equipment will ensure easier maintenance.
- Parish Council has identified a need to ensure that the play areas provided for the local families offer the best facilities available and has taken the feedback from local residents on board when deciding to upgrade the play areas. It is anticipated that with the provision of more age-appropriate equipment for under-fives it will ensure that these areas continue to be utilised not only by the local residents but also by those in the surrounding area.
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid is for £27,677.31 and represents 75% of the CIL eligible project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 or 75% of the total costs. This project has been delivered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Babergh.

RECOMMENDATION

Recommendation to the Cabinet to approve the CIL Bid for £27,677.31 which is 75% of the total project costs from the Local Infrastructure Fund.

Technical Assessment of Bid – B23-11 – The Bridge Project (TBP) Sudbury – The Triangle Project from the Local Infrastructure Fund.

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p><u>The Project</u> The aim of the Triangle Project is to build a single-story building, that has been designed around the needs of services users. The focus of this CIL funding application to provide funding to enable TBP to connect their new building to the National Grid and mains water supply. This funding is also to help address a shortfall in project funding, due to project costs increasing by nearly 30% over the last 12 months.</p> <p><u>Project Background</u> TBP was set up in 1995, to assist disadvantaged adults living in Sudbury and TBP is dedicated to providing a safe, nurturing environment to people who are living with dementia, learning disabilities and people experiencing mental health issues.</p> <p>Previously, TBP operated out of a three-story, Victorian building in Gainsborough Street, Sudbury, which provided limited accessibility for service users with mobility issues and needed renovation in order to continue to meet the needs of service users and enable TBP to grow and expand.</p> <p>The cost of the renovation would have been prohibitively high for TBP and would achieve only a limited benefit to service users. Therefore, TBP have developed the Triangle Project that will provide a base for the organisation and enhance the range of experiences and opportunities for their service users.</p> <p>The Triangle Project has been so named, because the project is located on a piece of land locally referred to as 'The Triangle', but the name also represents the three different aspects of TBP delivery:</p> <ul style="list-style-type: none"> • Student Services – for adults with learning difficulties • Social Enterprise – providing opportunities for service users • Link/gateway to the community <p>TBP states in their CIL application: <i>“We will be providing a venue and services that will place our students at the heart of the community, and at the same time providing for, and safeguarding other vulnerable people within the community whilst at</i></p>

the same time providing numerous volunteering opportunities to create a cohesive and thriving community where all can contribute, feel safe and thrive”.

TBP provides service users with a programme of day placements, social activities, learning and development opportunities, work experience and creative workshops. TBP has established a working partnership with AFC Sudbury, where TBP service users cook and serve healthy meals to academy team members and TBP operates all the catering and hospitality services to fans during match days. TBP also operates a hot meal delivery service, which provides up to 70 meals a day, to vulnerable living in the community.

Currently, TBP provides 25 spaces a day through their social enterprise and meal delivery services. When the Triangle Project is completed, TBP will be able to provide 10 additional daily spaces within their social enterprise section, provide 15 spaces working in the horticultural section of the organisation and offer an additional 10 volunteer placements.

When completed, the building will be fully accessible and contain 3 classrooms, a social room, a large multi-use room, an independent living/Life Skills classroom, kitchen facilities, storage spaces and office space for TBP’s central services team. The building will be surrounded by areas of natural open space, that will be used to create a relaxation garden, natural trails and vegetable gardens/allotments.

The additional facilities will enable TBP to offer vocational training courses in customer care, food preparation and food hygiene, to those service users who are able to undertake them. The facilities will also be made available for community use and private hire, which will provide an additional income stream for the organisation.

The Financial Situation

The initial net cost of the Triangle Project was quoted at £935,460.66, which has been broken down into the following costings:

Architects Fees	£32,500.00
Planning	£2,800.00

	Removal and Transportation of Building	£76,000.00
	A V Piling (Groundwork Services)	£43,000.50
	Legal Fees	£4,018.00
	Access Fees	£33,000.00
	Site Surveys & Prelims	£3,400.00
	Site Clearance – Tree felling, landscaping & access	£90,000.00
	Heavy landscaping	£72,000.00
	Alterations & Repairs	£14,717.00
	Structural Steelwork	£34,750.00
	Roof Cladding	£34,186.91
	Wall Cladding	£33,573.21
	Building Reconstruction	£41,366.00
	Insultation	£13,411.00
	External Windows & Doors (double glazed)	£48,123.34
	Guttering	£5,493.34

