

Appendix B - Babergh

Technical Assessment of Bid – Project B02-18 Monks Eleigh Village Hall- Hearing loop speakers projector and a screen

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Improved access to all for talks, drama and film presentations; The whole community would benefit regardless of age, ethnicity or gender.
Delivery /timescales	The Hall hopes to open in October and so the equipment can be procured and installed as soon as funding is available.
Necessary other approvals	n/a for these internal alterations – checked with Building Control
Public or private land	Owned Monks Eleigh Parish Council – village hall has a formal lease
State aid details if any	n/a
Details of future funding maintenance	Maintenance will be built into the yearly maintenance and health and safety time table for the Village Hall, including PAT testing.

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

BIDS SCREENED	ASSESSMENT
Must follow the CIL 123 list	Yes – provision of community facilities
Can the infrastructure be provided using s106 funds	No -none collected for Village Halls and Community Centres
Is Bid complete	Yes
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 Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Yes meets the strategic priorities of community engagement and provision of facilities for cohesion.
It represents key infrastructure (essential)	No
Value for money	Unclear as only one professional quote provided
Clear community benefits	<p>The community benefits that this would provide are:-</p> <ul style="list-style-type: none"> • Access to all to talks, drama and film presentations through an excellent sound system through the Hall • The equipment to show presentations and films digitally • To install a hearing loop to aid those with hearing difficulties
Community support (including results of the Consultation exercise)	Yes - A recent survey has identified some 18 areas of activity where a new village hall would provide much benefit to the community. The project has County Divisional Member Support.
Deliverability (“oven ready” schemes)	Yes - project can be delivered upon grant and access of funding and is not dependent on other funding streams being achieved.
Affordability (from CIL Funds)	Yes
Timeliness	Yes - project can be delivered upon grant and access of funding.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	No – no other funding streams for this project have been identified however the wider Village Hall project has achieved collaborative funding.

Supports housing and employment growth	The village hall project will support both current residents and any future growth proposed for the area.
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Maintenance will be built into the yearly maintenance and health and safety time table for the Village Hall, including PAT testing.
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	No

CONCLUSIONS

- **This project has local resident support and also County Division Member support and generally meets the criteria for prioritisation.**

RECOMMENDATION

- **Recommendation to Cabinet to approve CIL Bid for £10,750**

Technical Assessment of Bid – Project B03-18 Cockfield field to the northeast of Mackenzie and Crowbrook Place – provision of recreational land and shelter

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	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.

Delivery /timescales	Within 6 months of receiving CIL funding (last piece of puzzle)
Necessary other approvals	No planning permission required
Public or private land	Will be public once purchased
State aid details if any	n/a
Details of future funding maintenance	Existing Parish Council working group will be responsible for maintenance. Also volunteers. Parish Council will pay for any other improvements/costs.

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

BIDS SCREENED	ASSESSMENT
Must follow the CIL 123 list	Yes – Provision of Off-site Open Space
Can the infrastructure be provided using s106 funds	Yes – some s106 funding already secured, with a further £1167.67 that could be provided in conjunction with CIL funding
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 safeguarding for this project but directly serves 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 BMSDC Landscape as being necessary, but this project is not 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 Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Open Space provides area for exercise and outdoor activity. Joint Strategic Plan says Babergh will “Shape, influence and provide the leadership to support and facilitate active, healthy and safe communities” Policy SC10 of the Babergh Local Plan says new development should “make provision for open space, amenity, leisure and play through providing, enhancing and contributing to the green infrastructure of the district”

It represents key infrastructure (essential)	no
Value for money	3 quotes obtained for each part of the works – land price £4,798/acre
Clear community benefits	Yes – linking new development with existing facilities in the village, more open space for play and outdoor activity
Community support (including the results of the Consultation exercise)	Yes – letter of support from Ward member, village petition containing 4 pages of comments from a wide range of community members supporting the project, email of support from SCC Division Member
Deliverability (“oven ready” schemes)	Yes – CIL
Affordability (from CIL Funds)	yes
Timeliness	Yes – see above
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	Yes – s106 funds
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/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	No

CONCLUSIONS

- This project has wide community support and will mitigate residential development in the area; both existing and proposed. It is an affordable “oven ready” scheme where some s106 monies has been offered towards the cost of the project

RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid subject to upper limit on CIL Bid being £29,028.91 to allow for use of s106 monies which will be £1167.67 thereby covering 100% of the total cost of the project (excluding VAT (which the PC can claim back)).

Technical Assessment of Bid – Project B04-18 Cockfield Triangular shaped piece of land to the northwest of new Barn Farm Lavenham Road – Provision of Open Space for leisure and recreational purposes

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Safeguards existing allotments currently owned by the church which are not being used to full potential. Will give Parish Council control over the rental and maintenance of allotments
Delivery /timescales	Within 3 months of receiving CIL funding (last piece of puzzle)
Necessary other approvals	No planning permission required
Public or private land	Accessible to public – will be fully public owned if project goes ahead
State aid details if any	n/a
Details of future funding maintenance	Allotment holders will be responsible for maintenance. Also volunteers. Parish Council will pay for any other improvements/costs.

