



**East Suffolk House, Riduna Park, Station  
Road, Melton, Woodbridge, IP12 1RT**

# Cabinet

**Members:**

Councillor Steve Gallant (Leader)

Councillor Craig Rivett (Deputy Leader and  
Economic Development)

Councillor Norman Brooks (Transport)

Councillor Stephen Burroughes (Customer  
Services and Operational Partnerships)

Councillor Maurice Cook (Resources)

Councillor Richard Kerry (Housing)

Councillor James Mallinder (The Environment)

Councillor David Ritchie (Planning & Coastal  
Management)

Councillor Mary Rudd (Community Health)

Councillor Letitia Smith (Communities, Leisure  
and Tourism)

Members are invited to a **Meeting of the Cabinet**  
to be held on **Tuesday, 1 December 2020 at 6:30pm**

This meeting will be conducted remotely, pursuant to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

The meeting will be facilitated using the Zoom video conferencing system and broadcast via the East Suffolk Council YouTube channel  
at <https://youtu.be/QcKdAcKYHDk>

An Agenda is set out below.

**Part One – Open to the Public**

<b>1</b>	<b>Apologies for Absence</b> To receive apologies for absence, if any.	
<b>2</b>	<b>Declarations of Interest</b> Members and Officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the Meeting if it becomes apparent that this may be required when a particular item or issue is considered.	
<b>3</b>	<b>Announcements</b> To receive any announcements.	
<b>4</b>	<b>Minutes</b> To confirm as a correct record the Minutes of the Meeting held on 3 November 2020	<b>1 - 8</b>
	<b>KEY DECISION</b>	
<b>5</b>	<b>Community Infrastructure Levy Spending and Reporting ES/0572</b> Report of the Cabinet Member with responsibility for Planning and Coastal Management, and the Assistant Cabinet Member for Planning and Coastal Management	<b>9 - 175</b>
	<b>NON-KEY DECISION</b>	
<b>6</b>	<b>Draft Medium Term Financial Strategy ES/0573</b> Report of the Cabinet Member with responsibility for Resources	<b>176 - 219</b>
<b>7</b>	<b>Exempt/Confidential Items</b> It is recommended that under Section 100A(4) of the Local Government Act 1972 (as amended) the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Act.	

## Part Two – Exempt/Confidential

<b>8</b>	<b>Exempt Minutes</b> <ul style="list-style-type: none"> <li>Information relating to any individual.</li> <li>Information relating to the financial or business affairs of any particular person (including the authority holding that information).</li> <li>Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.</li> </ul>	
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## KEY DECISION

### 9 Independent Living

- Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Close



Stephen Baker, Chief Executive

#### **Filming, Videoing, Photography and Audio Recording at Council Meetings**

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Minutes of a Meeting of the **Cabinet** held via Zoom, on **Tuesday, 3 November 2020** at **6:30 pm**

**Members of the Cabinet present:**

Councillor Norman Brooks, Councillor Stephen Burroughes, Councillor Maurice Cook, Councillor Steve Gallant, Councillor James Mallinder, Councillor David Ritchie, Councillor Craig Rivett, Councillor Mary Rudd, Councillor Letitia Smith

**Other Members present:**

Councillor Paul Ashdown, Councillor Chris Blundell, Councillor Peter Byatt, Councillor Tony Cooper, Councillor Linda Coulam, Councillor John Fisher, Councillor Tony Fryatt, Councillor Louise Gooch, Councillor Mark Jepson, Councillor Ed Thompson, Councillor Caroline Topping, Councillor Steve Wiles

**Officers present:**

Stephen Baker (Chief Executive), Kerry Blair (Head of Operations), Lewis Boudville (Transport, Infrastructure & Parking Services Manager), Karen Cook (Democratic Services Manager), Laura Hack (Delivery Manager), Kathryn Hurlock (Asset and Investment Manager), Andrew Jarvis (Strategic Director), Nick Khan (Strategic Director), Bridget Law (Programme Manager), Matt Makin (Democratic Services Officer), Sue Meeken (Political Group Support Officer (Labour)), Brian Mew (Interim Finance Manager), Adrian Mills (Benefits Manager), Agnes Ogundiran (Conservative Political Group Support Officer), Paul Patterson (Senior Coastal Engineer), Tamzen Pope (Coastal Engineering and Operations Manager), Desi Reed (Planning Policy and Delivery Manager), Philip Ridley (Head of Planning & Coastal Management), Deborah Sage (Political Group Support Officer (GLI)), Samantha Shimmon (Tenant Services Manager), Tim Snook (Commercial Contracts Manager (Leisure)), Angus Williams (Junior Surveyor)

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**1 Apologies for Absence**

Apologies for absence were received from Councillor Kerry.

**2 Declarations of Interest**

There were no declarations of interest.

**3 Announcements**

The Leader of the Council referred to the national situation in respect of Covid-19 having changed significantly during the last few days, with the recent announcement by the Prime Minister that the country would move into national

lockdown on 5 November 2020. It was important, the Leader stated, that all councillors do as much as possible to ensure that East Suffolk remains as Covid free as possible. The Leader referred to the importance of councillors doing all that they could to support people who would find the next month, at the very least, challenging. It was incumbent on all, the Leader stated, to recognise the significant impact that lockdown could have on people's mental health and to do everything possible to reach out and assist. The Leader referred to the uncertainty in respect of the release from lockdown and he stated that whatever form that would come in, it was important that Suffolk remained in a good place to ensure that if there was an opportunity to unlock as a county, or indeed as a region, that East Suffolk was in the best place possible to respond to that.

The Cabinet Member with responsibility for Community Health reminded all of the opportunity and the importance of having a flu jab, and to share that message within communities.

The Cabinet Member with responsibility for Finance referred to the forthcoming lockdown and confirmed that there would be another round of business grants, covering businesses of all sizes, that found they had to close due to the lockdown. Advice was awaited from Government in respect of the allocation and the criteria that the Council would receive.

The Cabinet Member with responsibility for Customer Services and Operational Partnerships referred to the recent soft launch of the digital advice service; he stated that a press release would be issued soon; it would be a great asset to support local businesses and economic development within market towns. The service would offer extensive personalised digital business reports, a simple action plan, a personalised session with a business growth coach, access to responsive digital growth workshops and access to digital coaching sessions. Councillor Burroughes encouraged all members to update local businesses accordingly.

**4a Minutes 17 September 2020**

**RESOLVED**

That the Minutes of the Extraordinary Meeting held on 17 September 2020 be agreed as a correct record and signed by the Chairman.

**4b Minutes 21 September 2020**

**RESOLVED**

That the Minutes of the Extraordinary Meeting held on 21 September 2020 be agreed as a correct record and signed by the Chairman.

**4c Minutes 6 October 2020**

**RESOLVED**

That the Minutes of the Meeting held on 6 October 2020 be agreed as a correct record and signed by the Chairman.

## **5 Response to the Planning White Paper - Planning for the Future**

Cabinet received report **ES/0545** by the Cabinet Member with responsibility for Planning and Coastal Management, who summarised the contents of the report and stated that since he had been a councillor he had seen several well meaning reforms to the Planning system by successive governments, all intended to simplify the system, and they had not. You could not, Councillor Ritchie stated, improve a complex, real life system, by introducing simplistic reforms, the devil would always be in the detail. Unfortunately, Councillor Ritchie stated, this all applied to the present White Paper, despite the fact that there were good ideas within it, Councillor Ritchie did not believe that the overall approach would simplify or improve the Planning system.

Councillor Ritchie referred to Appendix A of his report, the draft response, and said that it was thorough and reasoned, welcoming good ideas, but questioning others, and pointing out what would not work. Councillor Ritchie hoped that this was the type of response that would be listened to. Councillor Ritchie stated that he had read many good responses, from parish councils, institutions and individuals; all were negative. Councillor Ritchie quoted from Lord Carnwath's response, Lord Carnwath was a recently retired supreme court judge and was generally accepted as the leading legal brain on Planning in the UK. The response referred to frequent and often inconsistent changes since 2001 which had achieved little more than adding to the complexity of the system; in his experience the Planning system was soundly based and in general had served well, but had not been assisted by frequent changes to policy direction. The response also referred to there being much in principle to be admired in the White Paper, however, there was no justification for levelling the foundations and building from the ground up a whole new Planning system for England. In short, Lord Carnwath had said that in answer to the first consultation question, his description of the present system was that it was robust but over-cluttered and under-resourced. The aim should be to build on the strength of the existing system, reduce the clutter and ensure adequate resources. Councillor Ritchie stated he whole heartedly agreed with the comments of Lord Carnwath.

The Leader stated that he agreed with the Cabinet Member with responsibility for Planning and Coastal Management and it was his understanding that there was a lot of challenge to the White Paper and to some of the assumptions that had been made.

Councillor Fryatt referred to the many comments that he had heard from representatives of town and parish councils, who did not support the White Paper, and he very much agreed. Councillor Fryatt commented that a refresh was required but it should start properly with the planning officers and with town and parish councils.

Councillor Byatt firstly referred to proposal 7 within Appendix A relating to digital technology and asked if local plans were to be in this form, did it mean that the option of 3D may be possible. Officers commented that as 3D technology advanced in the future, it would inevitably come to the fore in the Planning system.

Councillor Byatt referred to proposal 18 within Appendix A relating to new energy efficiency standards and commented on the monitoring of developments, to ensure that developers were sticking to the promise of zero carbon. Councillor Byatt referred

to in-use testing and reporting and suggested that Building Control teams could test a proportion of homes in a new developments to gather in-use data and provide performance reports on key factors such as energy performance, indoor air quality and thermal comfort for a set time after occupation. The Leader, in response, commented that building control officers inspected at various stages of the build. Officers added that the Building Control Team worked in a commercial environment and it may not necessarily be the building control discharging group that would deal with developments going forward.

## **RESOLVED**

That the content of Appendix A to report ES/0545 be endorsed as the East Suffolk Council response to the Planning White Paper – Planning for the Future.

### **6 Review of the Local Council Tax Reduction Scheme for 2021/22**

Cabinet received report **ES/0546** by the Cabinet Member with responsibility for Finance who reported that each year the Council was required to consider whether to review its Local Council Tax Reduction Scheme (LCTRS). The report advised Cabinet of the 2020 annual review and noted that the Universal Credit fluctuating earnings rule introduced in April 2020 was meeting modelling forecasts by reducing customer reassessments by a third. The report also outlined the position during the current year regarding the Council Tax Hardship Fund, under which the Fund had been covering the amount of council tax that LCTRS claimants were required to pay. It was uncertain at present as to whether these arrangements would be maintained next year. Against this uncertain background, it was not proposed that there be any changes to LCTRS for 2021/22. It was proposed that a full review, taking into account Covid-19 learning, was undertaken early next year.

Councillor Byatt asked if there was a figure available in respect of how much was currently owned by residents and whether it was expected that the debt would rise given the renewed status of the Covid-19 pandemic. The Cabinet Member with responsibility for Finance stated that he was sure that the second lockdown would cause an increase in claimants to the LCTRS; at this point, he did not have a figure to hand. Officers referred to the MHCLG hardship fund and said that as much assistance as possible was being provided; to that end, some of the collection impacts of Covid-19 were being mitigated by the measures that were in place. The Leader reiterated that ESC would continue to do all that it could to ease the burden of Council Tax on those who were finding it particularly difficult at this time.

Councillor Gooch referred to the two recent training / briefing sessions that councillors had recently had the opportunity to attend, on the work of the Anglia Revenues Partnership and how residents were helped with Universal Credit and Discretionary Housing payments. Councillor Gooch was pleased to have had the opportunity to understand more about this work and felt that it would help councillors to understand the issues faced by residents and to assist where possible.

## **RESOLVED**

That it be recommended to Full Council that the Council retains the current Local Council Tax Reduction Scheme for 2020/21 as the 8.5% benefit scheme, i.e. the maximum benefit to working age claimants is 91.5%.

## **7 Transfer of Property in St James South Elmham**

Cabinet received report **ES/0547** by the Cabinet Member with responsibility for Housing. The Leader, who introduced the report in the absence of the Cabinet Member with responsibility for Housing, stated that it was proposed that ESC transfer the freehold interest in the property to St James South Elmham Parish Meeting for nil consideration subject to retaining an overage entitling ESC to an 85% share of any uplift in value on the grant of any planning consent over the land for a period of 40 years. ESC would retain the ownership of the access road adjacent to the garages and grant a right of access to the property. The Parish Meeting had a good track record in looking after community assets. The retention of an overage would ensure that ESC was seen to achieve best value as required under s123 of the Local Government Act 1972. A sale on the open market would be unlikely to reflect any potential future uplift. An overage would ensure that if there was any unexpected gain within the time period ESC would still benefit. Were the planning constraints to be unexpectedly lifted in the future and the property obtain a change of use, ESC would be entitled to a share of any uplift in value arising from this. The disposal of the open space land was considered to be justified by ESC no longer being responsible for the maintenance of the land. At an annual maintenance cost of £900 per year, the cost to ESC of gifting the land worth £17,250 would be paid back in 19 years; this took account of the likely increase in maintenance costs over time or the central expense incurred in managing the property.

The Cabinet Member with responsibility for Planning and Coastal Management, after firstly commenting that he was very familiar with this piece of land, stated that he very much welcomed the proposal; it would benefit the Parish as well as ESC and it would be an excellent place for recreation. Councillor Ritchie had no doubt that the Parish would look after it very well.

### **RESOLVED**

That the transfer of the land shown in the plan at Appendix B of report ES/0547 together with access across the land shown edged in brown to St James South Elmham Parish Meeting for nil consideration subject to an overage agreement retaining 85% of any uplift in value on the grant of planning consent for any development for a period of 40 years be approved.

## **8 Southwold Harbour North Pier Fender Repair**

Cabinet received report **ES/0548** by the Cabinet Members with responsibility for Finance and Planning and Coastal Management respectively, who reported that Southwold Harbour North Pier Fender was damaged and in need of repair to protect mariners from harm when navigating in to and away from the Blyth Estuary. The report explained why a repair was required, what options for repair had been considered and made a recommendation for a repair in spring 2021 at an estimated



maximum cost of £1.1m. The report also referenced that further significant spending was required to sustain the North Pier in the short and medium term and recommended that this financial commitment be recognised in forward spending plans by the team responsible for management.

Officers drew members' attention to the reason why there had been a shift in the costs which were set out in the report; it was a difficult environment to work in and during the procurement exercise the two firms that responded with a potential bid indicated that they would want to do the work via a floating pontoon and that would be a more expensive option than officers had originally thought would be the approach. While £700,000 of additional cost represented that more costly option, if Cabinet approved this, then officers would go back to bidders to see if there was a less expensive way to undertake the work. Therefore, the budget expectation was a worst case scenario and it could reduce.

The Cabinet Member with responsibility for Finance stated there would be a change to the second recommendation to reflect that ESC was waiting for the outcome of a claim for £250,000 grant from the Environment Agency and that ESC would go back to tender seeking a revised quote on the basis of a land based approach rather than a sea based approach.

Councillor Byatt referred to the winter months approaching and possible further damage and asked if ESC would be trying to get the tenders in as low as possible before the bad weather. Officers, after acknowledging the risk that there could be further damage over the winter months, referred to the budget of £1.1m making provision for an element of risk and so if further damage did occur then it ought to be part of the worst case budget that had been allowed for. On balance, it was considered better to await the spring of 2021 before carrying out the works. To attempt this during the winter months would bring significant costs and risks to the project.

Councillor Byatt referred to all harbours being looked at again in the light of Brexit and suggested that ESC would potentially be able to offer a small fishing port there, expanding the facilities for the local fishermen and offering them a safe haven to come back to.

## **RESOLVED**

1. That damage to the Southwold Harbour North Pier fender is repaired by works in Spring 2021 at an estimated cost of up to £1,100,000 including risk.
2. That the work is funded through a combination of the existing Coastal Management capital budget (£400,000) and a new allocation of up to £700,000 from the General Fund capital budget, with the final amount to be confirmed after a retender or following negotiation with previous tenderers.
3. That provision is made in the 2021/22 capital budget for the new capital expenditure.

The Leader stated that Cabinet would now, subject to resolving to exclude the public from the meeting for the next five agenda items, consider the following reports:

Item 11 asked Cabinet to consider further the East Suffolk Council Off Street Parking Places Order which was made and came into force in August 2020. The report asked Cabinet to consider extending the provision of the 30 minutes free parking periods across all East Suffolk town centre car parks in order to support local businesses in their recovery from the impacts of Covid 19.

Item 12 asked Cabinet to consider a variation to the existing contract held with one of ESC's leisure services providers to better offer value for money and quality of service.

Item 13 asked Cabinet to consider the acquisition of a freehold premises to enhance ESC's investment portfolio.

And finally, item 14 asked Cabinet to consider the next stage of project planning for the development of a mixed housing and leisure scheme at the former Deben High School site on Garrison Lane Felixstowe.

## **RESOLVED**

That under Section 100A(4) of the Local Government Act 1972 (as amended) the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1, 3 and 5 of Part 1 of Schedule 12A of the Act.

### **10 Exempt Minutes 6 October 2020**

- Information relating to any individual.
- Information relating to the financial or business affairs of any particular person (including the authority holding that information).

### **11 Parking Services: Off Street Parking Order**

- Information relating to the financial or business affairs of any particular person (including the authority holding that information).
- Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

### **12 Leisure Partnership Agreement Contract Variation**

- Information relating to any individual.
- Information relating to the financial or business affairs of any particular person (including the authority holding that information).

### **13 Proposed Investment Acquisition**

- Information relating to the financial or business affairs of any particular person (including the authority holding that information).

**14 Proposed Mixed Use Development on the Former Deben High School Site**

- Information relating to the financial or business affairs of any particular person (including the authority holding that information).

