



**The Community Infrastructure Levy (CIL) Expenditure Business Plan  
Babergh District Council.**

**September 2019.**

**Appendix A**

## CIL BUSINESS PLAN – SEPTEMBER 2019

### KEY FACTS

- The CIL Expenditure Framework, the CIL Communications Strategy and Timeline for implementation and review were reviewed and approved on 18 and 19 March 2019.  
- <https://www.babergh.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/spending-cil/>
- Bid Round 3 (for Infrastructure providers including Officers from BMSDC and Parishes and Community Groups) opened 1<sup>st</sup> May - 31<sup>st</sup> May 2019. Previous bid rounds were in May 2018 and October 2018.
- The above documents contain the processes, criteria for consideration and governance of the scheme which includes the production of a CIL Business Plan (twice yearly – after each Bid Round). This document contains the decisions to be made by Cabinet on Bids and for Cabinet to note decisions which have been made under delegated powers (all as detailed in the Governance section of the CIL Expenditure Framework)
- 20% of all CIL collected (after the 5% Admin charge and the Parish apportionment has been deducted) is being saved for Strategic Infrastructure expenditure (definition in the CIL Expenditure Framework)
- Infrastructure for new housing growth (ten dwellings and over) is prioritised in the CIL Expenditure Framework and the CIL monies collected against such schemes are saved in a different fund in order that these monies are available for those housing projects.
- The remaining Regulation 123 monies are available for Local Infrastructure expenditure (as defined in the CIL Expenditure Framework) and it is these “**available funds**” together with prioritised expenditure that the majority of the CIL bids will be funded from.
- The “**available funds**” are stated below together with details of all new starts on new major housing growth projects within the specified period so that allocated funds can be understood.
- All CIL expenditure must be in accordance with the CIL 123 list/CIL Position Statement which are on the website:  
<https://www.babergh.gov.uk/assets/CIL-and-S106-Documents/BDC-123-list-Jan-2016.pdf>
- The timetable for consideration of bids and the next review of the CIL Expenditure Framework is also on the website:  
<https://www.babergh.gov.uk/assets/CIL-and-S106-Documents/CIL-SPENDING/FINAL-CIL-Expenditure-Calendar-2019-Key-dates.pdf>



## CONSIDERATION OF BIDS

- All received bids are acknowledged and all missing or outstanding information must be submitted before the bid can be made valid or progressed to formal determination.
- When a bid is made valid consultation will occur with the Division County Councillor the Ward District Member(s) and the Parish Council for a period of 21 days.
- All valid bids will be assessed against the Validation Screening and Prioritisation criteria set out in the CIL Expenditure Framework. For each bid there will be a technical assessment section which can be viewed in Appendix B.
- The technical assessment of each valid bid contains a conclusion section that the recommendation to Cabinet in the CIL Business Plan is founded upon.
- The CIL Business Plan for each Council contains decisions to be made by the Cabinet together with bids approved under delegated powers for Cabinet to note, as detailed in the Governance section of the Councils CIL Expenditure Framework.

## PRIORITISATION OF FUNDS

- The CIL Expenditure Framework requires “all planning decisions to approve housing/employment development which carry Infrastructure to be provided by CIL and necessary for an approved growth project (those with planning permission and considered by Planning Committee) shall be supported and considered a priority so that the approved development which is ultimately carried out is sustainable”.
- As such those major planning applications, which have been commenced and for which CIL monies have been received, shall have the CIL monies kept in a different pot so that the spend against these priority infrastructure projects can be safeguarded for the community receiving the growth. The remaining monies shall be known as the “**available funds**” for expenditure in the bid round process. Those priority schemes where works have started and are subject to CIL will be listed below in this document together with the amount of CIL collected so far. Infrastructure officers will work with infrastructure providers to ensure that bids are received for these priority schemes.