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

BIDS SCREENED	ASSESSMENT
Must follow the CIL 123 list	Yes – Provision of Off-site Open Space
Can the infrastructure be provided using s106 funds	Yes – some s106 funding already secured, with a further £1167.68 that could be provided in conjunction with CIL funding
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 safeguarding for this project
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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 Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Open Space provides area for exercise and outdoor activity. Allotments allow residents to grow healthy food. Joint Strategic Plan says Babergh will “Shape, influence and provide the leadership to support and facilitate active, healthy and safe communities” Policy SC10 of the Babergh Local Plan says new development should “make provision for open space, amenity, leisure and play through providing, enhancing and contributing to the green infrastructure of the district”
It represents key infrastructure (essential)	No – safeguarding of existing infrastructure
Value for money	Commercial rate per acre (£10,200/acre)
Clear community benefits	Yes – allotments will be more accessible to residents. Land restricted to recreation use
Community support (including results of the Consultation exercise)	Letters of support from Ward Member and Division Member.
Deliverability (“oven ready” schemes)	Yes – Project can proceed as soon as CIL monies received.
Affordability (from CIL Funds)	Yes
Timeliness	Yes – 3 months delivery timescale
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	Yes – s106 and CIL
Supports housing and employment growth	Yes – provision of open space supports numerous developments currently ongoing in Cockfield

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 – see above
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	No

CONCLUSIONS

- This proposal represents an affordable “oven ready” scheme with evidence of community support that would provide open space for the community. S106 monies have been offered thereby reducing the value of the CIL Bid.

RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid subject to upper limit on CIL Bid being £21,160.94 to allow for use of s106 monies which will be £1167.68 thereby covering 100% of the total cost of the project (excluding VAT (which the PC can claim back))

Technical Assessment of Bid – Project B09-18 Cockfield Village Hall – refurbishment of the kitchen including a dedicated electric supply

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Current Kitchen provision is inadequate and needs improving. Will increase use of hall for large events and allow provision of Luncheon Club for older residents
Delivery /timescales	3 weeks once contractors are engaged
Necessary other approvals	Building Control approval will be required – not yet contacted a BC provider

Public or private land	Public
State aid details if any	Under de minimis level
Details of future funding maintenance	Village Hall Management Committee hire charge revenue

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

BIDS SCREENED	ASSESSMENT
Must follow the CIL 123 list	Yes – community facilities
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes
Has information be verified	Site has been visited, photos taken
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 Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Joint Strategic Plan says “ensure we can ... retain and enhance essential community infrastructure and facilities such as schools, health services, village halls, sports facilities and play areas”

It represents key infrastructure (essential)	No
Value for money	Yes – 3 quotes sought, cheapest chosen on basis that company has done previous work for VH that was good
Clear community benefits	Yes – increase in Village Hall Facilities, Luncheon Club would help isolated residents
Community support (including results of Consultation exercise)	12 letters of support from various community groups who use the village hall, letters of support from Division and Ward members, Village Hall survey of residents
Deliverability (“oven ready” schemes)	Yes – CIL funds are last piece of puzzle
Affordability (from CIL Funds)	Yes – delegated decision
Timeliness	Yes – see above
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	Yes – majority of money is from other funding sources
Supports housing and employment growth	Yes – increased provision at village hall
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 – see above
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	No

CONCLUSIONS

- This project represents a scheme where other funding to support it has been secured; hence the CIL Bid is collaborative in terms of spend. It is affordable as well as being an “oven ready” scheme that has a large amount of community support and improves existing infrastructure for the community.

RECOMMENDATION

- Delegated decision taken on 20th August 2018. Delegated Decision for Cabinet to note

Technical Assessment of Bid – Project B10-18 Lindsey Village Hall provision of an electrical vehicle charging point

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Yes – sustainable transport in rural areas
Delivery /timescales	Yes – within a month of funding being secured
Necessary other approvals	No – permitted development
Public or private land	Public – Village hall land
State aid details if any	n/a
Details of future funding maintenance	Revenue from charging points will fund maintenance

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

BIDS SCREENED	ASSESSMENT
Must follow the CIL 123 list	Yes – community facilities
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes
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 Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Yes – green energy and sustainable transport. Have consulted with Council’s own officer in charge of EV charging points in district
It represents key infrastructure (essential)	No
Value for money	Yes – three quotes sought with best package chosen
Clear community benefits	Yes – access to EV charging in rural areas
Community support (including results of Consultation exercise.)	Parish Council support
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes – delegated decision
Timeliness	Yes – can start once funding secured
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	No – 100% CIL bid
Supports housing and employment growth	Yes – encourages people with electric cars into the village
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/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	No
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CONCLUSIONS

- This is infrastructure which is green in nature and would benefit members of the community. Although in a rural location it would allow users to “top up” their charge and not result in harm to the pattern of facilities in the area.. It represents an oven ready affordable scheme that meets Council’s sustainable transport aims and objectives..

RECOMMENDATION

- Delegated decision taken on the 20th August 2018. Decision for Cabinet to note
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