The meeting concluded at 9:00 pm

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Chairman



## CABINET

Tuesday 1 December 2020

### COMMUNITY INFRASTRUCTURE LEVY SPENDING AND REPORTING

#### EXECUTIVE SUMMARY

1. In accordance with the Community Infrastructure Levy Regulations (CIL Regs) any authority that receives a contribution from development through CIL or section 106 planning obligations must prepare an infrastructure funding statement (IFS). This includes county councils. Regulation 121A. of the CIL Regs requires that the Infrastructure Funding Statement is published on the Councils website no later than 31 December in each calendar year. The Infrastructure Funding Statement contains three key documents; The CIL Report, The S106 Report and the Infrastructure List. Cabinet are asked to approve the IFS for publication.
2. The implementation of CIL Spending Strategy (approved by Cabinet in January 2020) contains a recommended approach to CIL Funding. Due to the impact of Covid 19, this will require adjustment and alignment as a result of the delayed 2020 bid round and to allow further focus on funding essential infrastructure delivered by statutory partners during 2021.
3. The CIL Spending Strategy 2020 opened a delayed bid round on 30 September 2020. Cabinet are recommended to approve one collaborative bid from Ipswich and East Suffolk Clinical Commissioning Group to extend the GP Surgery at Little St Johns Street, Woodbridge as an exceptional bid in advance of the full consideration of all 2020 bids.

Is the report Open or Exempt?	Open
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Wards Affected:	All
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<b>Cabinet Members:</b>	<p>Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management</p> <p>Councillor Tony Cooper Assistant Cabinet Member for Planning and Coastal Management</p>
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<b>Supporting Officers:</b>	<p>Ben Woolnough BSc MSc MRTPI Major Sites and Infrastructure Manager <a href="mailto:ben.woolnough@eastsuffolk.gov.uk">ben.woolnough@eastsuffolk.gov.uk</a> 01394 444593</p> <p>Nicola Parrish Infrastructure Delivery Manager <a href="mailto:nicola.parrish@eastsuffolk.gov.uk">nicola.parrish@eastsuffolk.gov.uk</a> 01502 523057</p>
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## **1 INFRASTRUCTURE FUNDING STATEMENT (IFS)**

- 1.1 The September 2019 amendments to the Community infrastructure Levy Regulations 2010 (as amended) placed the requirement on Councils that are directly receiving and spending developer contributions to produce an Annual Infrastructure Funding Statement (IFS) and to publish this Statement by 31 December each year. When published on the website a clear explanation for the public will be provided along with links to our extensive CIL guidance in order to ensure all information can be easily understood.
- 1.2 The IFS reports on CIL, s106 and RAMS (Habitats Mitigation) income and expenditure and its format is prescribed in CIL Regulation 121A.
- 1.3 In compliance with Regulation 121A the annual infrastructure statement includes:
  - (a) “the Infrastructure List” - a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL. This Infrastructure List must not include the projects where Neighbourhood CIL that has been subject to clawback or projects where the Council is holding Neighbourhood CIL on behalf of an unparished area;
  - (b) “the CIL Report” - a report about CIL, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 of the CIL Regs; and
  - (c) “the Section 106 Report” - a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 of the CIL Regs and which may also include estimated values of expected contributions where the actual value is not yet known.

## **2 THE CIL SPENDING STRATEGY**

- 2.1 The CIL Spending Strategy, approved by Cabinet on 7 January 2020, sets out the focus of CIL Spending for the first year of the strategy and ongoing years until review.
- 2.2 Due to the Covid-19 pandemic and the subsequent lockdown period it was agreed to defer the bid window from 1 April 2020 to 30 September 2020, closing on 30 November 2020.
- 2.3 As the window in which to approve and allocate funding is very short for 2020 it is suggested the following amendments to the Strategy are agreed. These are set out in full context in Appendix B for Section 8 amendments, in point 3.4 and in summary below:
  - i. Section 8: Operation of the CIL Spending Strategy, the year 2021/22 is treated the same as outlined in year 1 of the strategy, and subsequent phases of the strategy are updated to reflect the addition of a year. Instead of these periods being referred to as a year they are now termed ‘period’ with the period being defined.
  - ii. Where bids are received from statutory partners that are invalid, and are such just because they are awaiting planning permission or a minor element of information, that these bids can seek an approval “in principle” so that CIL funding can be allocated/ringfenced to the draft project. See point 3.4 for recommended additional wording to Section 9 of the CIL Spending Strategy.

### **3 APPROVAL OF CIL FUNDING BIDS**

- 3.1 The CIL Spending Working Group is a cross party group that aims to be representative in its Governance and consists of members with specialisms that are relevant for the review and approval of CIL Funding. Whilst decisions may be recommended on considerable spending sums, there is a clear approved CIL Spending Strategy that those decisions are aligned to.
- 3.2 During this period, regular meetings have continued with our colleagues who deliver essential infrastructure such as health facilities, education establishments, strategic waste facilities and Police infrastructure and it is likely that a number of bids will come through in April 2021. This is expected to be a considerable demand to the Strategic/District CIL Fund, although some of the projects may not be able to be fully validated in time for approval in September 2021, due to the timing of required planning permissions or other limiting factors.
- 3.3 Where bids are for the most part valid bids but are delayed through the time it takes to get planning permission or other such barrier, the CIL Spending Strategy could be amended to allow the CIL Spending Working Group to recommend approval of/Approve the bid “in principle” and once approved by Cabinet this will result in the ring fencing of CIL Funds towards the project, subject to the planning permission or other barrier being overcome. In principle bid approvals should be approved only where it is likely that the commencement of the project will be within 12 months.
- 3.4 Section 9 of the CIL Spending Strategy would benefit from the addition of the following sentence:

9.7 The CIL Spending Working Group may recommend that bids submitted by statutory partners be given an approval “in principle” decision to allow CIL funding to be allocated to the project until such times as the project can then progress. This would only apply to bids where planning permission or other minor barrier prevents the bid from being valid and where the project will commence within 6 months of the “in Principle” decision.

### **4 HOW DOES THIS RELATE TO THE EAST SUFFOLK STRATEGIC PLAN?**

- 4.1 The Infrastructure Funding Statement and the mechanism that provides to support developer contributions and their spending will meet the following council themes and priorities of the Strategic Plan:

#### **Growing our Economy**

Support and deliver infrastructure

#### **Enabling Communities**

Maximising health, well-being and safety in our District

#### **Delivering Digital Transformation**

Digital by default

Effective use of data

#### **Caring for our Environment**

Protection, education and influence

## **5 FINANCIAL AND GOVERNANCE IMPLICATIONS**

- 5.1 There are no newly identified financial implications to report on in relation to the production of IFS, the collection of CIL and s106 contributions and the expenditure of developer contributions to deliver infrastructure. Should implementation of sites stop or slow significantly due to Covid-19 restrictions, this would have a knock on effect in relation to the receipt of CIL and the availability of CIL Admin to support the costs of the Major Sites and Infrastructure Team.

## **6 OTHER KEY ISSUES**

- 6.1 This report has been prepared having considered the results of an Equality Impact Assessment EQIA163077948. No further actions are required.

## **7 CONSULTATION**

- 7.1 No consultation has been necessary for this recommendation.
- 7.2 The Infrastructure Funding statement and the updates to the CIL Spending Strategy are to be published on the councils CIL Webpages.

## **8 OTHER OPTIONS CONSIDERED**

- 8.1 The Infrastructure Funding Statement is a statutory requirement and its content is prescribed in legislation, there is no alternative option if the council is to comply with the CIL Regulations 2010 (as amended).
- 8.2 The CIL Spending Strategy could be left as it stands but would then be out of alignment as a result of the Covid-19 pause and information supporting these phases may not be readily available or if it were available it may not be useful in supporting discussions or decisions on funding infrastructure.
- 8.3 Failure to approve funding for infrastructure that is critical or essential to support delivery of the local plans would result in unsustainable development and create unacceptable risks to the delivery of statutory services and the support of healthy communities. No other options have been considered.

## **9 REASON FOR RECOMMENDATION**

- 9.1 To comply with legislation;
- 9.2 To provide transparency in reporting on the receipt and use of all developer contributions; and
- 9.3 To address the urgent primary healthcare infrastructure needs for the Woodbridge Area which are influenced by housing growth in the area and should be funded through CIL.



## RECOMMENDATIONS

1. That the Infrastructure Funding Statement be approved for publication.
2. That the amendments to Section 8 of the Community Infrastructure Levy Spending Strategy be approved.
3. That the additional sentence to Section 9 of the Community Infrastructure Levy Spending Strategy to allow for the implementation of “in principle” recommendations by the Community Infrastructure Spending Working Group and decisions by Cabinet be approved.
4. That the Community Infrastructure Levy bid for funding for expansion of and enhancements to Little St John’s Street GP Surgery in Woodbridge be approved.

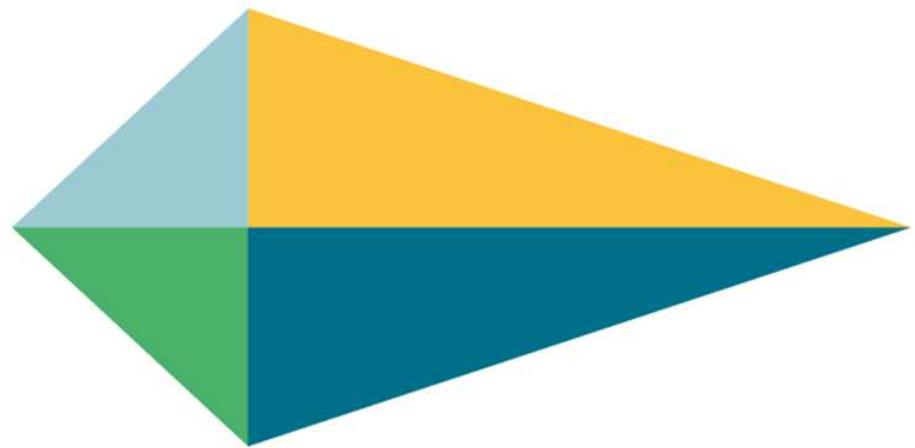
## APPENDICES

<b>Appendix A</b>	The Infrastructure Funding Statement
<b>Appendix B</b>	CIL Spending Strategy Section 8 (extract) – Revised December 2020
<b>Appendix C</b>	Details of valid CIL Bids 2020
<b>Appendix D</b>	Report on the receipt and spending of RAMS funding

## BACKGROUND PAPERS

Please note that copies of background papers have not been published on the Council’s website [www.eastsuffolk.gov.uk](http://www.eastsuffolk.gov.uk) but copies of the background papers listed below are available for public inspection free of charge by contacting the relevant Council Department.

Date	Type	Available From
7 January 2020	Report to Cabinet on 7 January 2020 – Infrastructure Team Service Improvements and CIL Spending Strategy (ES/0245)	<a href="mailto:ben.woolnough@eastsuffolk.gov.uk">ben.woolnough@eastsuffolk.gov.uk</a>



**EASTSUFFOLK**  
C O U N C I L

## Infrastructure Funding Statement 2019-20



# Infrastructure Funding Statement 2019-20

## 1. Introduction

- 1.1. Welcome to East Suffolk Council's Infrastructure Funding Statement (IFS) for 2019/20. This document includes a summary of the activities in relation to developer contribution income and expenditure for the 2019/20 financial year.
- 1.2. Reporting on developer contributions helps local communities and developers see how contributions have been spent and understand what future funds will be spent on, ensuring a transparent and accountable system.
- 1.3. In accordance with the Community Infrastructure Levy Regulations (CIL Regs) any authority that receives a contribution from development through the levy or section 106 planning obligations must prepare an infrastructure funding statement. This includes county councils.
- 1.4. This is the first Infrastructure Funding Statement for East Suffolk and it is likely that the format and content will change in future editions as technology to deliver digital reporting is enabled.
- 1.5. There are two CIL charging schedules for East Suffolk, one covering the Waveney area and one covering the Suffolk Coastal area. The IFS reports on developer contributions across the whole of the East Suffolk area singularly.

## 2. Legislative Requirements

- 2.1. Regulation 121A. of the CIL Regs requires that the Infrastructure Funding Statement be published on the Councils website no later than 31 December in each calendar year.
- 2.2. In compliance with Regulation 121A the annual infrastructure statement includes:
  - (a) "the Infrastructure List" - a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL. This Infrastructure List must not include the projects where Neighbourhood CIL that has been subject to clawback or projects where the Council is holding Neighbourhood CIL on behalf of an unparished area;
  - (b) "the CIL Report" - a report about CIL, in relation to the previous financial year ("the reported year"), which includes the matters specified in paragraph 1 of Schedule 2 of the CIL Regs; and
  - (c) "the Section 106 Report" - a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 of the CIL Regs and which may also include estimated values of expected contributions where the actual value is not yet known.

# Infrastructure Funding Statement 2019-20

## 3. Contents of the Infrastructure List

- 3.1. The focus of developer contributions is to deliver sustainable development and to mitigate the effects of development. The Infrastructure Delivery Frameworks appended to the Waveney and Suffolk Coastal Local Plans form the bedrock of the identification of infrastructure to support development and show the first considerations of how the critical, essential and desirable infrastructure may be funded and the period in which it may be delivered. The Infrastructure List takes this information a step further and begins to express those projects which the council is looking to support delivery of in the short, medium and longer term, through the allocation of District CIL, through the collection and use of s106 contributions or through planning conditions (such as highways works).
- 3.2. The Infrastructure List replaces the duty on Councils to publish CIL Regulation 123 lists. These lists were previously required for CIL charging authorities in order to confirm the types of infrastructure which would be funded through CIL rather than s.106. The requirement for the 123 lists was removed in September 2019 and replaced with the requirement for the Infrastructure Funding Statement. This Infrastructure List therefore covers specific infrastructure projects which may be funded by CIL or s106 or both and the general (not project specific) types of infrastructure which may be funded through CIL or s106 or both.
- 3.3. As East Suffolk is a plan led authority with two up-to-date local plans, the vast majority of infrastructure needs have previously been identified and the type of developer contribution has been considered and established in the list. However, unplanned sites may come forward with their own new or additional infrastructure demands. Also, unidentified infrastructure needs may materialise over the plan period or as a result of more up to date knowledge of allocated sites. Therefore, the generic infrastructure list covers the various types of infrastructure and a guide on how they may be funded.
- 3.4. The Infrastructure List will be regularly reviewed and updated as the estimated costs of infrastructure projects are better understood, and other funding sources are clarified. The Infrastructure List will indicate the projects that are in progress and the projects that have been completed and will provide clarity and transparency around the delivery of infrastructure.
- 3.5. The infrastructure projects that have CIL and s106 allocated to them will be recorded and monitored within the Councils Exacom database. A project is in progress to provide this data digitally to the public via the Councils webpages in the future. This will enable “live time” reporting on projected CIL income, the amount of CIL received and the allocation of CIL to projects and to the Town and Parish Councils.
- 3.6. A separate breakdown is provided of all CIL funded projects and their 2019/20 status of delivery for quick reference.

# Infrastructure Funding Statement 2019-20

## 4. Delivering Affordable Homes

- 4.1. The National Planning Policy Framework requires Local Planning Authorities to reflect the needs for affordable housing within their planning policies.
- 4.2. Policies in the Local Plans require development (with capacity for eleven units or more in the Waveney Local Plan area and ten units or more in Suffolk Coastal Local Plan area) to make provision for affordable dwellings. Across East Suffolk viability testing has identified that affordable housing can be provided on viable sites in the range of 20%-40% as a proportion of homes, dependent on location. The Waveney Local Plan and emerging Suffolk Coastal Local Plan reflect the relevant evidence for the area. The policies expect provision to be made on-site, other than in exceptional circumstances. In such cases it may be agreed that a commuted sum could be paid towards provision of affordable housing off-site.
- 4.3. Planning obligations secured through s106 (legal) agreements are used in relation to securing onsite affordable housing or off-site contributions in lieu of affordable housing provision. Historic legal agreements providing for affordable housing contributions may restrict the location in which the contribution is spent to deliver affordable homes. Focus is given to delivering affordable homes in areas of greatest need.
- 4.4. Affordable Homes that are secured through s106 are not infrastructure and therefore are not reported through the infrastructure List. Information on the delivery of Affordable Homes is included in the annual monitoring report.

## 5. Reviewing the CIL Rates

- 5.1. In order to ensure that the Councils CIL Charging Schedules remain appropriate and effective, a review of CIL is currently in progress with a view to having a single East Suffolk CIL Charging Schedule that reflects the latest viability evidence to support the CIL rates.
- 5.2. The Council has commissioned consultancy Aspinall Verdi, who prepared the Viability Assessments that underpin the adopted Waveney Local Plan and the Suffolk Coastal Local Plan, to prepare the evidence base to inform the draft East Suffolk CIL Charging Schedule. There will be consultation on the draft CIL Charging Schedule, including a formal period of consultation in 2021, to be followed by independent examination and then adoption. The Council's website <https://www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/> will be soon be updated with more information on the timetable.

## 6. Photo Gallery – Projects delivered with the support of CIL

- 6.1. [Photographs of infrastructure projects that have been funded through Strategic CIL.](#)

# Infrastructure Funding Statement 2019-20

## 7. Appendices

[The CIL Report](#)

[The s106 Report](#)

[The Infrastructure List](#)

# The CIL Report

## 1. CIL Charging Schedules

- 1.1. East Suffolk Council has two CIL Charging Schedules: a Waveney Area CIL Charging Schedule effective since 1 August 2013, and a Suffolk Coastal Area CIL Charging Schedule effective since 13 July 2015.
- 1.2. A review of the East Suffolk area viability and the CIL rates is in progress and consultation on the East Suffolk CIL Charging Schedule will open in autumn 2020.