	Stairs, Walkways & Balustrades	£12,000.00
	Proprietary Linings & Partitions	£37,444.60
	Ceiling Installation	£18,161.37
	Internal Doors	£17,738.82
	Ironmongery	£8,851.00
	Carpentry & Joinery	£2,336.00
	Floor Finishes	£24,685.72
	Painting & Decorating	£13,297.00
	Furniture Fittings & Equipment	£1,311.19
	Sanitary Fittings	£10,545.66
	Water and Foul Drainage Connections	£56,000.00
	M&E, including Mains Connection and Wiring	£90,000.00
	Security Systems	£2,500.00
	Fire Alarm Systems	£6,000.00
	Car Park and Access	£23,000.00

		Cycle Parking and Electric Car Charger	£2,700.00
		Overheads	£26,550.00
		Net Cost	£935,460.66
	<p>To fund this project TBP has committed the proceeds from the sale of their Gainsborough Road premises and used their own funding reserves. To date, TBP has spent £515,311.62 on pre-project costs, site preparation and erecting the modular building. However, over the last 12 months the costs of equipment and materials has increased by almost 30%, which has created a shortfall in funding for the project of £240,000.00.</p> <p>The £100,000.00 that TBP are applying for from District CIL, will help to reduce the shortfall in funding and enable the project to keep on track and achieve a key project milestone, through connecting the new building to key utilities.</p> <p>To fund the remaining costs of the project, TBP as working with officers of Babergh District Council, External Funding Officers from Suffolk County Council and other partners to identify and apply for external sources of funding. TBP has also launched its own five-year growth strategy, that aims to rebuild their level of reserves, whilst allowing the organisation to continue to provide a high level of service to service users.</p>		
Delivery /timescales	The project started in September 2022 and TBP hopes to complete the project by December 2023.		
Necessary other approvals	The project has been granted planning permission (DC/22/00417)		
Public or private land	The site of the Triangle project is owned by AFC Sudbury, who have agreed a 99 year lease with TBP		
State aid details if any	N/A		
Details of future funding maintenance	Income to help maintain and fund the new facilities will be generated from placements, services the Bridge Project provides to the local community (Meals on Wheels service, AFC Sudbury catering services), as well as through private hires and accessing external sources of funding.		

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

BIDS SCREENED	ASSESSMENT
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes - It is classed as a community infrastructure project under the Infrastructure Funding Statement (Infrastructure List) and therefore complies with this criterion.
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes
Has information been verified	Yes albeit there is (in addition to the CIL Bid) an unsecured sum of money for this project which is still outstanding - £100,000.00. TBP is working with District and County Council officers and other voluntary/community support organisations to secure this remaining amount of funding.
Is this infrastructure linked to a major housing project which has priority?	No - This project is not directly linked to any particular housing development but will support the growing population of Sudbury and the surrounding area. This project has been granted Planning Permission and this new facility is vital in ensuring TBP is able to grow and develop its services, ensure the organisation's long-term sustainability and provide a venue that meets the complex needs of its service users.

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.	<p>No. However, TBP is the only provider in the area that provides work experience placements and learning & skill development opportunities for people with learning difficulties. As the population of Sudbury and the surrounding area increases, there will be a greater demand for day placements, training, education, volunteer and work experience placements for people with learning difficulties in the local area.</p> <p>As the population gets older, there will also be more demand placed on some of the services the Bridge Project provides, such as the Meals on Wheels service. The services the Bridge Project provides will support housing developments and employment opportunities in Sudbury and the surrounding area.</p>

<p>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>	<p>Yes – The Triangle project scores positively against District Council objectives and will make a significant contribution towards the Babergh and Mid Suffolk District Councils strategic priorities of:</p> <ul style="list-style-type: none"> • Well-being – Families lead active, health, safe and independent lives; children have the best start in life and adults manage their own health and wellbeing. • Community – All our communities are attractive, successful and connected place for people to live and work. <p>The Triangle Project will enable TBP to expand its range of services and number of placements, which will provide training and development opportunities for people with learning and physical disabilities, boosting self-confidence, self-esteem and wellbeing.</p> <p>By working with local partners, the Bridge Project is able to provide its service users with opportunities they would otherwise not be able to access.</p> <p>Through increasing the size and scope of its Meals on Wheels service, the Bridge Project will be providing daily hot meals to vulnerable people, helping them to maintain a healthy diet and remain independent in their own homes for longer.</p> <p>Through this project TBP will be supporting Babergh and Mid Suffolk District Councils to achieve the following outcomes that are listed in the Wellbeing Strategy:</p> <ul style="list-style-type: none"> • People will have opportunities for social connection, whatever their situation, and fewer people will feel lonely. • People will have good mental and physical health throughout most of their lives, and will be supported by the right opportunities, facilities and activities. • People with disabilities, long term health conditions and additional needs will be supported to access and enjoy all aspects of a full life, as independently as possible. <p>By providing these services and activities TBP is helping Babergh and Mid Suffolk District Councils to deliver some of the key aims that are listed within the Community Strategy, specifically the aim of:</p> <p style="padding-left: 40px;">Contribute to better public health and reduced health inequality by enabling all people to live healthy lifestyles and to maintain and improve their personal health.</p>
<p>It represents key infrastructure (essential)</p>	<p>No. This project is not critical or essential infrastructure in respect of the Councils Infrastructure Delivery Plan.</p>