**PRIORITY HOUSING/EMPLOYMENT SCHEMES (commenced since adoption of CIL – 11th April 2016 to 31 March 2019)**

Location	Address	Planning Reference	No of Dwellings Approved	Total CIL due	CIL received to 31 March 2019	Infrastructure Requirements at the time of the Planning Application
HADLEIGH	Former Brett Works	B/16/00670	65	£9,638.18	£9,638.18	Libraries = £14,256.00 Health = £20,580.00
RAYDON	Land east of King Georges Field, The Street	DC/17/06289	24	£287,750.43	£115,100.18	Affordable housing 8 units
CAPEL ST MARY	Land north and west of Capel Community Church, Days Road	B/17/00122	97	£1,023,576.96	£614,146.17	Health (amount unspecified) Travel; Plan Evaluation (£1,000 per annum) Travel Plan Implementation (£74,071.00)
LONG MELFORD	Land on the south side of Bull Lane	B/16/00777	71	£714,856.71	£428,914.02	Education - £219,258.00 Early Years - £42,637.00 Health - £22,360.00 Passenger Transport - £35,000.00 Libraries - £15,336.00
ASSINGTON	Land north of the Hollies The Street	DC/17/06170	10	£178,411.15	£71,364.46	None
SUDBURY	Walnut tree Hospital Walnut tree Lane	DC/17/03677	Variation to 55	£42,319.46	£42,319.46	None
SUDBURY	Walnut tree Hospital Walnut tree Lane	B/16/01192	49	£9,072.48	£9,072.48	None
BRANTHAM	Land North of Windyridge, Brantham Hill	DC/18/01020	13	693.41	693.41	None

### **AVAILABLE FUNDING FOR BID ROUND THREE**

Total Amount of Regulation 123 monies available (after deduction of the 5% CIL admin charge, the making of Neighbourhood CIL payments including payments due by 28<sup>th</sup> April 2019, allocation of 20% save for the Strategic Infrastructure Fund, the prioritisation of funds to meet the infrastructure costs associated with major housing developments and approved Bids from Bid Rounds 1 and 2):

- Strategic Infrastructure Fund (including bank interest) - £333,705.28
- Prioritisation of funds for major housing growth projects: Ringfenced Fund - £802,471.16
- Available monies for Local Infrastructure Fund for Bid Round 3 - £576,861.42
- Total value of bids previously approved through Bid Rounds 1 and 2 (both Delegated and Cabinet) - £417,104.54



**LIST OF BIDS TAKEN FORWARD INTO AND/OR RECEIVED FOR BID ROUND THREE (1ST May - 31st May 2019) FOR BABERGH DISTRICT COUNCIL (including recommendations for Cabinet to make decisions or for Cabinet to note the delegated decisions already made).**

The following table comprises a list of CIL Bids received in Bid Round three (1<sup>st</sup> May - 31<sup>st</sup> May 2019). Not all of the bids are valid; with either missing information, no formal approvals for the proposed infrastructure or further investigation or clarification being sought. Those bids where no decision is able to be made or where they are invalid will be carried forward to the next bid round.

**This list should be read in conjunction with Appendix B which comprises the technical assessment upon which the recommendations are based.**

Bid Ref.	Location by Parish/ Address	Type of Bid and Bidder	Reg 123 list/ CIL Position Statement compliant	Amount of Money Sought	100% CIL Monies sought (Y/N)	Total costs and other sources of funding	Consultation and expiry date (on valid Bids only)	Valid	Reason(s) why Bid is invalid	Recommendation to Cabinet for decision or delegated decision (for Cabinet to note)
B15-18	HADLEIGH Old Town Hall Kitchen	Refurbish and upgrade Kitchen (so hot food can be served instead of just cold) Hadleigh Market Feoffment Charity	Yes, provision of community facilities	£10,090	Yes	Total Costs £10,090	N/A	No	Only one quote submitted – three required Unclear at this stage on the details submitted whether this will need Listed Building Consent or not	<b>A schedule of the works involved (to include details of ventilation and ducting) are required together with reassurance that the works are acceptable and will not need Listed Building Consent given that the Guildhall is an important Listed Building. As such this Bid is held over until Bid round 4 until these details are resolved. Cabinet decision ultimately if these matters are resolved</b>