## 2. CIL Allocations

- 2.1. CIL is paid on commencement of planning permissions that are CIL liable development. Payments are usually made in instalments and can take up to 2 years to be received in full. Once received the CIL payments are automatically split down into their statutory “pots” or funds:
  - 5% **CIL Admin** – Retained by the Council to fund the administration of the CIL function;
  - 15%\* or 25% **Neighbourhood CIL (NCIL)** – Distributed to parish councils \*Where town or parish councils do not have a made Neighbourhood Plan the 15% is capped at £100 (indexed) per council tax dwelling. Where there is no parish council then the NCIL amount is retained for spending only in that parish area.
  - The remainder (80% or 70%) is **District CIL** to be spent on Infrastructure needs for the District as a whole. Sometimes District CIL is called ‘Strategic CIL’.

## 3. CIL Income

- 3.1. East Suffolk Council issued 96 CIL Demand Notices during the 2019-20 financial year totalling £3,965,977 and during this period the Council received £5,090,658 in total CIL (Admin, Neighbourhood CIL (NCIL) and Strategic CIL). The total amount of CIL received by East Suffolk Council to the 31 March 2020 is £14,415,311.77.
- 3.2. The total amount of CIL receipts, collected by East Suffolk prior to 1 April 2019 was £9,324,653.46 and £5,565,446.42 of that had not yet been allocated.

# The CIL Report

## 4. Brought forward balances

- 4.1. Table 1 shows the amount of Neighbourhood CIL (NCIL) (£15.44) that was carried over into the 2019-20 financial year which is not yet allocated to infrastructure projects by East Suffolk in areas where there is no parish council. The total of Neighbourhood CIL received between 1 October 2019 and 31 March 2020 is also listed in this table as it is not allocated and paid out until after the previous financial year end. The amount of NCIL is not confirmed until verified year-end figures are available, after the end of the financial year. CIL admin was assessed, allocated and spent at the end of 31 March 2019 and so this does not show as a brought forward figure at the start of 2019/20 financial year.

**Table 1**

Type of CIL	Unallocated £
NCIL held for Parish Meeting Areas	15.44
Unallocated NCIL (April 2019 NCIL Payment made prior to 28 April 2019)	461,869.93
Unallocated District CIL carried forward into 2019/20	5,103,561.05
<b>Total unallocated CIL brought forward into 2019/20</b>	<b>5,565,446.42</b>

- 4.2. District CIL, is collected for larger infrastructure projects which support the new development identified in the local plans. Regular conversations are held with Health and Education and other infrastructure providers to ensure essential infrastructure projects are delivered to support growth in an area.

## 5. Allocating CIL collected before 1 April 2019

- 5.1. Table 2 provides details of the CIL which was collected by the authority before 2019/20 that has been allocated during 2019/20 financial year.

**Table 2**

Project	Approved Allocation £	Spend Notes
Worlingham Community Facility	149,478.00	Capital works have not yet commenced
Beccles Lido Improvements	75,000.00	This project was completed during 2020 and the full allocation spent.



## The CIL Report

<b>subtotal</b>	<b>224,478.00</b>	
Neighbourhood CIL Payment April 2019 (CIL collected between 1 October 2018 and 31 March 2019)	461,869.93	NCIL spend is reported by the Town and Parish Councils
<b>total</b>	<b>686,347.93</b>	

- 5.2. A full breakdown of infrastructure projects that have been allocated Strategic CIL is provided via the CIL Spending webpage. This data also provides information on the project status and the position of spend, including underspends against the CIL allocation which are credited back to the District CIL Fund.
- 5.3. As at the 31 March 2020, £1,830,540.50 of District CIL has been approved to be allocated to projects. 11 Projects have been completed and the remaining 8 projects have an unspent balance of £777,340.50.
- 5.4. Very little District CIL was allocated in 2019/20 due to a pause in most spending to allow for the creation of East Suffolk Council and a subsequent CIL Spending Strategy. This was enabled through the formation of the Major Sites and Infrastructure Team and increased resources for the administration of CIL. The CIL Spending Strategy was adopted by Cabinet in January 2020 and it established a clear approach to CIL spending commencing in 2020/21.
- 5.5. At the end of the 2019/20 financial year, the closing balance for District CIL was £8,852,994.21 and this is the amount of Strategic CIL that is available for allocation to infrastructure projects during 2020/21

## 6. Allocating CIL collected between 1 April 2019 and 31 March 2020

- 6.1. Table 3 shows CIL collected during 2019/20 and allocated during 19/20

**Table 3**

<b>Allocation</b>	<b>Approved Allocation £</b>	<b>Spend Notes</b>
CIL Admin	254,532.92	Salary costs of the Infrastructure Team, training costs, IT software costs and licenses, CIL review costs

## The CIL Report

Neighbourhood CIL Payment October 2019 (CIL collected between 1 April 2019 and 30 September 2019)	517,901.56	NCIL spend is reported by the Town and Parish Councils
<b>total</b>	<b>772,434.48</b>	

- 6.2. Admin CIL is allocated for spending against the Infrastructure Teams operational costs incurred within the end of the reported year. The amount of Admin CIL received for 2019/20 financial year is £254,532.92, represents 5% of the total CIL received for the financial year.
- 6.3. Neighbourhood CIL collected between 1 October 2019 and 31 March 2020 which is due to be paid out to town and parish council by 28 April 2020 is allocated during April 2020, after the end of the financial year. For information, this figure is £342,177.48 and a summary of payments made to the relevant town and parish councils in 2019/20 and for the April 2020 allocation can be found on the [CIL reporting webpage](#).

## 7. Other Matters

- 7.1. To date CIL has not been used re repay borrowing to deliver infrastructure.
- 7.2. CIL has not been spent in areas where there is no parish area as the amount collected to date is only £15.44.
- 7.3. No Land payments in lieu of CIL have been accepted in 2019/20.
- 7.4. To date no clawback notices in accordance with regulation 59E have been issued where Town and Parish Councils have failed to spend their Neighbourhood CIL within the 5-year statutory period. In 2020/21 we will be looking at the level and type of spend for Neighbourhood CIL and issuing clawback notices, as appropriate.
- 7.5. Where large infrastructure projects that are delivered by statutory providers are in the latter stages of development and applications for CIL funding are presented for validation, the ringfencing of Strategic CIL will be approved by the CIL Spending Working Group, pending finalisation and final approval and allocation of project funding as projects reach delivery stage.
- 7.6. The CIL Spending Strategy approved in January 2020 is available on the [CIL spending webpage](#). This webpage also provides information on the progress of projects and a link to photographs of some of the CIL funded infrastructure projects, during construction and at completion.

# The CIL Report

- 7.7. From April 2019 East Suffolk began using a new developer contributions management system.
- 7.8. Once all CIL historic data has been entered and verified in the Exacom developer contributions system it will be possible to monitor CIL income, allocation and spending in live time, as well as for the other developer contributions held by East Suffolk.
- 7.9. Beyond the 2019/10 financial year, the Covid-19 pandemic has had a negative impact on the delivery of new housing and the infrastructure projects to support new development. The CIL Regulations 2010 (as amended) have been the subject of temporary change which will impact on the collection of CIL relating to CIL Demand Notices that have been issued in 2019/20 and earlier where there are liabilities and instalments still due for payment. For this reason, no forecasts of CIL Collection have been provided with this IFS.

## 8. 2019/20 Closing Balances

- 8.1. Table 4 shows the closing balances for unspent CIL as at 31 March 2020.

**Table 4**

Allocation	£	Notes
CIL Admin	0.00	Allocated and spent in year
NCIL (Parish Meetings)	15.44	
NCIL	342,177.48	This is allocated and transferred to town and parish councils by 28 April 2020
District CIL (available)	£8,852,994.21	The CIL Spending Working Group will be considering which projects are a priority for receiving CIL funding in November 2020.
District CIL (allocated to infrastructure projects and not yet spent)	1,477,340.50	See full list of projects on the CIL Spending webpages
<b>Total</b>	<b>10,672,527.63</b>	

# The CIL Report

## Contacts

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01502 523059  
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# Section 106 Report

## 1. S106 Contributions in East Suffolk

- 1.1. The use of planning obligations secured through s106 (legal) agreements is generally in relation to securing onsite affordable housing, off-site contributions in lieu of affordable housing provision and site-specific mitigation required for new developments.
- 1.2. A s106 Agreement may also be used to secure contributions towards new schools (as these are not delivered through CIL) and may sometimes include s278 Highways mitigation works or contributions to secure highways improvements and green travel plans.
- 1.3. Whilst East Suffolk may be a lead party within a s106 Agreement, it is often the case that contributions are received directly by Suffolk County Council. Suffolk County Council will report on these s106 contributions, together the number of places secured, within the Suffolk County Council Infrastructure Funding Statement 2019/20.
- 1.4. Previously s106 income and expenditure will have been reported separately as Waveney and Suffolk Coastal s106 contributions. This s106 Report reports on all East Suffolk contributions which will include those previously collected as the former two authorities and Recreational Disturbance Avoidance & Mitigation Strategy payments (RAMS) collected under Section 111 of the Local Government Act 1972.

## 2. Sums received before 1 April 2019 that have not been allocated to projects by 31 March 2019

- 2.1. Table 1 below shows the total amount of S106 money held by East Suffolk on 31 March 2019.

**Table 1**

<b>Contribution Type</b>	<b>Amount £</b>
Waveney Area RAMS*	8,351.72
Suffolk Coastal Area RAMS*	11,165.26
Waveney Area Open Space	112,236.41
Waveney Area Playing Fields	1157.97
Waveney Area Community Facilities	287,257.19
Waveney Area C Play Equipment	133,760.48

## Section 106 Report

Waveney Area Refuse	21,839.58
Country Park (Woods Meadow, Lowestoft)	203,225.81
Suffolk Coastal Area Play Equipment	575,807.04
Suffolk Coastal Area Sport	961,657.29
Commuted Sums for Maintenance**	775,710.21
Affordable Housing	2,038,723.56
Air Quality (Felixstowe South Reconfiguration)	8454.97
Landguard (Felixstowe Port S106)	193,628.32
Suffolk Coastal Community Facilities	10,247.35
Suffolk Coastal Medical Facilities	7,495.14
<b>TOTAL</b>	<b>5,350,718.30</b>

\* RAMS contributions are collected under Habitats Assessment Regulations and required in line with the Recreational Disturbance Avoidance & Mitigation Strategy for Ipswich Borough, Babergh District, Mid Suffolk District and East Suffolk Councils. RAMS contributions are automatically allocated to the RAMS project and will be spent to deliver strategic mitigation through the RAMS Executive Group. No RAMS contributions were allocated for spending in 2019/20. Further information can be found here:

<http://www.eastsuffolk.gov.uk/planning/developer-contributions/rams/>

\*\* Commuted Maintenance sums are proportionately allocated over a 5 or 10-year period according to the requirements detailed within each legal agreement. The Commuted Sums for Maintenance brought forward figure in Table 1 is technically an allocated figure but has been included here in the interests of transparency.

### 3. S106 Agreements entered into during 2019/20

- 3.1. The Infrastructure Team are shortly commencing the transfer of s106 data from legacy systems to the new Exacom developer contributions database and this element of the Exacom project will commence in October 2020. We are currently unable to provide 2019/20 data in a list format, broken down by financial and non-financial obligations. This information will be available in 'live time' in the future, via web access to the new developer contributions system.

## Section 106 Report

### 4. S106 Contributions Received in 2019/20

- 4.1. Table 2 shows the total amount of money under any planning obligation which was received by East Suffolk Council during 2019/20;

**Table 2**

<b>Contribution Type</b>	<b>Amount £</b>
East Suffolk RAMS (Habitats Mitigation)	204,799.59
Community Facilities (Woods Meadow, Lowestoft)	472.78
Play Equipment (Woods Meadow, Lowestoft)	517.36
Refuse (Woods Meadow, Lowestoft)	84.43
Suffolk Coastal Area Sport	51,836.49
Suffolk Coastal Area Play Equipment	0.00
Affordable Housing	102,761.73
Suffolk Coastal Area Other	25,000.00
<b>TOTAL</b>	<b>385,472.38</b>

### 5. S106 Allocations and Expenditure

- 5.1. The total amount of money under any planning obligations which has been allocated but not spent before 2019/20 is £1,346,041.52
- 5.2. In 2019/20 £302,480.43 was allocated to deliver infrastructure projects and the total amount of money (received under any planning obligations) which was spent by East Suffolk Council, including transferring it to another person to spend, was £332,472.38.
- 5.3. Table 3 shows 106 Spend broken down and cross referenced to the planning reference source of funds. Where multiple small amounts have historically been pooled under the Open Space and Sport Policy, the planning application references have not been provided.

## Section 106 Report

**Table 3**

Spend Type	Project	Amount	Reference
SCDC Play and Sport	New Play Area Hollesley	£31,738.12	Multiple
	Skatepark Improvements Woodbridge	£15,000.00	Multiple
	Multi Play Structure Saxmundham	£10,465.63	Multiple
	MUGA Tunstall	£ 9,961.82	Multiple
	Trimley St Mary	£18,450.00	Multiple
	Multi use game area Benhall	£ 4,835.74	Multiple
	Recreation Ground Heveningham	£ 3,326.74	Multiple
	Installation of slide Kettleburgh	£ 1,080.93	Multiple
	Climbing Tower Theberton	£10,759.22	Multiple
	Goal and Play Friston	£15,590.00	Multiple
WDC Play and Open Space	Lowestoft Active Seafront Project	£ 11324.62	Multiple
	Play equipment – Nightingale Road	£6108.81	Multiple
WDC Playing Fields	Playing Field due to be provided at Brooke Peninsula site (dependent upon development of site)	£1157.97	DC/16/0892/FUL
WDC Play Equipment (Woods Meadow)	Provision of play areas x 2 at Woods Meadow	£134,277.84	DC/01/0977/OUT
WDC Community Facilities (Woods Meadow)	Provision of Community Facilities at Woods Meadow (awaiting further funds before project progressed)	£122,729.97	DC/01/0977/OUT
WDC Country Park (Woods Meadow)	Laying out of Country park	£203,255.81	DC/01/0977/OUT
RAMS (SCDC, WDC, ESC)	Delivery of RAMS mitigation	£129,815.90	Multiple



## Section 106 Report

**Table 3 (continued)**

Spend Type	Project	Amount	Reference
WDC Play and Open Space	Play Area Project, Royal Green, Lowestoft	£1,500.00	Multiple
	Play Equipment, replacement swings at Corton	£250.00	DC/13/0079/FUL
	Height Restriction Barriers at Playing Field, Corton	£745.00	DC/13/0079/FUL
	Open Space Memorial Halesworth	£646.92	DC/12/0501/OUT
	Play Equipment Nicholas Everitts Park Oulton Broad	£5,067.00	Multiple
	New Bench for Childrens Play Area, Ilketshall St. Andrew	£262.78	DC/13/0223/FUL
WDC Refuse	Charges for delivery of general waste and recycling bins at Woods Meadow	£520.00	DC/01/0977/OUT
SCDC play and sport	New Play Area Aldringham	£ 29,630.00	Multiple
	Improvements Felixstowe	£ 99,564.00	Multiple
	Swing Melton	£ 14,251.93	Multiple
	Equipment Martlesham	£ 14,240.90	Multiple
	Trim Trail Martlesham	£ 29,348.40	Multiple
	Playing Field Melton	£ 3,800.00	Multiple
	Pedestrian Refuge Trimley St Martin	£ 9,225.00	Multiple
	Boules Piste Westleton	£ 912.50	Multiple
	Skate park improvements Wickham Market	£ 2,876.00	Multiple
	Floodlighting Orford	£ 1,400.00	Multiple
Other	Air Pollution S106 Exp	£ 594.00	Felixstowe South Reconfiguration
	Landguard S106 Exp	3,580.69	C03/2000
Commutated Sums – Open Space maintenance	Maintenance of multiple open space sites adopted by the Council	£114,221.34	Multiple

## Section 106 Report

- 5.4. S106 funds received under planning obligations have not been spent on repaying money borrowed, including any interest.
- 5.5. S106 funds received under planning obligations have not been spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations.
- 5.6. The Infrastructure Team are currently reviewing s106 monitoring fees for East Suffolk to ensure the income is sufficient to support delivery of timely and effective monitoring arrangements for s106, together with the provision of online, real time and transparent data to assist stakeholders to view collection and spend of developer contributions.
- 5.7. Table 4 shows the total amount of money (received under any planning obligations and during any year that have been retained at the end of the 2019/20 financial year.

**Table 4**

<b>Contribution Type</b>	<b>Amount £</b>
WDC RAMS	8,351.72
SCDC RAMS	11,165.26
ESC RAMS	204,799.59
WDC Open Space	103,764.71
WDC Playing Fields	1,157.97
Affordable Housing	2,141,485.29
SCDC Play space	508,009.61
SCDC Sport	876,042.48
WDC Community Facilities	287,729.97
WDC Play Equipment	134,277.84
WDC Refuse	21,404.01
WDC Country Park (Woods Meadow)	203,225.81
Air Quality (Felixstowe South Reconfiguration)	7860.97
Landguard (Felixstowe Port S106)	215,047.63
Suffolk Coastal Community Facilities	10,247.35
Suffolk Coastal Medical Facilities	7,495.14
Commuted sums for Maintenance	£661,488.87
<b>Total</b>	<b>5,403,554.22</b>

# Section 106 Report

## 6. Other Matters

- 6.1. Once all CIL historic data has been entered and verified in the Exacom developer contributions system it will be possible to monitor s106 contributions, allocation and spending in live time, as well as for the other developer contributions held by East Suffolk. It is currently only possible to report on s106 contributions in a limited fashion.
- 6.2. The Covid-19 pandemic has had a negative impact on the delivery of new housing and the infrastructure projects to support new development. For this reason, no forecasts of s106 contribution expected to be paid in 2020/21 have been provided with this s106 Report.