	<p>However, TBP is the only provision in the local area that provides this type of training, development and socialisation opportunities to people with learning difficulties. TBP also provides a range of services that benefit vulnerable people in Sudbury and the surrounding area.</p> <p>In order to meet the needs of their service users and provide additional placements, the project has needed to acquire a building that was fit for purpose and space necessary for expansion.</p> <p>TBP states: <i>“We will be providing a venue and services that will place our students at the heart of the community, and at the same time providing for, and safeguarding other vulnerable people within the community whilst at the same time providing numerous volunteering opportunities to create a cohesive and thriving community where all can contribute, feel safe and thrive.”</i></p>
Value for money	<p>In preparation for this project, TBP undertook a comprehensive and competitive tender process.</p> <p>Purchasing and transporting a modular building proved to be a cheaper option, rather than a new build. The building will be equipped with a range of energy saving measures such as enhanced levels of insulation, solar panels, etc, which will keep running costs to a minimum and supports Babergh District Council’s environmental goals and targets.</p>
Clear community benefits	<p>The Triangle project will create additional day placements and enable TBP to continue providing a range of training, skill development, vocational education, volunteering and work experience opportunities to people with learning difficulties and long-term medical conditions.</p> <p>The services TBP provide are designed to help isolated and vulnerable people to improve self-confidence, self-esteem and wellbeing. The Triangle Project will provide a safe, accessible and supportive environment in which people can learn and develop new skills and lead a more independent and fulfilling lives.</p> <p>TBP will be able to expand its Meals-on-Wheels service to cover a wider area, providing warm/healthy meals to vulnerable/elderly people, helping them to remain independent and live in their own homes for longer.</p>

	<p>The Triangle Project will enable TBP to expand the number of placements and the range of services and activities that it can provide. This will ensure the ongoing needs of service users continue to be met, whilst ensuring the long-term sustainability of the organisation.</p>
Community support (including results of Consultation exercise.)	<p>TBP has a sitting “Student Council”, which feeds directly into a TBP Trustee subcommittee. Their feedback has been used to develop the Triangle Project, as service users have stated that they would like more outside places to grow plants, have more time in the kitchens, to support the Meals-on-Wheels delivery service and spend more time with meal recipients, which would reduce levels of isolation, loneliness and bring different aspects of the community together.</p> <p>During the development phase of the project, TBP has consulted with a range of different organisations to look at the needs and requirements of service users. These groups included - One Life Suffolk, ACE Suffolk, Suffolk MIND, Community Action Suffolk and Suffolk and North East Essex Integrate Care Board.</p> <p>TBP is a strategic partner of Suffolk County Council and Babergh District Council and is involved in the development and delivery of a number of projects both within Sudbury and the wider district.</p> <p>The Triangle Project is supported by Sudbury Town Council, Suffolk County Council, Babergh District Council, Community Action Suffolk, Suffolk MIND Sudbury Vision Group and local residents.</p>
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes – TBP is applying for £100,000.00 District CIL funding, which is the maximum they can apply for under the existing CIL Expenditure Framework. For this element of the Triangle project this amount equates to 68% of the eligible project costs.
Timeliness	Yes – the funding will be spent within two years. TBP hope to complete the Triangle Project by the end of 2023.
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>Total eligible costs for connecting utilities to the new building: £146,000.00.</p> <p>TBP own funding: £46,000.00</p> <p>CIL funding required: £100,000.00</p>