B16-18	SUDBURY Former United Reformed Church School Street	Multi use community space HIVE	Yes, provision of community facilities	£60,000	No	Total costs £413,646 Suffolk Community Foundation £150,000 Colchester Catalyst Foundation £50,000 Power to change	N/A	No	Planning permission has not yet been granted for the community use. . Clarification has been requested on whether the pews are intended to be removed from ground floor of the building as advice from a Heritage officer suggests that this is unlikely to be granted (listed Building Consent) as the pews are Victorian and	<b>Held over until Bid Round 4 given the situation regarding planning permission and Listed Building Consent. Cabinet decision ultimately if these matters are resolved.</b>
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B17-18	ASSINGTON Friends Farm Community Hub	Assington Friends Farm Community Hub - to provide permanent toilets (incl. disabled) on site, associated sewage infrastructure and disabled friendly paths and ramps throughout site including animal housing and fencing /gates The Befriending Scheme	Provision of leisure and community facilities, health facilities	Originally £39,000 sought but Community Grant offered for £25,000 hence CIL Bid amended to £14,000	No	£176,750. Other funds secured are £112,750 from Power to Change grant; £20,000 from Colchester Catalyst Charity £5,000 from Screwfix £12,200 from BDC Community Grants.	Yes -16 July 2019 – 6 August 2019	Yes	N/A	<b>Recommendation to Cabinet to approve CIL Bid for £26,800 subject to no break clauses in the 30 year lease and to the land formally being registered</b>
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B19-01	Long Melford Village Hall, Chemist Lane, Long Melford, CO10 9JQ	Village Hall – New Roof Long Melford Village Hall	Provision of leisure and community facilities	£6,808	No	Total Cost: £17,808  Other sources of funding: £10,000 lottery ('Awards for All') £1,000 Neighbourhood CIL	Yes -16 July 2019 – 6 August 2019	Yes	N/A	<b>Recommendation to Cabinet to note - Delegated decision taken to approve CIL Bid for £6808</b>
B19-02	Long Melford Village Hall, Chemist Lane, Long Melford, CO10 9JQ	Village Hall – New Car Park Long Melford Village Hall	Provision of leisure and community facilities	£26,044.16	No	Total Cost: £27,044.16  Other sources of funding: £1,000 Neighbourhood CIL.	Yes -16 July 2019 – 6 August 2019	Yes	N/A	<b>Recommendation to Cabinet to approve Bid for £26,044.16</b>

B19-03	The Old School Car Park, High Street, Long Melford, CO10 9DX	Old School – New Car Park (resurfacing, white lines, new kerbs, new drainage) Long Melford Village Hall	Provision of leisure and community facilities	£35,037	No	Total Cost: £38,037  Other sources of funding: £3,000 Neighbourhood CIL.	No Bid not valid	No	Does not meet the terms of the CIL Expenditure Framework as the land is in third party control and the Parish only has a 5 year lease	<b>Application not determined or proceeded with as CIL Bid did not meet the terms of the CIL Expenditure Framework as the property is in third party ownership with only a 5 year lease.</b>
B19-04	Gainsborough House, 46 Gainsborough Street, Sudbury, CO10 2EU	Expansion of Gainsborough House Gainsborough House	Provision of leisure and community facilities	£200,746	No	Total Cost of this element of the works is: £200,746  Overall total cost of the project is approximately £7.3 million	Yes – 7 <sup>th</sup> August -28 <sup>th</sup> August	Yes	Three quotes received 5 <sup>th</sup> August	<b>Recommendation to Cabinet to approve CIL Bid for £200,746, as per bid application, and that monies are allocated from the Strategic Infrastructure Fund subject to legal advice regarding State Aid implications</b>

B19-05	Newton Recreation Ground, School Lane, Newton, CO100QS	Play Equipment Newton Parish Council in conjunction with Newton Neighbourhood Plan Group	Provision of leisure and community facilities	£125,000 although VAT issue is unclear at this stage.	Yes	Total Cost: £125,000	No Bid not valid	No	Project costs and scope being reviewed	<b>Held over until Bid round 4 as scope and project costings are reviewed. Cabinet decision ultimately</b>
B19-06	All Saints Church, The Street, Chelsworth, IP7 7HU	Convert church to community use Chelsworth All Saints Parochial Church Council	Provision of leisure and community facilities	£121,000	No	Total Cost: £199,000 Other sources of funding: £78,000 through fundraising and VAT refunds	No Bid not valid	No	Three quotes for the costs of the works not received	<b>Bid invalid as three quotes for the works not received. Bid held over until Bid round 4. Cabinet decision ultimately</b>
B19-07	Monks Eleigh Village Hall, Church Hill, Monks Eleigh, IP7 7JL	Village Hall Car Park Monks Eleigh Village Hall Trust	Provision of leisure and community facilities	£28,765.32	Yes	Total Cost: £28,765.32	Yes -16 July 2019 – 6 August 2019	Yes	N/A	<b>Recommendation to Cabinet to approve Bid for £28,765.32</b>