# The Infrastructure List

## 1. The CIL Regulations

- 1.1. The CIL Regulations 2010 (as amended) were amended in September 2019, removing the Regulation 123 Lists. This Infrastructure List replaces the Regulation 123 Lists for Waveney and Suffolk Coastal areas and details the infrastructure projects that East Suffolk Council is intending to fund through developer contributions, together with other funding sources.

## 2. The Review of infrastructure Needs

- 2.1 The Infrastructure List has been developed through the review of infrastructure needs originally identified through the development of the Waveney and Suffolk Coastal Local Plans. Each Local Plan includes an Infrastructure Delivery Framework. Discussions have taken place with the statutory bodies providing services such as Police, Health, Educations, Highways in order to review the infrastructure needs and funding arrangements for the projects as they come forward for delivery.

## 3. Annual Review

- 3.1 The Infrastructure List will be subject to annual review to ensure that costings of projects are accurately reflected, funding streams are updated and to add or remove projects that arise through consultations and the planning process.

# The Infrastructure List

## 4. The Generic Infrastructure List

- 4.1 Where major (over 10 dwellings) unplanned sites are considered, the following generic infrastructure list is used as the basic approach to considering how required infrastructure should be funded. The list does not prevent s106 being used where there are very specific on or off-site infrastructure requirements or preclude East Suffolk from using CIL to enable delivery of infrastructure part funded through s106.
- 4.1 Table 1 is to be used as a guide to the approach to collecting contributions from unplanned sites.

**Table 1**

Infrastructure Required	S106/s278	CIL
Highway improvements including strategic cycling and pedestrian infrastructure	X	
Strategic highway improvements including strategic cycling and pedestrian infrastructure		X
Library Facilities		X
Education – additional pre-school places at existing establishments		X
Education – additional primary school places at existing establishments		X
Education – additional secondary school and sixth form places at existing establishments		X
Education – NEW Schools or early years settings	X	
Off-site Health Infrastructure		X
Off-site Police Infrastructure		X
Off-site Leisure and Community Facilities		X
Open Space	X	
Maintenance of Open Space where transferred to East Suffolk	X	
Strategic Green Infrastructure		X
Strategic Flooding and coastal defence works		X
Strategic Waste Infrastructure		X
School Transport Contributions	X	





# The Infrastructure List

## Glossary

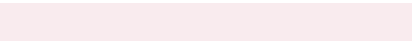
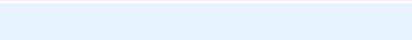
### Dates when information was originally collated

Waveney Projects	2018
Suffolk Coastal Projects	2019

### Status

	Completed
	In Progress
	Not started
	No longer to be delivered

### Area to be delivered

	Former Waveney
	Former Suffolk Coastal

### Priorities

Critical	Infrastructure needed to unlock development sites (i.e. development cannot take place until this project is delivered)
Essential	Infrastructure necessary to support development and mitigate impacts. Without this the developments' sustainability would be undermined
Desirable	Infrastructure that could support development and make it more sustainable, but development would be sustainable without it

# The Infrastructure List

## Timescale/Progress

Short Term	0-5 years
Medium Term	5-10 years
Long Term	Over 10 years
Plan Period	Present day - 2036

## Definitions

CIL (Community Infrastructure Levy)	A charge levied by local authorities on new development to raise funds for infrastructure to support new development
Section 106	Legal agreements between local authorities and developers which can be used to ensure the delivery of specified infrastructure. Can also be known as planning obligations
Section 278	Legal agreements between local authorities and developers to make permanent alterations or improvements to public highways as part of a planning approval – the requirement to enter in to a Section 278 agreement is usually secured through a planning condition.
Pre-School setting	A setting that accommodates up to 30 pre-school aged children. This can be a singular building/space, or attached to existing schools
Enterprise Zone Pot B	A proportion of the collected business rates which is then used to invest in infrastructure for development of the Enterprise Zones
Anglian Water Asset Management Plan	A plan of investment programmes covering aspects such as maintenance and climate change
ISPA (Ipswich Strategic Planning Area)	A group made up of representatives from Ipswich Borough, Mid Suffolk and Babergh and East Suffolk which focusses on cross-boundary planning issues
Prudential Borrowing	When the debt incurred by local authorities is no longer capped, however the borrowing must follow the Prudential Code

# The Infrastructure List

## Links

Waveney Local Plan	<a href="https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Adopted-Waveney-Local-Plan-including-Erratum.pdf">https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Adopted-Waveney-Local-Plan-including-Erratum.pdf</a>
Suffolk Coastal Local Plan	<a href="https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/suffolk-coastal-local-plan/local-plan-review/">https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/suffolk-coastal-local-plan/local-plan-review/</a>
Waveney Infrastructure Study	<a href="https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Final-Draft-Local-Plan/Infrastructure-Study.pdf">https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Final-Draft-Local-Plan/Infrastructure-Study.pdf</a>
Waveney CIL Charging Schedule	<a href="https://www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/cil-rates-in-the-former-waveney-area/">https://www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/cil-rates-in-the-former-waveney-area/</a>
Suffolk Coastal CIL Charging Schedule	<a href="https://www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/cil-rates-in-the-former-suffolk-coastal-area/">https://www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/cil-rates-in-the-former-suffolk-coastal-area/</a>

## Suffolk County Council Infrastructure Multipliers

Infrastructure	Cost	Pupil places / dwelling
Early years – New setting	£20,508 / place	0.09
Early Years - Expansion	£17,268 / place	0.09
Primary – New	£20,508 / place	0.25
Primary – Expansion	£17,268 / place	0.25
Secondary 11 - 16 New	£24,929 / place	0.18
Secondary 11 – 16 Expansion	£23,775 / place	0.18
Secondary 16 - 18 New	£24,929 / place	0.04



## The Infrastructure List

Infrastructure	Cost	Pupil places / dwelling
Secondary 16 – 18 Expansion	<b>£23,775 / place</b>	<b>0.04</b>
Land cost - primary	<p><b>Secure for £1 if development generates full need</b></p> <p><b>Alternatively – Education use land value of £100,000 / acre (£247,100 per hectare), is £543,620 for a 2.2 hectare site and equates to £1,294 per pupil place.</b></p>	
Land cost – Early years if not part of new primary school	<p><b>Secure for £1 if development generates full need.</b></p> <p><b>Alternatively - Education use land value of £100,000 / acre or 4046.86 sq m. <math>\text{£100,000} / 4046.86 = \text{£24.71} / \text{sq m.}</math></b></p> <p><b>A 60 place FTEs setting 915 sq m</b></p> <p><b><math>\text{£24.71} \times 915 = \text{£22,610}</math></b></p> <p><b><math>\text{£22,610} / 60 \text{ places} = 377 / \text{per place}</math></b></p>	
Libraries	<p>£90 per person 2.4 people per dwelling.</p> <p><math>\text{£90} \times 2.4 = \text{£216}</math> per dwelling.</p>	
Waste	<b>£50</b> for expansion <b>or £93</b> or <b>£110</b> per dwelling depending on location for new HWRC	

# The Infrastructure List

## Short Term Report

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
<b>Highways</b>												
Normanston Park Pedestrian and Cycle Bridge, Lowestoft	Essential	East Suffolk Council	£1,200,000	None	£0	£1,200,000	CIL	£0	Suffolk County Council, East Suffolk Council, grant funding from organisations such as Sustrans (awarded quarterly)	Short term		At Feasibility Stage. £120,000 DCIL allocated 2017/18, £19,992 currently unspent.
Third Crossing over Lake Lothing, Lowestoft	Essential	Suffolk County Council, East Suffolk Council	£92,000,000	Central Government has confirmed funding for £73 million. Suffolk County Council is required to underwrite the remainder in advance of other local sources being identified.	£92,000,000	£0	None	£0	New Anglia LEP, Highways England	Short term		

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Brooke Peninsula Pedestrian and Cycle Bridge, Lowestoft (linked to Policy WLP2.4)	Essential	Suffolk County Council, East Suffolk Council	£4,810,382	Section 106 from permitted development on Kirkley Waterfront and Sustainable Urban Neighbourhood site	£2,912,950	£1,897,432	Section 106	£0	N/A	Short term		CIL used as 'top up' if needed
Extensions to footpaths along Parkhill, Oulton (Policy WLP2.14)	Essential	Suffolk County Council	£37,800	None	£0	£37,800	Section 278	£0	N/A	Short term		
Extensions to footpaths along Hall Lane and Union Lane, Oulton (Policy WLP2.15)	Essential	Suffolk County Council	£34,440	None	£0	£34,440	Section 278	£0	N/A	Short term		
Extensions to footpaths along Norwich Road, Halesworth (Policy WLP4.1)	Essential	Suffolk County Council	£37,100	None	£0	£37,100	Section 278	£0	N/A	Short term		
Extensions to footpaths along The Street, Barnby (Policy WLP7.2)	Essential	Suffolk County Council	£32,900	None	£0	£32,900	Section 278	£0	N/A	Short term		
Extensions to footpaths along The Street, Somerleyton (Policy WLP7.5)	Essential	Suffolk County Council	£43,120	None	£0	£43,120	Section 278	£0	N/A	Short term		

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Extensions to footpaths along Southwold Road, Brampton (Policy WLP7.9)	Essential	Suffolk County Council	£45,500	None	£0	£45,500	Section 278	£0	N/A	Short term		
Extensions to footpaths along Hogg Lane, Ilketshall St Lawrence (Policy WLP 7.11)	Essential	Suffolk County Council	£21,700	None	£0	£21,700	Section 278	£0	N/A	Short term		
Extensions to footpaths along School Road, Ringsfield (Policy WLP7.14)	Essential	Suffolk County Council	£18,900	None	£0	£18,900	Section 278	£0	N/A	Short term		
Extensions to footpaths along Sotterley Road, Willingham St Mary (Policy WLP7.16)	Essential	Suffolk County Council	£10,500	None	£0	£10,500	Section 278	£0	N/A	Short term		
Extension to cycle link along Loam Pit Lane, Halesworth (Policy WLP4.1)	Essential	Suffolk County Council	£62,700	None	£0	£62,700	Section 278	£0	N/A	Short term		
Access Improvements and Servicing to Broadway Farm, Halesworth (Policy WLP4.6)	Critical	Developer, Suffolk County Council	£898,385.74 - £966,853.37	None	Unknown	£898,385.74 - £966,853.37	Section 278	£0	N/A	Short term		CIL used as 'top up' if needed
Betts Avenue Public Right of Way improvements (SCLP12.19)	Essential	Suffolk County Council	£15,200	None	£0	£15,200	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Felixstowe Road public right of way improvements (SCLP12.19)	Essential	Suffolk County Council	£16,942	None	£0	£16,942	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Public Rights of Way stopping up contributions (SCLP12.19)	Essential	Suffolk County Council	£8,000	None	£0	£8,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Public Rights of Way Order Making (SCLP12.19)	Essential	Suffolk County Council	£19,500	None	£0	£19,500	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Brightwell Bridleway Scheme (SCLP12.19)	Essential	Suffolk County Council	£19,000	None	£0	£19,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Public Rights of Way Signage (SCLP12.19)	Essential	Suffolk County Council	£15,000	None	£0	£15,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Bridleway BR6 Improvement Scheme (Condition 69) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
General Public Rights of Way Improvements (Condition 10) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Anson Road Improvements (SCLP12.19)	Essential	Suffolk County Council	£60,000	None	£0	£60,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Arundel Road Improvements (SCLP12.19)	Essential	Suffolk County Council	£100,000	None	£0	£100,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes

# The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Bell Lane Improvements (SCLP12.19)	Essential	Suffolk County Council	£100,000	None	£0	£100,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Dobbs Lane Improvements (SCLP12.19)	Essential	Suffolk County Council	£100,000	None	£0	£100,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Bus Infrastructure Improvements (SCLP12.19)	Essential	Suffolk County Council	£34,000	None	£0	£34,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Offsite Highways Mitigation Measures (SCLP12.19)	Essential	Suffolk County Council	£200,000	None	£0	£200,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes. Including £20,000 for survey work.
Speed Management Contributions (SCLP12.19)	Essential	Suffolk County Council	£200,247	None	£0	£200,247	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes. Including £32,040 for operating costs.
Highways Contributions (SCLP12.19)	Essential	Suffolk County Council	£399,998	None	£0	£399,998	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Speed Limit Signs (Condition 32) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Improvements to A14 Junction 58 (Condition 33) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Cycle and Footway Connection at Barrack Square	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
(Conditon 34) (SCLP12.19)												
Improvements to A12 Barrack Square/Eagle Way Junction and Barrack Square/Gloster Road Junction (Condition 37) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Improvements to Foxhall Road/Newbourne Road Junction (Condition 38) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Improvements to Martlesham Roundabout (Condition 39) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Improvements to Goster Road/Felixstowe Road Junction (Condition 40) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Access, cycle and footway improvements for North Felixstowe Garden Neighbourhood (Policy SCLP12.3)	Critical	Developer	Unknown	None	Unknown	Unknown	Section 278	£0	N/A	Short – Medium term (with development of site)		

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Access and connectivity improvements at Land north of Conway Close and Swallow Close, Felixstowe (Policy SCLP12.4)	Essential/Critical	Developer	£50,000 - £150,000	None	Unknown	£50,000 - £150,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Pedestrian and cycle enhancements at Land at Brackenbury Sports Centre, Felixstowe (Policy SCLP12.5)	Essential	Developer	£75,000	None	Unknown	£75,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land at Sea Road (Policy SCLP12.6)	Essential	Developer	£25,000	None	Unknown	£25,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access improvements at Bridge Road, Felixstowe (Policy SCLP12.8)	Essential/Critical	Developer	£50,000	None	Unknown	£50,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Junction Improvements at Land at Carr Road/Langer Road, Felixstowe (Policy SCLP12.9)	Essential/Critical	Developer	£100,000 - £150,000	None	Unknown	£100,000 - £150,000	Section 278	£0	N/A	Short – Medium term (with development of site)		



## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Sustainable pedestrian and cycle connectivity at Land at Haven Exchange (Policy SCLP12.10)	Essential	Developer	£50,000	None	Unknown	£50,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Significant access improvements and improvements to the wider Land at Felixstowe Road (Policy SCLP12.20)	Critical	Developer	£350,000 - £500,000	Suffolk County Council, Highways England (e.g. Growth and Housing Fund if permitted before March 2021)	Unknown	£350,000 - £500,000	Section 278	£0	New Anglia LEP	Short – Medium term (with development of site)		
Footway improvements at Ransomes, Nacton Heath (Policy SCLP12.21)	Essential	Developer	£100,000	None	Unknown	£100,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access improvements along with pedestrian and cycle connectivity at Land north east of Humber Doucy Lane (Policy SCLP12.24)	Critical	Developer	Unknown	None	Unknown	Unknown	Section 278	£0	N/A	Short – Medium term (with development of site)		

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Access, junction, cycle and footway improvements at Suffolk Police HQ, Portal Avenue, Martlesham (Policy SCLP12.25)	Essential/Critical	Developer	£500,000	None	Unknown	£500,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access and junction improvements at Land rear of Rose Hill, Saxmundham Road, Aldeburgh (Policy SCLP12.27)	Essential/Critical	Developer	£25,000 - £45,000 (footway works)	None	Unknown	£25,000 - £45,000 (footway works)	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access, sustainable transport, cycle and footway improvements for South Saxmundham Garden Neighbourhood (Policy SCLP12.29)	Critical	Developer	Unknown	None	Unknown	Unknown	Section 106, Section 278, CIL	Unknown	N/A	Short – Medium term During plan period (with development of site)		
Access improvements along with maximisation of cycle and pedestrian connectivity at Land north-east	Essential/Critical	Developer	Unknown	None	Unknown	Unknown	Section 278	£0	N/A	Short – Medium term (with development of site)		

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
of Street Farm, Saxmundham (Policy SCLP12.30)												
Access and junction improvements at Land at Woodbridge Town Football Club (Policy SCLP12.33)	Essential/Critical	Developer	£200,000	None	Unknown	£200,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land to the East of Aldeburgh Road, Aldringham (Policy SCLP12.42)	Essential	Developer	£10,000	None	Unknown	£10,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Cycle and footway improvements at Land south of Forge Close between Main Road and Ayden, Benhall (Policy SCLP12.43)	Essential	Developer	£50,000 - £70,000	None	Unknown	£50,000 - £70,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land to the South East of Levington Lane, Bucklesham (Policy SCLP12.44)	Essential	Developer	£40,000 - £100,000	None	Unknown	£40,000 - £100,000	Section 278	£0	N/A	Short – Medium term (with development of site)		

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Cycle and footway improvements at Land to the south of Darsham Station (Policy SCLP12.47)	Essential	Developer	£125,000	None	Unknown	£125,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land off Laxfield Road, Dennington (Policy SCLP12.49)	Essential	Developer	£15,000 - £25,000	None	Unknown	£15,000 - £25,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access and footway improvements at Land west of Chapel Road, Grundisburgh (Policy SCLP12.51)	Essential/Critical	Developer	£150,000	None	Unknown	£150,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access and pedestrian connectivity improvements at Land south of Ambleside, Main Road, Kelsale cum Carlton (Policy SCLP12.52)	Essential/Critical	Developer	£15,000 (pedestrian connectivity)	None	Unknown	£15,000 (pedestrian connectivity)	Section 278	£0	N/A	Short – Medium term (with development of site)		
Junction and footway improvements at Land at School Road, Knodishall	Essential/Critical	Developer	£30,000	None	Unknown	£30,000	Section 278	£0	N/A	Short – Medium term (with development of site)		

