

## Babergh District Council – Technical Assessment of Bids

### Appendix B – Babergh – Community Infrastructure Levy (CIL) Bid under the Strategic Infrastructure Fund

#### Technical Assessment of Bid – Project B19-04 Gainsborough House, Sudbury – Community Gallery (new purpose build)

##### Assessment

##### Validation

VALIDATION	ASSESSMENT
Need /Justification	The aim of the Community Gallery is to increase the opportunity to exhibit work created by the community. It is a purpose build exhibition gallery which would provide a flexible space for exhibitions, as part of Gainsborough House, made by and for the community, its artists and heritage learning projects.
Delivery /timescales	Completion of project by Spring 2021.
Necessary other approvals	Planning permission obtained for the erection of new gallery building; rearrangement and extension of the Weavers Lane cottages and print workshop. Alterations to improve accessibility within Gainsborough House and improved accessibility into the site. Ref: DC/18/00717. Granted: 10/04/2018. Listed Building Consent also obtained for the above permission. Ref: DC/18/00718. Granted: 10/04/2018.
Public or private land	Public land
State aid details if any	Yes – from Sudbury Town Council £25,300; Suffolk County Council £109,000; Colchester Borough Council £8,000. Gift of land/building by Babergh District Council £235,000.
Details of future funding maintenance	The business plan covers running costs.

**Screened (for possible Section 106 (S106) expenditure with the opportunity being taken to secure other funding if available)**

<b>BIDS SCREENED</b>	<b>ASSESSMENT</b>
Must follow the CIL 123 list	Yes - Provision of leisure and community facilities
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes
Has information be verified	Site to be visited and photos to be taken
Is this infrastructure linked to a major housing project which has priority?	No

**Prioritisation (using criteria from the CIL Expenditure)**

<b>PRIORITISATION CRITERIA</b>	<b>ASSESSMENT</b>
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	The proposal is not linked to a specific planned growth project, however it is anticipated that it will deliver significant benefits to the local area in terms of increased generation of employment opportunities, increased tourism and additional community facilities, thus providing infrastructure contributing to sustainable growth within Sudbury.
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	The project fits strategically within the tourism plans for the region. Tourism is key to Babergh District Council's growth plans and a regenerated tourist offer will strengthen the West Suffolk tourist identity. The project links closely to the Joint Strategic Plan and strategic priorities, as it includes the protection and enhancement of tourism income generation through existing assets. It also impacts on the strategic priorities to further develop the local economy to thrive and to develop and implement the BDC Suffolk Tourism Strategy. The project is also linked to the delivery of Sudbury's Vision for Prosperity.
It represents key infrastructure (essential)	Yes - the provision of suitable community facilities to meet the needs of the Community.
Value for money	Yes
Clear community benefits	Yes
Community support (including results of the Consultation exercise)	Yes – a wide consultation exercise has taken place since 2013 to ensure the project would be designed reflecting the ideas of all stakeholders. Consultation took place through stakeholder interviews, an online survey, focus group discussions with neighbours, special interest groups, Sudbury U3A, volunteers, local older people, interviews with community groups, teachers and other learning providers.

Deliverability (“oven ready” schemes)	Yes - planning permission granted in April 2018 for the proposed new gallery building.
Affordability (from CIL Funds)	Yes
Timeliness	Yes – planned completion of building January 2021, fit out and first exhibition installed Spring 2021
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 – Babergh District Council £525,000 (includes value of land gifted £235,000); Private donations/Trusts/Foundations £1,841,400; Corporate donation £20,000; Other fundraising/Volunteer £274,748; Volunteer time £25,000; HLF Grant (National Lottery Heritage Fund) £4,725,944; R123 List Fund application for £200,746 to cover shortfall of funding. Total net capital costs: £7,612,838.
Supports housing and employment growth	Yes
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Ongoing maintenance will be achieved through a Management and Maintenance Plan which will be fulfilled through a contract with a mechanical and engineering company, appointment of a Building Manager and appointment of a Building Apprentice.
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	The project is not listed as part of the Infrastructure Delivery Plan; however it would be of benefits to existing and new residents, and to the local economy through increase tourism and creation of employment. It also provides community infrastructure which would contribute to the sustainable growth of Sudbury.

## Conclusions

- This proposal represents an “oven ready” scheme which meets the priorities of Babergh and Mid Suffolk for the provision of cultural and community infrastructure. The largest part of the costs has been secured through the National Lottery Heritage Fund, and through multiple donations as well as the already agreed gift of the building by Babergh District Council. The amount of the CIL Bid is to cover the shortfall of funding and as such would provide the final element of the scheme’s funding. The Community Gallery element consolidates the community element of visual art and provides a gateway to engaging the wider community with Gainsborough’s House and its activities. As this project has significant support from the local authority, Sudbury’s Visioning project, other areas of Babergh, and as Gainsborough House will attract visitors from all parts of the country, it is recommended for fund allocation from the Strategic Infrastructure Fund of the CIL Regulation 123 monies.