B19-08	Nayland Village Hall, Webbs Meadow, Church Lane, Nayland, CO6 4JH	Village Hall – New Roof Nayland with Wissington Parish Council	Provision of leisure and community facilities	£200,000	No	Total Cost: £300,000 Other sources of funding: £100,000 through NwW PC, NwW CC, VHMC (reserve and endowment fund), SCC Locality Budget, Communities Funds, Fund raising and Donations	No Bid not valid	No	Bid is invalid whilst cheaper form of roofing tile is considered and project costs reviewed including the supply of three amended new quotes.	<b>Bid is invalid whilst cheaper form of roofing tile is considered and project costs reviewed including the supply of three amended new quotes. Held over to Bid round 4, Cabinet decision ultimately.</b>
B19-09	Capel St Mary - 4 Different locations within the village	Benches and Bins – Capel St Mary Parish Council	Provision of leisure and community facilities	£4,003.44	Yes	Total Cost: £4,003.44	No Bid not valid	No	Uncertainty around land ownership. Matter being clarified	<b>Uncertainty around land ownership. Matter being clarified. Bid held over until Bid round 4 until land ownership resolved</b>

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**PROGRESS OF BIDS APPROVED IN PREVIOUS BID ROUNDS**

Bid Ref	Project	Project Ref (Exacom)	Amount of CIL 123/CIL Position Statement Funding Allocated	Project Spend	Progress
B02-18	VILLAGE HALL - Monks Eleigh - Hearing Loop	533	10,750.00	10,750.00	Completed.
B03-18	OPEN SPACE – Cockfield Mackenzie Community Open Space Project	228	27,843.51		Commenced Land exchange and completed on the 19/6/19. Exchange documentation will be sent to the Infrastructure Team.
B04-18	OPEN SPACE – Cockfield Glebe Community Open Space Project	539	21,160.94		CIL Bid offer accepted. Glebe land purchased from Diocese on 19/6/19. Land Registry documentation will be sent to the Infrastructure Team.
B06-18	COMMUNITY FACILITY – East Bergholt - Tiered Seating East Bergholt High School	638	45,000.00		£14,700 currently spent on tiered seating from the Supplier SIS Global Seating. No monies requested From CIL yet..
B07-18	VILLAGE HALL – Preston St Mary - Kitchen and Toilet Extension P	635	130,091.00		CIL Bid offer accepted. Further funding being explored to reach the required amount. No works will commence until the full amount of the project is funded.
B09-18	VILLAGE HALL - Cockfield kitchen & electric supply	529	9,928.76		Work commenced - Phase one of electrical works has begun in the kitchens. Materials & appliances being ordered.





B10-18	GREEN ENERGY - Lindsey Electric Vehicle Charging Point	532	5,534.34	5,534.34	Completed
B12-18	COMMUNITY FACILITY - Lavenham Community Hub	634	30,000.00	30,000.00	Completed - Building transferred on 20/05/2019
B13-18	GREEN ENERGY - Lavenham Electric Vehicle Charging Point	637	33,455.99		Work commenced on 10 July but was aborted due to large number of tourists in the area. The contractor has applied to Suffolk CC to install traffic lights on Church Street. Expected restart of the works is September 2019.
B14-18	OPEN SPACE - Cockfield Culvert Open Space Project	603	3,340.00*		Started – Offered £3,340 (as per CIL Bid application) Land exchange completed on 19/6/19. Exchange documentation will be sent by the 22/07/2019.
B19-18	SPORTS AND FITNESS – Sudbury Kingfisher Leisure Pool (Strategic Fund)	636	100,000.00		CIL Bid offer accepted. 22/07/19
<b>Total CIL 123 /CIL Position Statement funding allocated in Bid Rounds 1 and 2</b>			<b>£417,104.54</b>		