Community Bid – Funding percentage of Total Eligible project costs	68% of the eligible costs
Supports housing and employment growth	<p>No. However, TBP is the only provider in the area that provides work experience placements and learning & skill development opportunities for people with learning difficulties. As the population of Sudbury and the surrounding area increases, there will be a greater demand for day placements, training, education, volunteer and work experience placements for people with learning difficulties in the local area.</p> <p>As the population gets older, there will also be more demand placed on some of the services the Bridge Project provides, such as the Meals on Wheels service. The services the Bridge Project provides will support housing developments and employment opportunities in Sudbury and the surrounding area.</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>Income to help maintain and fund the new facilities will be generated from placements, services the Bridge Project provides to the local community (Meals on Wheels service, AFC Sudbury catering services), as well as through private hires and accessing external sources of funding.</p> <p>By equipping the building with a range of energy efficiency measures, running costs will be kept to a minimum.</p>
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	This project is in line with Babergh and Mid Suffolk District Councils strategic priorities and supports some of the objectives listed in the Babergh & Mid Suffolk Communities and Wellbeing strategies.
How does the proposal affect green infrastructure principles?	<p>The Triangle 'Modular' building was due to be demolished by its previous owner and sent to landfill. By purchasing, relocating and repurposing this building, TBP has managed to reduce project costs and the project's carbon footprint.</p> <p>When built, the building will exceed recommendations on the level of insulation, double glazing and energy efficiency. By installing PV cells on the roof, the building will be able to generate its own electrical power. Project plans also include the provision of EV charging points in the car park.</p> <p>TBP also states: <i>"The new building will also be linked closely to the environment, by creating safe outdoor spaces linked to the classrooms, a relaxation garden and nature trail. our environmental</i></p>

	<p><i>commitment extends to re planting 30 native trees (donated by the Wildlife trust), reinstating historic native hedgerows, creation of an attenuation pond to help develop biodiversity on the site, links with the AONB and Stour Valley trail and water meadows, our service users plan to volunteer to build paths and hedgerows, as well as regular litter picks along the trails.”</i></p> <p>The building will be equipped with a range of energy saving measures such as enhanced levels of insulation, solar panels, etc, which will keep running costs to a minimum and supports Babergh District Council’s environmental goals and targets.</p>
How does the project address green/sustainability principles/infrastructure?	<p>The building is within walking distance of the Town Centre, which is serviced by public transport. The Triangle site is also accessible via a well-used walking route, which runs adjacent to the site</p> <p>TBP operates a mini bus service for service users and for its meal delivery service, TBP operates a fleet on electric vehicles.</p> <p>By have a provide such as TBP operating in Sudbury, people from across the District will not have to travel so far to access similar types of services and activities.</p>
How does the project affect state aid implications?	TBP receive an annual £20,000.00 Revenue Grant from the BMSDC Communities Team
How does the project affect security and safety in the community?	TBP provides a safe/supportive environment to service users and provides a range of services and activities that are designed to enhance mental health and wellbeing, helping vulnerable people to remain safe and independent in their own homes for longer.

CONCLUSIONS

- TBP is the only provider in the area that provides work experience placements and learning & skill development opportunities for people with learning difficulties. TBP also operates a Hot Meal service, which provides up to 70 meals a day to elderly and vulnerable people in Sudbury and the surrounding area. The Triangle Project will enable TBP to grow and expand enabling them to create more day placements and volunteering opportunities, as well as increase the catchment area and number of meals it can provide through its hot meals service.
- The Triangle building will be fully accessible and contain 3 classrooms, a social room, a large multi-use room, an independent living/Life Skills classroom, kitchen facilities, storage spaces and office space for TBP’s central services team. The building will be surrounded by areas of natural open space, that will be used to create a relaxation garden, natural trails and vegetable gardens/allotments. These facilities will enable TBP to offer vocational training courses in customer care, food preparation and food hygiene, to those service users

who are able to undertake them. The facilities will also be made available for community use and private hire, which will provide an additional income stream for the organisation.

- This project will support the Council to achieve its Corporate Priorities in relation to Wellbeing and Communities, as well as contribute towards achieving outcomes listed within the Councils Wellbeing and Community strategies. By equipping the building with a range of energy saving measures, TBP will be supporting the Council in helping to achieve its green energy/environmental goals and targets.
- The project will ensure the long-term sustainability of TBP and ensure that the organisation can continue to meet the needs of services users who have complex additional needs, both now and in the future. Therefore, this project has a lot of support from key partners, stakeholders, service users and the local community.
- This proposal represents an “oven ready” scheme with evidence of wide community support. The project will be funded through collaborative spend, with the CIL fund portion being 68% of the eligible costs of the project funded from the Local Infrastructure Fund, (together with funding contributions from TBP).
- 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 £100,000.00 represents 68% of the total eligible project costs. It lies within the community infrastructure threshold of not exceeding £100,000 and 75% of the total eligible project costs. This project has been delivered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Babergh.

RECOMMENDATION

Recommendation for Cabinet to approve this CIL Bid for £100,000.00 from the Local Infrastructure Fund