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
(Policy SCLP12.55)												
Footway improvements at Land north of Mill Close, Orford (Policy SCLP12.57)	Essential	Developer	£5,000 - £10,000	None	Unknown	£5,000 - £10,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Rights of Way and access improvements at Land adjacent to Swiss Farm, Otley (Policy SCLP12.58)	Essential/Critical	Developer	£30,000	None	Unknown	£30,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land adjacent to Farthings Sibton Road, Peasehall (Policy SCLP12.59)	Essential	Developer	£30,000	None	Unknown	£30,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land between High Street and Chapel Lane, Pettistree (Policy SCLP12.60)	Essential	Developer	£95,000 - £115,000	None	Unknown	£95,000 - £115,000	Section 278	£0	N/A	Short – Medium term (with development of site)		

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Pedestrian connectivity improvements at Land east of Redwald Road, Rendlesham (Policy SCLP12.62)	Essential	Developer	£100,000	None	Unknown	£100,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access and pedestrian improvements at Land opposite The Sorrel Horse, The Street, Shottisham (Policy SCLP12.63)	Essential/Critical	Developer	£50,000	None	Unknown	£50,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access, footway and cycle connectivity improvements at Land off Howlett Way, Trimley St Martin (Policy SCLP12.64)	Essential/Critical	Developer	£200,000 - £300,000	None	Unknown	£200,000 - £300,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access, footway and Public Rights of Way improvements at Land off Keightley Way, Tuddenham (Policy SCLP12.66)	Essential/Critical	Developer	£100,000	None	Unknown	£100,000	Section 278	£0	N/A	Short – Medium term (with development of site)		

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Footway improvements at Land south of Lower Road, Westerfield (Policy SCLP12.67)	Essential	Developer	£115,000	None	Unknown	£115,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land west of B1125, Westleton (Policy SCLP12.68)	Essential	Developer	£25,000 - £45,000	None	Unknown	£25,000 - £45,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land at Cherry Lee, Darsham Road, Westleton (Policy SCLP12.69)	Essential	Developer	£30,000	None	Unknown	£30,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access and footway improvements at Land at Mow Hill, Witnesham (Policy SCLP12.70)	Essential/Critical	Developer	£20,000 - £40,000	None	Unknown	£20,000 - £40,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land at Street Farm, Witnesham (Policy SCLP12.71)	Essential	Developer	£20,000	None	Unknown	£20,000	Section 278	£0	N/A	Short – Medium term (with development of site)		

**Early Years  
Education**

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Early years provision at Brightwell Lakes (SCLP12.19)	Essential	Suffolk County Council	£935,601	None	£0	£935,601	Section 106	£0	None	Short - medium term		Including built provision (344m2 indoor space, 285m2 outdoor space). A contribution of approximately £18,000,000 will be required for education provision at Brightwell Lakes. This will cover pre-school, primary, secondary and further education, which will be mostly provided by a single all-through school. Final contributions will be determined once the mix of housing on the site has been fully established.
1 new Pre School setting at new primary school on North Lowestoft Garden Village (Policy WLP2.13)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		60 place pre-school setting to delivered alongside the new primary school on North of Lowestoft Garden Village. Delivery dependent on housing growth build out. Land secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC



## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												at Masterplanning stage and Reserved Matters stage.
1 new pre-school setting in Gunton and Corton area North Lowestoft Garden Village (Policy WLP2.13)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		60 place pre-school part of a local shopping centre on North of Lowestoft Garden Village. Delivery dependent on housing growth build out. Setting would not be needed until after setting at new primary school is delivered. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Masterplanning stage and Reserved Matters stage.
1 new pre-school setting at new primary school in Kirkley Waterfront and Sustainable Urban Neighbourhood (WLP2.4)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	CIL	£0	None	Short-medium term		Kirkley Waterfront and Sustainable Urban Neighbourhood partially secured extend permission should this permission lapse the need is for a 60 place pre-school setting to delivered alongside the new primary school and another

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												60 place pre-school setting as part of the Local Centre. Land secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
1 new pre-school setting in Kirkley and Whitton Area. Linked with Policies WLP2.4 and WLP2.6	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	CIL	£0	None	Short-medium term		Kirkley Waterfront and Sustainable Urban Neighbourhood partially secured extend permission should this permission lapse the need is for a 60 place pre-school setting to delivered alongside the new primary school and another 60 place pre-school setting as part of the Local Centre. Land secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
1 new Pre School at new primary school on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		Pre-school setting to delivered alongside the new primary school. Land setting secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
1 new Pre School setting at Community Hub in Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		Stand alone Pre-school setting. Setting at primary school as part of WLP3.1 to be delivered first. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												consultation with SCC at Reserved Matters stage.
1 new pre-school setting in Beccles and Worlingham area to serve development on Land West of London Road, Beccles (Policy WLP3.2)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		Stand alone Pre-school setting. Setting at primary school as part of WLP3.1 to be delivered first. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
1 new Pre School setting at Dairy Farm, Halesworth (Policy WLP4.5). Linked with other sites in Halesworth (WLP4.1 - 4.4)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	CIL	£0	None	Short-medium term		Expected to be needed in 2023. Standalone 60 place setting. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Masterplanning stage and Reserved Matters stage.
1 new Pre School setting at Land West of St Johns Road, Bungay (Policy WLP5.2)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		0.09 hectares of land on the site should be made available for a new pre-school setting. Site needed by 300th dwelling

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												occupation. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Masterplanning stage and Reserved Matters stage.
1 new pre-school setting in Oulton (Policies WLP2.14 and WLP2.15)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	CIL	£0	None	Short-medium term		0.09 hectares of land on the site should be made available for a new pre-school setting. Site needed by 300th dwelling occupation. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
1 new pre-school setting at new primary school on Land South of The Street (Policy WLP2.16)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		Pre-school setting to delivered alongside the new primary school. Site needed by 300th dwelling occupation. Land secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												consultation with SCC at Reserved Matters stage. )
Early years setting/s at South Saxmundham Garden Neighbourhood (Policies SCLP12.29, SCLP12.30, SCLP12.43, SCLP12.52, SCLP12.59 & SCLP12.1)	Essential	Suffolk County Council	£1,845,720	Unknown	£0	£1,784,196	Section 106	£61,524	Unknown	Short - Medium term		One form of entry primary school on a 2.2ha site to enable further expansion and early years provision. Second setting on 0.13ha of land reserved for a further new early years setting should be suitable and accessible alternative provision not be available elsewhere in the town. Pre-school setting with primary school delivered first - Land setting secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Early years settings at North Felixstowe Garden Neighbourhood (Policies SCLP12.3, SCLP12.4)	Essential	Suffolk County Council	£4,306,680	Unknown	£0	£2,932,644	Section 106	£1,374,036	Extant Section 106/CIL	Short - Medium term		Provision of 630 primary school spaces and 90 place early years provision; Should be a further two 60 place settings elsewhere within the garden neighbourhood. Land secured for £1. Fully serviced - minimum 3ha 630 place primary and for 90 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage. Two additional 60 place settings. Land secured for £1. Fully serviced - minimum 915.2sqm 60 FTE place settings. Location to be determined in consultation with SCC at Reserved Matters stage.
Early years settings in Felixstowe – including at Walton High Street North, existing school sites and/or at Land at Brakenbury	Essential	Suffolk County Council	£1,845,720	Unknown	£0	£244,045	Section 106	£1,601,675	Extant Section 106/CIL	Short - Medium term		30 place at Caustone or Colneis primary or 12.5 reserve site at Brakenbury (0.1 ha if needed early years). 60 place Walton Green North.

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Sports Centre (Policy SCLP12.5) or Land at Sea Road (Policy SCLP12.6)												
Early years setting with new primary school at Land Adjacent to Reeve Lodge (Policy SCLP12.65) and Early years setting at Land off Howlett Way (Policy SCLP12.64)	Essential	Suffolk County Council	£1,230,480	Unknown	£0	£943,368	Section 106	£287,112	Extant Section 106/CIL	Short - Medium term		SCLP12.65 Provision of 2.2ha of land for a primary school including and 0.1ha of land for early years. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage. provision; Reservation of a site on SCLP12.64 for a new early years setting on 0.1ha of land; Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage.



## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Early years setting/expansion of existing settings in Leiston and Aldeburgh (Policy SCLP12.1, SCLP12.27, SCLP12.42, SCLP12.55)	Essential	Suffolk County Council	£1,334,088	Unknown	£0	£288,180	Section 106	£1,045,908	Unknown	Short - Medium term		Needs mainly from existing permissions - new development will only cover part of the cost. Expansion of existing setting. Mid local plan period.
Additional Early Education Capacity in Rendlesham Ward (Policies SCLP12.62 & SCLP12.61)	Essential	Suffolk County Council	£155,412	Unknown	£0	£155,412	CIL	£892,500	CIL	Short – Medium term		No capacity to expand. May need to find places in adjacent wards if places are not available.
Additional Early Education Capacity in Woodbridge Ward (Policies SCLP12.32 and SCLP12.33)	Essential	Suffolk County Council	£345,360	Unknown	£0	£345,360	CIL	£0	None	Short - Medium term		Some expansion possible. Projects being investigated.

### Primary Education

Provision for 106 additional pupils for schools in Halesworth and Holton (Policies WLP4.1, WLP4.2, WLP4.3, WLP4.4, WLP4.5, WLP7.15)	Essential	Suffolk County Council	£1,830,408	None	£0	£1,830,408	CIL	£0	None	Short term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for
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## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												mitigating this growth is via expansion of Edgar Sewter CP School by 105 places from 315 to 420 places
New primary school at Trimley St Martin (Policies SCLP12.54, SCLP12.64, SCLP12.65)	Essential	Suffolk County Council	£8,613,360	Unknown	£0	£2,676,294	Section 106	£5,937,066	Suffolk County Council (via prudentia l borrowin g)	Short term		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via the relocation and expansion of Trimley St Martin Primary School to a 2.2ha site within Land adjacent to Reeve Lodge, High Road, Trimley St Martin (SCLP12.65).</p>
All through school provision at Brightwell Lakes (SCLP12.19)	Essential	Suffolk County Council	£18,000,000	None	£0	£18,000,000	Section 106	£0	Suffolk County Council (via prudentia l borrowin g)	Short - medium term		A contribution of approximately £18,000,000 will be required for education provision at Brightwell Lakes. This will cover pre-school, primary, secondary and further education, which will be mostly

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												provided by a single all-through school. Final contributions will be determined once the mix of housing on the site has been fully established.
Provision for additional 85 pupils at The Limes Primary School on Woods Meadow (Policies WLP2.14 and WLP2.15)	Essential	Suffolk County Council	£1,467,780	None	£0	£1,467,780	CIL	£0	None	Short – medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via The Limes Primary Academy which has been designed to accommodate additional pupils.
Provision for 23 additional pupils at Blundeston CofE Primary School/ The Limes Primary School (Policies WLP7.3, WLP7.4 and WLP7.12)	Essential	Suffolk County Council	£397,164	None	£0	£397,164	CIL	£0	None	Short-medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity, The proposed strategy for mitigating this

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												growth is via The Limes Primary Academy which has been designed to accommodate additional pupils.
Provision for 34 additional pupils in the vicinity of Southwold and Reydon (Policy WLP6.1)	Essential	Suffolk County Council	£587,112	None	£0	£587,112	CIL	£0	None	Short-medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via expansion of the school by 105 places from 210 to 315 places which can only be achieved if adjacent land were secured. The County Council is investigating the acquisition of land to enable the expansion of Reydon Primary School. However, if it cannot be secured, the result would be that pupils are displaced into neighbouring catchments - Brampton,

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												Wenhaston and Bramfield. This would represent a less sustainable pattern of development.
Provision for 8 additional pupils at Ringsfield Primary School (Policy WLP7.14)	Essential	Suffolk County Council	£138,144	None	£0	£138,144	CIL	£0	None	Short-medium term		Growth may necessitate the expansion of the catchment school using developer contributions.
New primary school at Felixstowe (Policies SCLP12.3, SCLP12.5, SCLP12.6, SCLP12.4)	Essential	Suffolk County Council	£10,254,000	Unknown	£0	£8,864,583	Section 106	£1,389,417	Suffolk County Council (via prudentia l borrowin g)	Short - Medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via the provision of a new primary school located on a 3ha site within the North Felixstowe Garden Neighbourhood (SCLP12.3).

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Provision for additional places at Sir Robert Hitcham Primary School (Policy SCLP12.1)	Essential	Suffolk County Council	£431,700	Unknown	£0	£431,700	CIL	£0	Suffolk County Council (via prudentia l borrowin g)	Short-medium term		Growth may necessitate the expansion of the catchment school using developer contributions.

### Secondary Education

Expansion of Bungay High School	Essential	Suffolk County Council	£142,650	Unknown	£0	£142,650	CIL	£0	Suffolk County Council (via prudentia l borrowin g)	Short term		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via expansion of the 11-16 provision at the school by 150 places from 900 to 1050 places with a further possible expansion to 1200 to be required in the future.</p> <p>To future proof the school site 0.75ha has been reserved within policy WLP5.2</p>
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## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												for the school site extension.
All through school provision at Brightwell Lakes (SCLP12.19)	Essential	Suffolk County Council	£18,000,000	None	£0	£18,000,000	Section 106	£0	Suffolk County Council (via prudentia l borrowin g)	Short - medium term		A contribution of approximately £18,000,000 will be required for education provision at Brightwell Lakes. This will cover pre-school, primary, secondary and further education, which will be mostly provided by a single all-through school. Final contributions will be determined once the mix of housing on the site has been fully established.
<b>Health</b>												
Additional floorspace and enhancements at Framlingham Surgery	Essential	Ipswich and East Suffolk CCG	£300,000	Unknown	£177,600	£122,400	CIL	£0	NHS England	Short term		2017/18 DCIL £122,400, £122,400 from Fram GP Practice and £55,200 from Estates Technology and Transformation

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												Funding (ETTF) scheme.
Additional enhancements at Little St John Street Surgery and Framfield House Surgery, Woodbridge	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	£80,500	CIL	Unknown	NHS England	Short term		Required developer contribution reflects allocations in the Local Plan.
New health facility/health contribution relating to Brightwell Lakes development (SCLP12.19)	Essential	Developer, Ipswich and East Suffolk CCG	£750,000	Unknown	Unknown	£750,000	Section 106	Unknown	NHS England	Short term		
<b>Utilities</b>												
Expansion of Foxhall household waste recycling centre	Essential	Suffolk County Council	£6,000,000	Suffolk County Council	£5,000,000	£1,000,000	CIL	Unknown	Unknown	Short term		Current project has reached final design stage and planning application submission stage. This design will almost double the size of the current site by expanding into adjacent land and will address highway access and queuing issues and provide a split level infrastructure to avoid the public having to use steps to access containers. The new site should future proof the service in this area



# The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												for approximately 25 years. The catchment of Foxhall extends to authorities beyond East Suffolk, so there may be scope for the developer contributions to be partly met from outside of East Suffolk.

## Police

Contribution to police provision, including recruitment and equipment of Community Support Officer, at Brightwell Lakes (SCLP12.19)	Essential	Suffolk Constabulary	£156,898	Unknown	£0	£156,898	Section 106	£0	Suffolk Constabulary	Short - medium term		
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## Community Centres

New community centre in Bungay	Essential	Bungay Honey Pot Trust	£746,460	Sale of existing community centre for housing.	£380,000	£366,460	CIL	£0	None	Short term		£366,460 DCIL Allocated 2018/19 - £350,000 from sale of the land £30,000 from Bungay Honey Pot Trust
Worlingham Community Centre	Essential	Worlingham Parish Council	£1,219,478	Parish Council	£1,000,000	£219,478	CIL	£0	None	Short term		£219,478 DCIL allocated, £70,000 for feasibility (2018/19) and £149,478 for capital costs (2019/20)

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
New community centre in Halesworth on Dairy Farm site (Policy WLP4.5)	Essential	East Suffolk Council, Developers	£715,540	Sale of existing community facilities.	Unknown	Unknown	CIL	Unknown	None	Short term.		Update once funds from sale of existing facilities has been confirmed. Approximate cost based on BCIS data.
New community centre at North Felixstowe Garden Neighbourhood (Policy SCLP12.3)	Essential	Developer	Unknown	Unknown	Unknown	Unknown	CIL	Unknown	Unknown	Short term		
New community facility totalling 450-500sqm internal area including changing facilities and separate office for police at Brightwell Lakes (SCLP 12.19)	Essential	Developer	Unknown	None	£0	Unknown	Section 106	Unknown	None	Short - medium term		
New community centre in Somerleyton	Essential	East Suffolk Council, Developers	£301,280	None	£0	£301,280	CIL	£0	None	Short-medium term		A contribution from the local community/neighbourhood CIL will be required. Approximate cost based on BCIS data.
New community centre in Brampton (Policy WLP7.9)	Essential	East Suffolk Council, Developers	£301,280	None	£0	£301,280	Section 106/CIL	£0	None	Short-medium term		Unknown if this can be delivered with site. Approximate cost based on BCIS data.
Refurbishment of community centre in Ringsfield	Essential	East Suffolk Council,	Unknown	None	£0	Unknown	CIL	Unknown	None	Short-medium term		A contribution from the local community/neighbourhood