## Recommendation

- 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.

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## Appendix B – Babergh – CIL Bids under the Local Infrastructure Fund

### Technical Assessment of Bid – Project B19-01 – Long Melford - Replacement roof - Village Hall, Chemists Lane, Long Melford

#### Assessment

#### Validation

<b>VALIDATION</b>	<b>ASSESSMENT</b>
Need /Justification	Yes
Delivery /timescales	Yes
Necessary other approvals	Building Regulations application underway
Public or private land	Public
State aid details if any	No
Details of future funding maintenance	Yes

#### Screened (for possible S106 expenditure with the opportunity being taken to secure other funding if available)

<b>BIDS SCREENED</b>	<b>ASSESSMENT</b>
Must follow the CIL 123 list	Yes – Provision of leisure and 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
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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	Yes – contributes to the promotion of community activities within the locality.
It represents key infrastructure (essential)	No
Value for money	Yes
Clear community benefits	Yes
Community support (including results of Consultation exercise.)	Yes – community support identified in Neighbourhood Plan Residents Survey (June 2018).
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Yes – estimated timescale of 2 weeks for project completion after funds 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)	Yes – CIL123 fund application for £6,808 towards the total cost of £17,808 Collaborative spend of £11,000 from other sources (£10,000 Awards for All lottery fund; £1,000 Long Melford Parish Council Neighbourhood CIL)
Supports housing and employment growth	Yes – contributes to the promotion of community activities within the locality.

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 – a donation box is planned for the Village Hall car park to provide funds for the maintenance of this project also.
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	Project not listed in the Infrastructure Delivery Plan, however the project which is part of a wider programme of improvements to the village hall and a Parish Infrastructure Investment Plan (PIIP) would be of benefit to existing and new residents and ensure increased usage of existing facilities for the community of Long Melford.

## Conclusions

- This proposal represents an “oven ready” scheme (which is part of a wider project of village hall improvements ) with evidence of community support that would provide much improved community facilities for the community.

## Recommendation

- Delegated decision taken on 6th August 2019 to approve CIL bid of £6,808, as per bid application. Delegated Decision for Cabinet to note.

## Technical Assessment of Bid – Project B19-02 – Long Melford Village Hall – New Car Park (re-surfacing with delineated bays and increased capacity) - Chemists Lane, Long Melford

### Assessment

#### Validation

VALIDATION	ASSESSMENT
Need /Justification	Yes
Delivery /timescales	Yes
Necessary other approvals	No
Public or private land	Public

State aid details if any	n/a (under de minimis)
Details of future funding maintenance	Yes

**Screened (for possible S106 expenditure with the opportunity being taken to secure other funding if available)**

<b>BIDS SCREENED</b>	<b>ASSESSMENT</b>
Must follow the CIL 123 list	Yes – Provision of leisure and 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)**

<b>PRIORITISATION CRITERIA</b>	<b>ASSESSMENT</b>
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	No
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Yes – contributes to the increased use of community facilities, services and businesses within the locality.
It represents key infrastructure (essential)	No
Value for money	Yes
Clear community benefits	Yes
Community support (including results of Consultation exercise.)	Yes – community support identified in Neighbourhood Plan Residents Survey (June 2018) and from the Neighbourhood Plan Traffic and Parking Survey (April/May 2018), as well as actions

	identified within the Neighbourhood Plan Draft Document itself (Reg 14 public consultation stage completed in February 2019).
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Yes – estimated timescale of 2 weeks for project completion after funds 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)	Yes – CIL123 fund application for £26,044.16 towards the total cost of £27,044.16 Collaborative spend of £1,000 from Long Melford Parish Council Neighbourhood CIL.
Supports housing and employment growth	Yes – contributes to the increased use of community facilities within the locality.
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 – a donation box is planned for the Village Hall car park to provide funds for the maintenance of this project.
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	Project not listed in the Infrastructure Delivery Plan, however the project would be of benefits to existing and new residents, as well as visitors, and ensure increased usage of existing facilities and services for the community of Long Melford.

## Conclusions

- This proposal represents an “oven ready” scheme with evidence of community support that would provide much improved car parking facilities for the community.