# The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
		Developers										rhod CIL will be required

## Green Infrastructure

East of England Park (Policy WLP2.5)	Essential	East Suffolk Council	£1,086,078	Coastal Communities Fund	£997,901	£88,000	CIL	£0	None	Short term		
Beccles Quay	Desirable	East Suffolk Council, Beccles Town Council and Broads Authority	Unknown	Unknown	Unknown	Unknown	CIL	Unknown	None	Short term		£90,339 quay improvement project - funded by DCIL £84,000 and £6,339 Beccles Fenland Charity Trust
Allotments and community orchard at Brightwell Lakes (SCLP12.19)	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	Short - medium term		
Country park on Land South of The Street, Carlton Colville (WLP2.16)	Desirable	East Suffolk Council	£120,000	Unknown	Unknown	£120,000	Section 106	£0	None	Short-medium term		Delivered with site
County park on Beccles and Worlingham Garden Neighbourhood (WLP3.1)	Desirable	East Suffolk Council	£152,000	Unknown	Unknown	£152,000	Section 106	£0	None	Short-medium term		Delivered with site
Open space provision at North Felixstowe	Essential	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	Short – medium term		Delivered with site

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Garden Neighbourhood (Policy SCLP12.3)												
Open space provision at South Saxmundham Garden Neighbourhood (Policy SCLP12.29)	Essential	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	Short – medium term		Delivered with site

### Sports and Leisure

Playing pitch on Kirkley Waterfront Sustainable Urban Neighbourhood (Policy WLP2.4)	Desirable	East Suffolk Council	£250,000	Unknown	£250,000	£0	None	£0	None	Short term		
Playing pitches on Land South of Southwold Road, Brampton (Policy WLP7.9)	Desirable	East Suffolk Council	£28,750	Unknown	£0	£28,750	Section 106	£0	None	Short term		
Brightwell Lakes Public Art Scheme (SCLP12.19)	Desirable	Developer	£100,000	Unknown	Unknown	£100,000	Section 106	£0	None	Short term		
New Sports provision and associated open space, (totalling 7.9 ha),	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	None	Short - medium term		

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
including changing facilities and toilets, at Brightwell Lakes (SCLP12.19)												
Halesworth Campus Phase 2	Desirable	East Suffolk Council, Suffolk County Council	£1,750,000 – 2,250,000	None	£0	£1,750,000 – 2,250,000	CIL	£0	Sport England, Football Association, National Lottery and other sports associations	Short – medium term		
Playing pitches on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Desirable	East Suffolk Council	£460,000	Unknown	£0	£460,000	Section 106	£0	None	Short - medium term		
New leisure centre development at North Felixstowe Garden Neighbourhood (Policy SCLP12.3)	Essential	East Suffolk Council, Developer	Unknown	East Suffolk Council	Unknown	Unknown	Section 106/CIL	Unknown	Sport England, Football Association, National Lottery and other sports associations	Short – Medium term		

## The Infrastructure List

	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Enhancement of sports and community facilities at Suffolk Police HQ, Martlesham (Policy SCLP12.25)	Essential	Developer	Unknown	Unknown	Unknown	Unknown	Section 106/CIL	Unknown	Sport England, Football Association, National Lottery and other sports associations	Short – Medium term		

### Coastal Protection and Flooding

Projects listed under the Lowestoft Flood Risk Management Strategy	Essential	East Suffolk Council	£32,000,000	Local Enterprise Partnership, Suffolk County Council, DEFRA, Regional Flood and Coastal Committee, National Grant	Likely £32,000,000 dependant on final cost.	£0	CIL	£0	None	Short term		
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Total			£156,340,181.74 - 156,908,649.37		£129,540,851	£26,083,613.74 - 26,652,081.37		Unknown			
Total			£78,800,556 - 79,375,556		£5,177,600	£62,006,718 - 62,581,718		£12,589,238			
Overall Totals			£235,140,737.74 - 236,284,205.37		£134,718,451	£88,090,331.74 - 89,233,799.37		£12,589,238			

# The Infrastructure List

## Highways

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Normanston Park Pedestrian and Cycle Bridge, Lowestoft	Essential	East Suffolk Council	£1,200,000	None	£0	£1,200,000	CIL	£0	Suffolk County Council, East Suffolk Council, grant funding from organisations such as Sustrans (awarded quarterly)	Short term		At Feasibility Stage. £120,000 DCIL allocated 2017/18, £19,992 currently unspent.
Third Crossing over Lake Lothing, Lowestoft	Essential	Suffolk County Council, East Suffolk Council	£92,000,000	Central Government has confirmed funding for £73 million. Suffolk County Council is required to underwrite the remainder in advance of other local sources being identified.	£92,000,000	£0	None	£0	New Anglia LEP, Highways England	Short term		

## The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Brooke Peninsula Pedestrian and Cycle Bridge, Lowestoft (linked to Policy WLP2.4)	Essential	Suffolk County Council, East Suffolk Council	£4,810,382	Section 106 from permitted development on Kirkley Waterfront and Sustainable Urban Neighbourhood site	£2,912,950	£1,897,432	Section 106	£0	N/A	Short term		CIL used as 'top up' if needed
Extensions to footpaths along Parkhill, Oulton (Policy WLP2.14)	Essential	Suffolk County Council	£37,800	None	£0	£37,800	Section 278	£0	N/A	Short term		
Extensions to footpaths along Hall Lane and Union Lane, Oulton (Policy WLP2.15)	Essential	Suffolk County Council	£34,440	None	£0	£34,440	Section 278	£0	N/A	Short term		
Extensions to footpaths along Norwich Road, Halesworth (Policy WLP4.1)	Essential	Suffolk County Council	£37,100	None	£0	£37,100	Section 278	£0	N/A	Short term		



## The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Extensions to footpaths along The Street, Barnby (Policy WLP7.2)	Essential	Suffolk County Council	£32,900	None	£0	£32,900	Section 278	£0	N/A	Short term		
Extensions to footpaths along The Street, Somerleyton (Policy WLP7.5)	Essential	Suffolk County Council	£43,120	None	£0	£43,120	Section 278	£0	N/A	Short term		
Extensions to footpaths along Southwold Road, Brampton (Policy WLP7.9)	Essential	Suffolk County Council	£45,500	None	£0	£45,500	Section 278	£0	N/A	Short term		
Extensions to footpaths along Hogg Lane, Ilketshall St Lawrence (Policy WLP 7.11)	Essential	Suffolk County Council	£21,700	None	£0	£21,700	Section 278	£0	N/A	Short term		

## The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Extensions to footpaths along School Road, Ringsfield (Policy WLP7.14)	Essential	Suffolk County Council	£18,900	None	£0	£18,900	Section 278	£0	N/A	Short term		
Extensions to footpaths along Sotterley Road, Willingham St Mary (Policy WLP7.16)	Essential	Suffolk County Council	£10,500	None	£0	£10,500	Section 278	£0	N/A	Short term		
Extension to cycle link along Loam Pit Lane, Halesworth (Policy WLP4.1)	Essential	Suffolk County Council	£62,700	None	£0	£62,700	Section 278	£0	N/A	Short term		
Access Improvements and Servicing to Broadway Farm, Halesworth (Policy WLP4.6)	Critical	Developer , Suffolk County Council	£898,385.74 - £966,853.37	None	Unknown	£898,385.74 - £966,853.37	Section 278	£0	N/A	Short term		CIL used as 'top up' if needed

## The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Betts Avenue Public Right of Way improvements (SCLP12.19)	Essential	Suffolk County Council	£15,200	None	£0	£15,200	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Felixstowe Road public right of way improvements (SCLP12.19)	Essential	Suffolk County Council	£16,942	None	£0	£16,942	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Public Rights of Way stopping up contributions (SCLP12.19)	Essential	Suffolk County Council	£8,000	None	£0	£8,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Public Rights of Way Order Making (SCLP12.19)	Essential	Suffolk County Council	£19,500	None	£0	£19,500	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes

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Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Brightwell Bridleway Scheme (SCLP12.19)	Essential	Suffolk County Council	£19,000	None	£0	£19,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Public Rights of Way Signage (SCLP12.19)	Essential	Suffolk County Council	£15,000	None	£0	£15,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Bridleway BR6 Improvement Scheme (Condition 69) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
General Public Rights of Way Improvements (Condition 10) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes

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Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Anson Road Improvements (SCLP12.19)	Essential	Suffolk County Council	£60,000	None	£0	£60,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Arundel Road Improvements (SCLP12.19)	Essential	Suffolk County Council	£100,000	None	£0	£100,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Bell Lane Improvements (SCLP12.19)	Essential	Suffolk County Council	£100,000	None	£0	£100,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Dobbs Lane Improvements (SCLP12.19)	Essential	Suffolk County Council	£100,000	None	£0	£100,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes

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Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Bus Infrastructure Improvements (SCLP12.19)	Essential	Suffolk County Council	£34,000	None	£0	£34,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Offsite Highways Mitigation Measures (SCLP12.19)	Essential	Suffolk County Council	£200,000	None	£0	£200,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes. Including £20,000 for survey work.
Speed Management Contributions (SCLP12.19)	Essential	Suffolk County Council	£200,247	None	£0	£200,247	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes. Including £32,040 for operating costs.
Highways Contributions (SCLP12.19)	Essential	Suffolk County Council	£399,998	None	£0	£399,998	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for

## The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												Brightwell Lakes
Speed Limit Signs (Condition 32) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Improvements to A14 Junction 58 (Condition 33) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Cycle and Footway Connection at Barrack Square (Condition 34) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Improvements to A12 Barrack Square/Eagle Way Junction and Barrack Square/Gloster Road Junction (Condition 37) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Improvements to Foxhall Road/Newbourn	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section

## The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
e Road Junction (Condition 38) (SCLP12.19)												106 Agreement for Brightwell Lakes
Improvements to Martlesham Roundabout (Condition 39) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Improvements to Goster Road/Felixstowe Road Junction (Condition 40) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Access, cycle and footway improvements for North Felixstowe Garden Neighbourhood (Policy SCLP12.3)	Critical	Developer	Unknown	None	Unknown	Unknown	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access and connectivity improvements at Land north of Conway Close and Swallow Close, Felixstowe (Policy SCLP12.4)	Essential/Critical	Developer	£50,000 - £150,000	None	Unknown	£50,000 - £150,000	Section 278	£0	N/A	Short – Medium term (with development of site)		



## The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Pedestrian and cycle enhancements at Land at Brackenbury Sports Centre, Felixstowe (Policy SCLP12.5)	Essential	Developer	£75,000	None	Unknown	£75,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land at Sea Road (Policy SCLP12.6)	Essential	Developer	£25,000	None	Unknown	£25,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access improvements at Bridge Road, Felixstowe (Policy SCLP12.8)	Essential/Critical	Developer	£50,000	None	Unknown	£50,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Junction Improvements at Land at Carr Road/Langer Road, Felixstowe (Policy SCLP12.9)	Essential/Critical	Developer	£100,000 - £150,000	None	Unknown	£100,000 - £150,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Sustainable pedestrian and cycle connectivity at Land at Haven Exchange (Policy SCLP12.10)	Essential	Developer	£50,000	None	Unknown	£50,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Significant access improvements and improvements to the wider Land at Felixstowe Road (Policy SCLP12.20)	Critical	Developer	£350,000 - £500,000	Suffolk County Council, Highways England (e.g. Growth and Housing Fund if permitted before March 2021)	Unknown	£350,000 - £500,000	Section 278	£0	New Anglia LEP	Short – Medium term (with development of site)		

## The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Footway improvements at Ransomes, Nacton Heath (Policy SCLP12.21)	Essential	Developer	£100,000	None	Unknown	£100,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access improvements along with pedestrian and cycle connectivity at Land north east of Humber Doucy Lane (Policy SCLP12.24)	Critical	Developer	Unknown	None	Unknown	Unknown	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access, junction, cycle and footway improvements at Suffolk Police HQ, Portal Avenue, Martlesham (Policy SCLP12.25)	Essential/Critical	Developer	£500,000	None	Unknown	£500,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access and junction improvements at Land rear of Rose Hill, Saxmundham Road, Aldeburgh (Policy SCLP12.27)	Essential/Critical	Developer	£25,000 - £45,000 (footway works)	None	Unknown	£25,000 - £45,000 (footway works)	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access, sustainable transport, cycle and footway improvements for South	Critical	Developer	Unknown	None	Unknown	Unknown	Section 106, Section 278, CIL	Unknown	N/A	Short – Medium term During plan period (with development of site)		

## The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Saxmundham Garden Neighbourhood (Policy SCLP12.29)												
Access improvements along with maximisation of cycle and pedestrian connectivity at Land north-east of Street Farm, Saxmundham (Policy SCLP12.30)	Essential/Critical	Developer	Unknown	None	Unknown	Unknown	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access and junction improvements at Land at Woodbridge Town Football Club (Policy SCLP12.33)	Essential/Critical	Developer	£200,000	None	Unknown	£200,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land to the East of Aldeburgh Road, Aldringham (Policy SCLP12.42)	Essential	Developer	£10,000	None	Unknown	£10,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Cycle and footway improvements at Land south of Forge Close between Main	Essential	Developer	£50,000 - £70,000	None	Unknown	£50,000 - £70,000	Section 278	£0	N/A	Short – Medium term (with development of site)		

## The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Road and Ayden, Benhall (Policy SCLP12.43)												
Footway improvements at Land to the South East of Levington Lane, Bucklesham (Policy SCLP12.44)	Essential	Developer	£40,000 - £100,000	None	Unknown	£40,000 - £100,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Cycle and footway improvements at Land to the south of Darsham Station (Policy SCLP12.47)	Essential	Developer	£125,000	None	Unknown	£125,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land off Laxfield Road, Dennington (Policy SCLP12.49)	Essential	Developer	£15,000 - £25,000	None	Unknown	£15,000 - £25,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access and footway improvements at Land west of Chapel Road, Grundisburgh (Policy SCLP12.51)	Essential/Critical	Developer	£150,000	None	Unknown	£150,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access and pedestrian connectivity improvements at Land south of	Essential/Critical	Developer	£15,000 (pedestrian connectivity)	None	Unknown	£15,000 (pedestrian connectivity)	Section 278	£0	N/A	Short – Medium term (with development of site)		

## The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Ambleside, Main Road, Kelsale cum Carlton (Policy SCLP12.52)												
Junction and footway improvements at Land at School Road, Knodishall (Policy SCLP12.55)	Essential/Critical	Developer	£30,000	None	Unknown	£30,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land north of Mill Close, Orford (Policy SCLP12.57)	Essential	Developer	£5,000 - £10,000	None	Unknown	£5,000 - £10,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Rights of Way and access improvements at Land adjacent to Swiss Farm, Otley (Policy SCLP12.58)	Essential/Critical	Developer	£30,000	None	Unknown	£30,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land adjacent to Farthings Sibton Road, Peasenhall (Policy SCLP12.59)	Essential	Developer	£30,000	None	Unknown	£30,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land between High Street and Chapel Lane, Pettistree (Policy SCLP12.60)	Essential	Developer	£95,000 - £115,000	None	Unknown	£95,000 - £115,000	Section 278	£0	N/A	Short – Medium term (with development of site)		

## The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Pedestrian connectivity improvements at Land east of Redwald Road, Rendlesham (Policy SCLP12.62)	Essential	Developer	£100,000	None	Unknown	£100,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access and pedestrian improvements at Land opposite The Sorrel Horse, The Street, Shottisham (Policy SCLP12.63)	Essential/Critical	Developer	£50,000	None	Unknown	£50,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access, footway and cycle connectivity improvements at Land off Howlett Way, Trimley St Martin (Policy SCLP12.64)	Essential/Critical	Developer	£200,000 - £300,000	None	Unknown	£200,000 - £300,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access, footway and Public Rights of Way improvements at Land off Keightley Way, Tuddenham (Policy SCLP12.66)	Essential/Critical	Developer	£100,000	None	Unknown	£100,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land south of Lower Road, Westerfield	Essential	Developer	£115,000	None	Unknown	£115,000	Section 278	£0	N/A	Short – Medium term (with development of site)		

# The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
(Policy SCLP12.67)												
Footway improvements at Land west of B1125, Westleton (Policy SCLP12.68)	Essential	Developer	£25,000 - £45,000	None	Unknown	£25,000 - £45,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land at Cherry Lee, Darsham Road, Westleton (Policy SCLP12.69)	Essential	Developer	£30,000	None	Unknown	£30,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access and footway improvements at Land at Mow Hill, Witnesham (Policy SCLP12.70)	Essential/Critical	Developer	£20,000 - £40,000	None	Unknown	£20,000 - £40,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Footway improvements at Land at Street Farm, Witnesham (Policy SCLP12.71)	Essential	Developer	£20,000	None	Unknown	£20,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Cycle link along Ellough Road, Beccles (linked to Policy WLP3.1)	Essential	Suffolk County Council	£112,100	None	£0	£112,100	Section 278	£0	N/A	Medium Term		
Cycle link between Lowestoft and	Essential	Suffolk County Council	£380,000	None	£0	£380,000	Section 278	£0	N/A	Medium Term		CIL used as 'top up' if needed

# The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Hopton (linked to Policy WLP2.13)												
Improvements to Bloodmoor Roundabout, Carlton Colville, Lowestoft (linked to Policy WLP2.16)	Essential	Suffolk County Council	£700,000 - £1,000,000	None	Unknown	£700,000 - £1,000,000	Section 106 – principally from WLP2.16 but also other sites in vicinity of Lowestoft	£0	N/A	Medium term		
Potential safety Improvements to A47 to accommodate the North Lowestoft Garden Village (Policy WLP2.12)	Potentially Critical	Highways England, Suffolk County Council	Unknown	Unknown	Unknown	Unknown	Section 278	Unknown	N/A	Long term		
Continuation of Shared Space Scheme at Felixstowe Town Centre	Desirable	Felixstowe Town Council, East Suffolk Council, Suffolk County Council	Unknown	Felixstowe Town Council, East Suffolk Council, Suffolk County Council	Unknown	Unknown	Section 106/Section 278	£0	N/A	Over entire plan period		CIL used as 'top up' if needed
Measures to improve capacity at Garrison Lane / High Road junction, Felixstowe	Essential	Suffolk County Council	£250,000 - £300,000	None	Unknown	£250,000 - £300,000	Section 106/Section 278	£0	N/A	Over entire plan period		CIL used as 'top up' if needed
Measures to improve capacity at Garrison Lane / Mill Lane	Essential	Suffolk County Council	£250,000 - £300,000	None	Unknown	£250,000 - £300,000	Section 106/Section 278	£0	N/A	Over entire plan period		CIL used as 'top up' if needed