## Recommendation

- Recommendation to Cabinet to approve CIL Bid for £26,044.16, as per bid application.
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**Technical Assessment of Bid – Project B19-07 – Monks Eleigh Village Hall – Car Park Extension - Church Hill, Monks Eleigh**

**Assessment**

**Validation**

<b>VALIDATION</b>	<b>ASSESSMENT</b>
Need /Justification	Yes
Delivery /timescales	Yes
Necessary other approvals	Yes - Building Regulations reference number FP/15/02701.
Public or private land	Public
State aid details if any	Yes - Funding for the construction of the new Village Hall and original Car Park area (SCC £38,000; SCC Localities Budget £2,000; BDC £24,468; ME PC £3,000).
Details of future funding maintenance	Yes

**Screened (for possible S106 expenditure with the opportunity being taken to secure other funding if available)**

<b>BIDS SCREENED</b>	<b>ASSESSMENT</b>
Must follow the CIL 123 list	Yes – Provision of leisure and 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)**

<b>PRIORITISATION CRITERIA</b>	<b>ASSESSMENT</b>
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	No

Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Yes – contributes to the increased use of community facilities and services within the locality.
It represents key infrastructure (essential)	No
Value for money	Yes
Clear community benefits	Yes
Community support (including results of Consultation exercise.)	Yes – community support identified from users of the village hall.
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Yes – estimated timescale of completion is October 2019, following confirmation of funds 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 – CIL123 fund application is for the total costs of the project: £28,765.32.
Supports housing and employment growth	Yes – contributes to the increased use of community facilities within the locality.
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 – Maintenance funding to be provided from revenue hire fees and Parish Council Precept Contributions.
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	Project not listed in the Infrastructure Delivery Plan, however the project would be of benefits to existing and new residents, as well as visitors, and ensure increased usage of existing facilities and services for the community of Monks Eleigh.

## Conclusions

- This proposal represents an “oven ready” scheme with evidence of community support that would provide increased car parking capacity at the village hall, which would consequently contribute to increased usage of existing facilities within the community of Monks Eleigh.

## Recommendation

- Recommendation to Cabinet to approve CIL Bid for £28,765.32, as per bid application.

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**Technical Assessment of Bid – Project B17-18 – Assington Friends Farm Community Hub - to provide permanent toilets (inc disabled) on site, associated sewage infrastructure and disabled friendly paths and ramps throughout site - Assington Fruit farm, The Chase, The Street, Assington**

## Assessment

### Validation

<b>VALIDATION</b>	<b>ASSESSMENT</b>
Need /Justification	Yes
Delivery /timescales	Yes
Necessary other approvals	Yes - DC/19/00971 Planning Permission granted 16 Apr 2019 for the siting of 2no. portacabins and 1no. storage container. Change of use from agricultural to use class D1 (Non-residential institutions).
Public or private land	Private land (30 years lease granted by landowners for the purpose of the project)
State aid details if any	No
Details of future funding maintenance	Yes

**Screened (for possible S106 expenditure with the opportunity being taken to secure other funding if available)**

<b>BIDS SCREENED</b>	<b>ASSESSMENT</b>
Must follow the CIL 123 list	Yes – Provision of leisure and community facilities, health facilities

Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes
Has information be verified	Yes – site visit undertaken, and photos taken
Is this infrastructure linked to a major housing project which has priority?	No

### Prioritisation (using criteria from the CIL Expenditure)

<b>PRIORITISATION CRITERIA</b>	<b>ASSESSMENT</b>
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	No
Positively scores against provisions /objectives of Joint 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 – contributes to the provision of new facilities for vulnerable people.
It represents key infrastructure (essential)	No
Value for money	Yes
Clear community benefits	Yes
Community support (including results of Consultation exercise.)	Yes – community support identified through a comprehensive survey of all members in 2016. Support also identified through local groups and feedback received from those using or benefiting from the services provided, as well as 40 letters received from local people and organisations in the community in support of the project.
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Yes – estimated timescale of completion is two years from December 2018.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure	Yes – CIL123 fund application is for £26,800 towards the total costs of the project: £176,750. Other funds secured are £112,750 from Power to Change grant; £20,000 from Colchester Catalyst Charity, £5,000 from Screwfix and £12,200 from Babergh Community Grants

providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	
Supports housing and employment growth	Yes – contributes to the provision of new facilities and services for vulnerable people.
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 - through day places being purchased by Social Services, Suffolk County Council; membership fees; payments for training and activities; sale of produces grown on the farm.
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	Project not listed in the Infrastructure Delivery Plan; however the project would be of benefit to the community in the immediate area but also the surrounding villages and market towns of Sudbury and Hadleigh.

## Conclusions

- This proposal represents an “oven ready” scheme with evidence of strong community support. The main purpose of the project is to provide daytime services for vulnerable people, including those with a learning disability and /or autism, those with ill mental health and others who may benefit from short term placements on their road to recovery from ill health. The largest portion of the costs has been secured through the Power to Change grant together with other funding including £12,200 from Babergh Community Grants. The amount of the CIL Bid is to cover the shortfall of funding, as the missing element of the jigsaw puzzle.

## Recommendation

- Recommendation to Cabinet to approve CIL Bid for £26,800, as per bid application (amended).subject to no break clauses in the 30 year lease and to the land being registered.
-