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Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
junction, Felixstowe												
Improvements to A14, junction 55 (Copdock Interchange, Ipswich)	Essential	Suffolk County Council, Highways England	£65,000,000 - £100,000,000	Highways England, Central Government	£9,750,000 - £15,000,000	Unknown	CIL	Unknown	Highways England, Central Government, other ISPA authorities	Over entire plan period. Local (Suffolk Coastal) contribution derived from traffic modelling of proportion of trips derived from Suffolk Coastal Local Plan growth.		
Improvements to A14, junction 56 (Wherstead)	Essential	Suffolk County Council, Highways England	TBC	Highways England, Central Government	Unknown	Contribution unknown – potential contribution from development proposal in Babergh District to be funded via s278	Section 278/CIL	Unknown	Developer contributions from ISPA authorities, Highways England (Road Investment Strategy or Minor Works Fund), Central Government	Over entire plan period		

# The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Improvements to A14, junction 57 (Nacton)	Essential	Suffolk County Council, Highways England	£5,000,000 - £10,000,000	Highways England, Central Government, DfT Minor Works Fund	£1,075,000 - £2,150,000	Unknown	CIL	Unknown	Highways England, Central Government	Over entire plan period. Local (Suffolk Coastal) contribution derived from traffic modelling of proportion of trips derived from Suffolk Coastal Local Plan.		
Improvements to A14, junction 58 (Seven Hills)	Essential	Suffolk County Council, Highways England	£5,000,000	Highways England, Central Government	Unknown (if under s278)	£5,000,000	Section 106,/Section 278/CIL	Unknown	Highways England, Central Government, other ISPA authorities	Over entire plan period - Contributions expected from sites SCLP12.19 and SCLP12.20.		
Sustainable transport measures in Ipswich, including Smarter Choices, Quality Bus Partnership and other measures	Essential	Suffolk County Council	£7,300,000 - £8,400,000	Suffolk County Council, Developers, ISPA Authorities	£2,100,000 - £2,400,000	£2,100,000 - £2,400,000	S106/CIL	£5,200,000-£6,000,000	Developer contributions from ISPA authorities	Over entire plan period (figures to 2026)		
Infrastructure improvements to support sustainable transport measures and junction improvements	Essential	Suffolk County Council	£16,000,000 - £20,000,000 (up to 2026)	Developers, Suffolk County Council, ISPA authorities	£4,500,000 - £5,600,000	£4,500,000 - £5,600,000	S106/CIL	£11,500,000 - £14,400,000	Developer contributions from ISPA authorities	Over entire plan period (figures to 2026)		

## The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Measures to increase capacity on Foxhall Road (from A12 to Heath Road)	Essential	Suffolk County Council	£200,000 - £250,000	None	£0	£200,000 - £250,000	Section 106	Unknown	Unknown	Over entire plan period. <u>Note: there is a requirement for permitted site SCLP12.19 to deliver these improvements</u>		
Measures to increase capacity on A1214	Essential	Suffolk County Council	£4,000,000	None	Unknown. Proportion from East Suffolk TBC	Unknown	Section 106/Section 278	Unknown	Developer contributions from ISPA Authorities	Over entire plan period		
Measures to improve capacity at Melton crossroads	Essential	Suffolk County Council	£250,000 - £300,000	None	Unknown	£250,000 - £300,000	Section 106/S278	£0	N/A	Over entire plan period		
Measures to improve capacity at A12/B1079 junction	Essential	Suffolk County Council	£300,000 - £350,000	None	Unknown	£300,000 - £350,000	Section 106/Section 278	£0	Central Government Funding, NSIPs	Over entire plan period		
Measures to improve capacity at B1121/Chantry Road junction, Saxmundham	Essential	Developer	Unknown	None	Unknown	Unknown	Section 106/Section 278	£0	N/A	Over entire plan period		
<b>Total</b>			<b>£100,445,527.74 - 100,835.995.37</b>		<b>£94,912,950</b>	<b>£5,532,577.74 - 5,901,046.37</b>		<b>£0</b>				
<b>Total</b>			<b>£107,617,887 - 153,542,887</b>		<b>£17,425,000 - 25,150,000</b>	<b>Unknown</b>		<b>Unknown</b>				

# The Infrastructure List

## Early Years Education

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Early years provision at Brightwell Lakes (SCLP12.19)	Essential	Suffolk County Council	£935,601	None	£0	£935,601	Section 106	£0	None	Short - medium term		Including built provision (344m2 indoor space, 285m2 outdoor space). A contribution of approximately £18,000,000 will be required for education provision at Brightwell Lakes. This will cover pre-school, primary, secondary and further education, which will be mostly provided by a single all-through school. Final contributions will be determined once the mix of housing on the site has been fully established.
1 new Pre School setting at new primary school on North Lowestoft Garden Village (Policy WLP2.13)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		60 place pre-school setting to delivered alongside the new primary school on North of Lowestoft Garden Village. Delivery dependent on housing growth build out. Land secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage.
1 new pre-school setting in Gunton and Corton area North Lowestoft Garden Village (Policy WLP2.13)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		60 place pre-school part of a local shopping centre on North of Lowestoft Garden Village. Delivery dependent on housing growth build out. Setting would not be needed until after setting at new primary school is delivered. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
1 new pre-school setting at new primary school in Kirkley Waterfront and Sustainable Urban Neighbourhood (WLP2.4)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	CIL	£0	None	Short-medium term		Kirkley Waterfront and Sustainable Urban Neighbourhood partially secured extend permission should this permission lapse the need is for a 60 place pre-school setting to delivered alongside the new primary school and another 60 place pre-school setting as part of the Local Centre. Land secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
1 new pre-school setting in Kirkley and Whitton Area. Linked with Policies WLP2.4 and WLP2.6	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	CIL	£0	None	Short-medium term		Kirkley Waterfront and Sustainable Urban Neighbourhood partially secured extend permission should this permission lapse the need is for a 60-place pre-school setting to delivered alongside the new primary school and another 60 place pre-school setting as part of the Local Centre. Land secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
1 new Pre School at new primary school on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		Pre-school setting to delivered alongside the new primary school. Land setting secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
1 new Pre School setting at Community Hub in Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		Standalone Pre-school setting. Setting at primary school as part of WLP3.1 to be delivered first. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
1 new pre-school setting in Beccles and Worlingham area to serve development on Land West of London Road, Beccles (Policy WLP3.2)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		Standalone Pre-school setting. Setting at primary school as part of WLP3.1 to be delivered first. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE



## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
1 new Pre School setting at Dairy Farm, Halesworth (Policy WLP4.5). Linked with other sites in Halesworth (WLP4.1 - 4.4)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	CIL	£0	None	Short-medium term		Expected to be needed in 2023. Standalone 60 place setting. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage.
1 new Pre School setting at Land West of St Johns Road, Bungay (Policy WLP5.2)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		0.09 hectares of land on the site should be made available for a new pre-school setting. Site needed by 300th dwelling occupation. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												planning stage and Reserved Matters stage.
1 new pre-school setting in Oulton (Policies WLP2.14 and WLP2.15)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	CIL	£0	None	Short-medium term		0.09 hectares of land on the site should be made available for a new pre-school setting. Site needed by 300th dwelling occupation. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
1 new pre-school setting at new primary school on Land South of The Street (Policy WLP2.16)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		Pre-school setting to delivered alongside the new primary school. Site needed by 300th dwelling occupation. Land secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												SCC at Reserved Matters stage.)
Early years setting/s at South Saxmundham Garden Neighbourhood (Policies SCLP12.29, SCLP12.30, SCLP12.43, SCLP12.52, SCLP12.59 & SCLP12.1)	Essential	Suffolk County Council	£1,845,720	Unknown	£0	£1,784,196	Section 106	£61,524	Unknown	Short - Medium term		One form of entry primary school on a 2.2ha site to enable further expansion and early years provision. Second setting on 0.13ha of land reserved for a further new early years setting should be suitable and accessible alternative provision not be available elsewhere in the town. Pre-school setting with primary school delivered first - Land setting secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Early years settings at North Felixstowe Garden Neighbourhood (Policies SCLP12.3, SCLP12.4)	Essential	Suffolk County Council	£4,306,680	Unknown	£0	£2,932,644	Section 106	£1,374,036	Extant Section 106/CIL	Short - Medium term		Provision of 630 primary school spaces and 90 place early years provision; Should be a further two 60 place settings elsewhere within the garden neighbourhood. Land secured for £1. Fully serviced - minimum 3ha 630 place primary and for 90 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage. Two additional 60 place settings. Land secured for £1. Fully serviced - minimum 915.2sqm 60 FTE place settings. Location to be determined in consultation with SCC at Reserved Matters stage.
Early years settings in Felixstowe – including at Walton High Street North, existing school sites and/or at Land at	Essential	Suffolk County Council	£1,845,720	Unknown	£0	£244,045	Section 106	£1,601,675	Extant Section 106/CIL	Short - Medium term		30 place at Caustone or Colneis primary or 12.5 reserve site at Brakenbury (0.1 ha if needed early years). 60 place Walton Green North.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Brackenbury Sports Centre (Policy SCLP12.5) or Land at Sea Road (Policy SCLP12.6)												
Early years setting with new primary school at Land Adjacent to Reeve Lodge (Policy SCLP12.65) and Early years setting at Land off Howlett Way (Policy SCLP12.64)	Essential	Suffolk County Council	£1,230,480	Unknown	£0	£943,368	Section 106	£287,112	Extant Section 106/CIL	Short - Medium term		SCLP12.65 Provision of 2.2ha of land for a primary school including and 0.1ha of land for early years. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Masterplanning stage and Reserved Matters stage. provision; Reservation of a site on SCLP12.64 for a new early years setting on 0.1ha of land; Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Masterplanning

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												stage and Reserved Matters stage.
Early years setting/expansion of existing settings in Leiston and Aldeburgh (Policy SCLP12.1, SCLP12.27, SCLP12.42, SCLP12.55)	Essential	Suffolk County Council	£1,334,088	Unknown	£0	£288,180	Section 106	£1,045,908	Unknown	Short - Medium term		Needs mainly from existing permissions - new development will only cover part of the cost. Expansion of existing setting. Mid local plan period.
Additional Early Education Capacity in Rendlesham Ward (Policies SCLP12.62 & SCLP12.61)	Essential	Suffolk County Council	£155,412	Unknown	£0	£155,412	CIL	£892,500	CIL	Short – Medium term		No capacity to expand. May need to find places in adjacent wards if places are not available.
Additional Early Education Capacity in Woodbridge Ward (Policies SCLP12.32 and SCLP12.33)	Essential	Suffolk County Council	£345,360	Unknown	£0	£345,360	CIL	£0	None	Short - Medium term		Some expansion possible. Projects being investigated.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Additional Early Education Capacity in Fynn Valley Ward (Policies SCLP12.66, SCLP12.67, SCLP12.70, SCLP12.71)	Essential	Suffolk County Council	£155,412	Unknown	£0	£155,412	CIL	£0	None	Medium term		Improvements to be investigated.
Additional Early Education Capacity in Kirton Ward (Policies SCLP12.44, SCLP12.54, SCLP12.56)	Essential	Suffolk County Council	£103,608	Unknown	£0	£103,608	CIL	£0	None	Medium term		Improvements to be investigated.
Additional Early Education Capacity in Wenhaston and Westleton Ward (Policies SCLP12.1, SCLP12.47, SCLP12.48, SCLP12.69, SCLP12.68)	Essential	Suffolk County Council	£310,824	Unknown	£0	£310,824	CIL	£0	None	Medium term		No capacity to expand. May need to find places in adjacent wards if places are not available.
Early Years setting in Wickham Market Ward (Policies SCLP12.1, SCLP12.46, SCLP12.51, SCLP12.60)	Essential	Suffolk County Council	£615,240	Unknown	£0	£451,176	Section 106	£164,064	Unknown	Medium term		SCLP12.60 Provision of 0.1ha of land for a new early years setting if needed. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												planning stage and Reserved Matters stage.
Early years setting at Land at Humber Doucy Lane, Rushmere St Andrew (Policy SCLP12.24)	Essential	Suffolk County Council	£1,230,480	Unknown	£0	£287,112	Section 106	£943,368	Section 106 from other development	Long term		Cross border needs - Section 106 from other developments may need to fill gap. Provision of 0.1ha of land for an early years setting if needed within East Suffolk. Expected delivery after settings at Ipswich Garden Suburb are delivered. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage.



## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Additional Early Education Capacity in Framlingham Ward (Policies SCLP12.1, SCLP12.49, SCLP12.53)	Essential	Suffolk County Council	£393,192	Unknown	£0	£393,192	CIL	£0	None	Unknown		SCLP12.49 If required, 0.1ha of land on the site should be reserved for a new early years setting or a contribution made towards a new early years setting off-site. Need towards end of development. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage.
Additional Early Education Capacity in Kesgrave Wards (Policy SCLP12.1)	Essential	Suffolk County Council	£31,082	Unknown	£0	£31,082	CIL	£0	None	Unknown		Some expansion possible. Projects being investigated.
Additional Early Education Capacity in Orford and Eyke Ward (Policies SCLP12.57, SCLP12.45, SCLP12.50)	Essential	Suffolk County Council	£135,208	Unknown	£0	£135,208	CIL	£0	None	Unknown		SCLP12.50 - Eyke - site includes provision of land to accommodate expansion of primary school and early years setting if needed. Land for new setting secured for £1. Fully serviced - minimum

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
Total			£13,535,280		£0	£13,535,280		£0				
Total			£14,038,507		£0	£8,560,820		£6,370,187				
Overall Totals			£27,573,787		£0	£22,096,100		£6,370,187				

### Primary Education

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Provision for 106 additional pupils for schools in Halesworth and Holton (Policies WLP4.1, WLP4.2, WLP4.3, WLP4.4, WLP4.5, WLP7.15)	Essential	Suffolk County Council	£1,830,408	None	£0	£1,830,408	CIL	£0	None	Short term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via expansion of Edgar

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												Sewter CP School by 105 places from 315 to 420 places
New primary school at Trimley St Martin (Policies SCLP12.54, SCLP12.64, SCLP12.65)	Essential	Suffolk County Council	£8,613,360	Unknown	£0	£2,676,294	Section 106	£5,937,066	Suffolk County Council (via prudential borrowing)	Short term		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via the relocation and expansion of Trimley St Martin Primary School to a 2.2ha site within Land adjacent to Reeve Lodge, High Road, Trimley St Martin (SCLP12.65).</p>
All through school provision at Brightwell	Essential	Suffolk County Council	£18,000,000	None	£0	£18,000,000	Section 106	£0	Suffolk County Council (via prudential borrowing)	Short - medium term		A contribution of approximately £18,000,000 will be required for education

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Lakes (SCLP12.19)												provision at Brightwell Lakes. This will cover pre-school, primary, secondary and further education, which will be mostly provided by a single all-through school. Final contributions will be determined once the mix of housing on the site has been fully established.
Provision for additional 85 pupils at The Limes Primary School on Woods Meadow (Policies WLP2.14 and WLP2.15)	Essential	Suffolk County Council	£1,467,780	None	£0	£1,467,780	CIL	£0	None	Short – medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via The Limes Primary Academy which has been designed to accommodate additional pupils.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Provision for 23 additional pupils at Blundeston CofE Primary School/ The Limes Primary School (Policies WLP7.3, WLP7.4 and WLP7.12)	Essential	Suffolk County Council	£397,164	None	£0	£397,164	CIL	£0	None	Short-medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity, The proposed strategy for mitigating this growth is via The Limes Primary Academy which has been designed to accommodate additional pupils.
Provision for 34 additional pupils in the vicinity of Southwold and Reydon (Policy WLP6.1)	Essential	Suffolk County Council	£587,112	None	£0	£587,112	CIL	£0	None	Short-medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via expansion of the school by 105 places from 210 to 315 places which can only be achieved if adjacent land were

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												secured. The County Council is investigating the acquisition of land to enable the expansion of Reydon Primary School. However, if it cannot be secured, the result would be that pupils are displaced into neighbouring catchments - Brampton, Wenhasdon and Bramfield. This would represent a less sustainable pattern of development.
Provision for 8 additional pupils at Ringsfield Primary School (Policy WLP7.14)	Essential	Suffolk County Council	£138,144	None	£0	£138,144	CIL	£0	None	Short-medium term		Growth may necessitate the expansion of the catchment school using developer contributions.
New primary school at Felixstowe (Policies SCLP12.3, SCLP12.5, SCLP12.6, SCLP12.4)	Essential	Suffolk County Council	£10,254,000	Unknown	£0	£8,864,583	Section 106	£1,389,417	Suffolk County Council (via prudential borrowing)	Short - Medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												proposed strategy for mitigating this growth is via the provision of a new primary school located on a 3ha site within the North Felixstowe Garden Neighbourhood (SCLP12.3).
Provision for additional places at Sir Robert Hitcham Primary School (Policy SCLP12.1)	Essential	Suffolk County Council	£431,700	Unknown	£0	£431,700	CIL	£0	Suffolk County Council (via prudential borrowing)	Short-medium term		Growth may necessitate the expansion of the catchment school using developer contributions.
New Primary School (including pre-school) on Kirkley Waterfront and Sustainable Urban Neighbourhood Site (Policy WLP2.4)	Essential	Suffolk County Council	£7,680,000	Section 106 already signed for Brooke Peninsula which will provide approximately £4,730,434 depending on the exact mix of properties.	£4,730,434	£2,949,566	Section 106	£0	None	Medium term		Accommodate new students from WLP2.6. The proposed strategy for mitigating this growth is via the provision of a new primary school located on a 2.2ha site within the Kirkley Waterfront and Sustainable Urban Neighbourhood (WLP2.4).
New Primary School (including pre-school) on Land South of The Street,	Essential	Suffolk County Council	£8,613,360	None	£0	£4,614,300	Section 106	£3,999,060	Suffolk County Council, CIL from future development	Medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Carlton Colville (Policy WLP2.16)												catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via the provision of a new primary school located on a 2.2ha site within Land South of The Street, Carlton Colville/Gisleham (WLP2.16).
New Primary School (including pre-school) on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Essential	Suffolk County Council	£8,613,360	None	£0	£6,408,750	Section 106	£2,204,610	Suffolk County Council, CIL from future development	Medium term		Will accommodate students from WLP3.2 and WLP7.13. The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is by the provision of a new primary school. A 2.2ha site should be reserved within WLP3.1 to allow for a primary



## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												school and early years setting to be provided on the site.
New primary school at Saxmundham (Policies SCLP12.29, SCLP12.30)	Essential	Suffolk County Council	£8,613,360	Unknown	£0	£4,434,855	Section 106	£4,178,505	Section 106 from other relevant development, Suffolk County Council (via prudential borrowing)	Medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is by the provision of a new primary school. A 2.2ha site should be reserved within the Saxmundham Garden Village to allow for a primary school and early years setting to be provided on the site.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Provision for additional pupils at Bucklesham Primary School/Brightwell Lakes School (Policy SCLP12.44)	Essential	Suffolk County Council	£138,144	Unknown	£0	£138,144	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium term		Revised Strategy - pupils would need places as Brightwell Lakes New Primary School.
Provision for additional pupils at Woodbridge Primary School, (or St Mary's Primary) (Policies SCLP12.32, SCLP12.33, SCLP12.1)	Essential	Suffolk County Council	£1,277,832	Unknown	£0	£1,277,832	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium term		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via utilising available places at alternative schools in Woodbridge.</p> <p>Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in</p>

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.
Provision for additional places at Martlesham Primary School (Policies SCLP12.25, SCLP12.1)	Essential	Suffolk County Council	£1,381,440	Unknown	£0	£1,381,440	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium term		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via expansion of the school.</p>
New Primary School (including pre-school) on North Lowestoft Garden Village (Policy WLP2.13)	Essential	Suffolk County Council	£8,613,360	None	£0	£6,665,100	Section 106	£1,948,260	Suffolk County Council, CIL from future development	Medium – long term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												95% capacity.  The proposed strategy for mitigating this growth is via the provision of a new primary school located on a 2.2ha site within the Lowestoft Garden Village (WLP2.13).
Provision for additional pupils at new Ipswich Garden Suburb Primary (Policies SCLP12.66, SCLP12.67, SCLP12.24)	Essential	Suffolk County Council	£1,036,080	Unknown	£0	£1,036,080	Section 106	£0	Section 106 from other relevant development, Suffolk County Council (via prudential borrowing)	Medium – Long term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.  The proposed strategy for mitigating this growth is by the provision of a new primary school within the Ipswich Garden Suburb (Red House) development.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Provision for additional places at primary schools in Kesgrave (Policy SCLP12.1)	Essential	Suffolk County Council	£86,340	Unknown	£0	£86,340	CIL	£0	Suffolk County Council (via prudential borrowing)	Unknown		<p>Revision of strategy - The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via utilising available places at alternative schools in Woodbridge.</p> <p>Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's</p>

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												local school, in the longer term.
Provision for additional pupils at Hollesley Primary School (Policy SCLP12.63)	Essential	Suffolk County Council	£51,804	Unknown	£0	£51,804	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium - Long term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school. It is expected that the additional pupils emanating from this development would take priority

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												over some of the children coming from out of the catchment area (as at January 2020 c.33% of the school roll) over time through the admissions process. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Provision for additional pupils at Rendlesham Primary School (Policies SCLP12.61, SCLP12.62)	Essential	Suffolk County Council	£448,968	Unknown	£0	£448,968	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium - Long term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school. It is expected that the additional pupils emanating from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.10% of the school roll) over time through the admissions process. Should demand for places change, this may necessitate the



## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.
Provision for additional pupils at Easton Primary School (Policies SCLP12.53, SCLP12.1)	Essential	Suffolk County Council	£120,876	Unknown	£0	£120,876	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium - Long term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school. Should demand for places change, this may necessitate the expansion of

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term. It is expected that the additional pupils emanating from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.76% of the school roll) over time through the admissions process. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.
Provision for additional pupils at Eyke Church of England Primary School (Policies SCLP12.45 & SCLP12.50)	Essential	Suffolk County Council	£345,360	Unknown	£0	£345,360	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium - Long term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												<p>It is expected that the additional pupils emanating from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.59% of the school roll) over time through the admissions process.</p> <p>Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.</p> <p>To preserve the ability of the school to expand</p>

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												should this be required in the future 0.4ha of land from SCLP12.50 will be reserved.
Provision for additional pupils at St Marys CEVCP School, Benhall (Policy SCLP12.43)	Essential	Suffolk County Council	£224,484 - 276,288	Unknown	£0	£224,484 - 276,288	Section 106/CIL	£0	Suffolk County Council (via prudential borrowing)	Medium - Long term		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school.</p> <p>It is expected that the additional pupils emanating</p>

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												<p>from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.70% of the school roll) over time through the admissions process.</p> <p>Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.</p>

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Provision for additional places at Wenhaston Primary School (Policy SCLP12.1)	Essential	Suffolk County Council	£103,608	Unknown	£0	£103,608	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium - Long term		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school.</p> <p>It is expected that the additional pupils emanating from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.49% of the school roll) over time through the admissions process.</p> <p>Should demand for</p>

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.
Provision for additional pupils at Leiston Primary School (Policies SCLP12.27, SCLP12.42, SCLP12.55, SCLP12.1)	Essential	Suffolk County Council	£690,720	Unknown	£0	£690,720	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium - Long term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school.



## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												<p>It is expected that the additional pupils emanating from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.66% of the school roll) over time through the admissions process.</p> <p>Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.</p>

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Provision for additional pupils at Kelsale Primary School (Policies SCLP12.52, SCLP12.1)	Essential	Suffolk County Council	£224,484 - 276,288	Unknown	£0	£224,484 - 276,288	Section 106/CIL	£0	Suffolk County Council (via prudential borrowing)	Long term		Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from the development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school.
Provision for 15 additional pupils at Barnby North Cove Primary School (Policy WLP7.2)	Essential	Suffolk County Council	£259,020	None	£0	£259,020	CIL	£0	None	Long term		Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development. Should demand for places change, this may necessitate

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school.
Provision for 12 additional pupils at Brampton Community Primary School (Policies WLP7.9, WLP7.10 and WLP7.16)	Essential	Suffolk County Council	£207,216	None	£0	£207,216	CIL	£0	None	Long term		Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development.  Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												capacity at the development's local school.
Provision for 11 additional pupils at Ilketshall St Lawrence School (Policies WLP7.11, WLP7.17)	Essential	Suffolk County Council	£189,948	None	£0	£189,948	CIL	£0	None	Long term		Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Potential relocation of Bungay Primary School (Policies WLP5.1 and WLP5.2)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	CIL	£0	None	Long term		Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school.
Provision for additional pupils at Dennington CEVCP School (Policy SCLP12.49)	Essential	Suffolk County Council	£172,680	Unknown	£0	£172,680	CIL	£0	Suffolk County Council (via prudential borrowing)	Long term		Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development. Should demand for places change, this may necessitate

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school.
Provision for additional pupils at Witnesham Primary School (Policies SCLP12.58, SCLP12.70, SCLP12.71)	Essential	Suffolk County Council	£483,504	Unknown	£0	£483,504	CIL	£0	Suffolk County Council (via prudential borrowing)	Long term		Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development.  Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												capacity at the development's local school.

Total			£38,596,872		£4,730,434	£25,714,508		£8,151,930		
Total			£52,698,744 - £52,802,352		£0	£41,193,756 - £41,297,364		£11,504,988		
Overall Totals			£91,295,616 - 91,399,224		£4,730,434	£66,908,264 - 67,011,872		£19,656,918		

# The Infrastructure List

## Secondary Education

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Expansion of Bungay High School	Essential	Suffolk County Council	£142,650	Unknown	£0	£142,650	CIL	£0	Suffolk County Council (via prudential borrowing)	Short term		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via expansion of the 11-16 provision at the school by 150 places from 900 to 1050 places with a further possible expansion to 1200 to be required in the future.</p> <p>To future proof the school site 0.75ha has been reserved within policy WLP5.2 for the school site extension.</p>



## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress	Status	Comments
All through school provision at Brightwell Lakes (SCLP12.19)	Essential	Suffolk County Council	£18,000,000	None	£0	£18,000,000	Section 106	£0	Suffolk County Council (via prudential borrowing)	Short - medium term		A contribution of approximately £18,000,000 will be required for education provision at Brightwell Lakes. This will cover pre-school, primary, secondary and further education, which will be mostly provided by a single all-through school. Final contributions will be determined once the mix of housing on the site has been fully established.
Expansion of Thomas Mills High School, Framlingham	Essential	Suffolk County Council	£2,211,075	Unknown	£0	£2,211,075	CIL	£0	Suffolk County Council (via prudential borrowing)	Over entire plan period		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via expansion of the school.</p>

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Expansion of Felixstowe Academy	Essential	Suffolk County Council	£1,283,850	Unknown	£0	£1,283,850	CIL	£0	Suffolk County Council (via prudential borrowing)	Over entire plan period		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via expansion of Felixstowe Academy.</p>
Provision for additional pupils at Brightwell Lakes Secondary School	Essential	Suffolk County Council	£16,106,350	Unknown	£0	£16,106,350	CIL	£0	Suffolk County Council (via prudential borrowing)	Over entire plan period		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via the new Brightwell Lakes Secondary School.</p>

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress	Status	Comments
Provision for additional pupils at Ipswich Garden Suburb Secondary School	Essential	Suffolk County Council	£1,065,497	Unknown	£0	£1,065,497	CIL	£0	Suffolk County Council (via prudential borrowing)	Over entire plan period		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is by the provision of a new secondary school within the Ipswich Garden Suburb development.</p>
Provision for additional pupils at Claydon High School	Essential	Suffolk County Council	£261,525	Unknown	£0	£261,525	CIL	£0	Suffolk County Council (via prudential borrowing)	Over entire plan period		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. Contributions are expected to be sought to enable expansion.</p> <p>The maximum level of expansion achievable on the</p>

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												<p>existing site is a small increase 82 places. However, it is expected that demand from development and background population will mean that this expansion is not sufficient to mitigate this growth. The remainder of the additional demand will be met through out-of-catchment pupils from Ipswich being diverted back to Ipswich secondary schools in the longer term. Significant available capacity exists at Westbourne High School and the new Ipswich Garden Suburb secondary is planned to provide for the north and west of Ipswich.</p> <p>If needed, temporary places could be provided at schools in Ipswich, to manage</p>

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												short-term excess demand.

Total			£0		£0	£0		£0				
Total			£20,928,297		£0	£20,928,297		£0				
Overall Totals			£20,928,297		£0	£20,928,297		£0				

### Health

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Additional floorspace and enhancements at Framlingham Surgery	Essential	Ipswich and East Suffolk CCG	£300,000	Unknown	£177,600	£122,400	CIL	£0	NHS England	Short term		2017/18 DCIL £122,400, £122,400 from Fram GP Practice and £55,200 from Estates Technology and Transformation

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												Funding (ETTF) scheme.
Additional enhancements at Little St John Street Surgery and Framfield House Surgery, Woodbridge	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	£80,500	CIL	Unknown	NHS England	Short term		Required developer contribution reflects allocations in the Local Plan.
New health facility/health contribution relating to Brightwell Lakes development (SCLP12.19)	Essential	Developer, Ipswich and East Suffolk CCG	£750,000	Unknown	Unknown	£750,000	Section 106	Unknown	NHS England	Short term		
658 square metres of clinical floorspace in the Lowestoft Area	Essential	Great Yarmouth and Waveney CCG	£1,454,436.62	Unknown	£0	£1,454,436.62	CIL	£0	NHS England	During plan period		
16 square metres of clinical floorspace in Kessingland	Essential	Great Yarmouth and Waveney CCG	£35,366.24	Unknown	£0	£35,366.24	CIL	£0	NHS England	During plan period		
247 square metres of clinical floorspace in Beccles	Essential	Great Yarmouth and Waveney CCG	£545,966.33	Unknown	£0	£545,966.33	CIL	£0	NHS England	During plan period		

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
52 square metres of clinical floorspace in Bungay	Essential	Great Yarmouth and Waveney CCG	114,940.28	Unknown	£0	114,940.28	CIL	£0	NHS England	During plan period		
94 square metres of clinical floorspace in Halesworth	Essential	Great Yarmouth and Waveney CCG	£207,776.66	Unknown	£0	£207,776.66	CIL	£0	NHS England	During plan period		
46 square metres of clinical floorspace in Southwold	Essential	Great Yarmouth and Waveney CCG	£101,677.94	Unknown	£0	£101,677.94	CIL	£0	NHS England	During plan period		
301 square metres of additional primary care floorspace at Saxmundham Surgery	Essential	Ipswich and East Suffolk CCG	£692,300	Unknown	Unknown	£333,500	CIL	£358,800	NHS England	During plan period		Expansion already planned. Required developer contribution reflects allocations in the Local Plan. Considered in combination with Leiston and Yoxford. Approximate cost covers expansions across Leiston, Yoxford and Saxmundham.
Additional primary care floorspace in the Felixstowe, Kirton and Trimleys Areas	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	£782,000	CIL	Unknown	NHS England	During plan period		Required developer contribution reflects allocations in the Local Plan.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Additional floorspace and enhancements at Wickham Market Practice and its branch Rendlesham Surgery	Essential	Ipswich and East Suffolk CCG	£110,000	Unknown	Unknown	£108,100	CIL	Unknown	NHS England	During plan period		Expansion already planned. Required developer contribution reflects allocations in the Local Plan.
Additional floorspace at Leiston Surgery and its branch Yoxford Surgery	Essential	Ipswich and East Suffolk CCG	£692,300	Unknown	Unknown	£95,000	CIL	£597,300	NHS England	During plan period		Required developer contribution reflects allocations in the Local Plan. Considered in combination with Saxmundham. Approximate cost covers expansions across Leiston, Yoxford and Saxmundham.
Additional enhancements at Grundisburgh Surgery and Otley Surgery (both are branches of the Debenham Practice)	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	£57,500	CIL	Unknown	NHS England	During plan period		Required developer contribution reflects allocations in the Local Plan.
Additional floorspace at Ravenswood Practice	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	£6,900	CIL	Unknown	NHS England	During plan period		Required developer contribution reflects allocations in the Local Plan.



## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Additional enhancements at Church Farm Surgery, Aldeburgh	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	£3,700	CIL	Unknown	NHS England	During plan period		Required developer contribution reflects allocations in the Local Plan.
Additional floorspace between Martlesham Surgery and The Birches Medical Centre	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	£125,200	CIL	Unknown	NHS England	During plan period		Required developer contribution reflects allocations in the Local Plan.
Additional enhancements at The Peninsula Practice and its branch Chapman House	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	£15,200	CIL	Unknown	NHS England	During plan period		Required developer contribution reflects allocations in the Local Plan.
Additional enhancements at Ivy Street Medical Practice	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	£6,900	CIL	Unknown	NHS England	During plan period		Required developer contribution reflects allocations in the Local Plan.
Additional enhancements at Two Rivers Medical Centre	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	Unknown	CIL	Unknown	NHS England	During plan period		

<b>Total</b>			<b>£2,460,164.07</b>		<b>£0</b>	<b>£2,460,164.07</b>		<b>£0</b>			
<b>Total</b>			<b>£2,544,600</b>		<b>Unknown</b>	<b>£2,486,900</b>		<b>£956,100</b>			
<b>Overall Totals</b>			<b>£5,004,764.07</b>		<b>Unknown</b>	<b>£4,947,064.07</b>		<b>£956,100</b>			

# The Infrastructure List

## Utilities

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Expansion of Foxhall household waste recycling centre	Essential	Suffolk County Council	£6,000,000	Suffolk County Council	£5,000,000	£1,000,000	CIL	Unknown	Unknown	Short term		Current project has reached final design stage and planning application submission stage. This design will almost double the size of the current site by expanding into adjacent land and will address highway access and queuing issues and provide a split level infrastructure to avoid the public having to use steps to access containers. The new site should future proof the service in this area for approximately 25 years. The catchment of Foxhall extends to authorities beyond East Suffolk, so there may be scope for the developer contributions to be partly met from outside of East Suffolk.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Potential upgrades to electricity network in Beccles	Critical	UK Power Networks.	Unknown	None	Unknown	Unknown	Section 106	Unknown	UK Power Networks, New Anglia, Enterprise Zone Pot B	Medium/Long term		
Remodelling of Lowestoft HWRC	Essential	Suffolk County Council	£1,500,000	Suffolk County Council	Unknown	Unknown	CIL	Unknown	None	Medium-long term		This project has been under review sometime in order to address capacity and queuing issues. Some improvements have already been carried out but it is likely that further solutions will be required.
Potential improvements to the 11kv network between Saxmundham and Benhall primary substation	Critical	UK Power Networks	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	During plan period		
Potential improvements to Peasenhall primary substation	Critical	UK Power Networks	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	During plan period		
Potential need for new primary substation at Sevenhills Roundabout	Critical	UK Power Networks	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	OFGEM	During plan period		

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Improvements to Leiston household waste recycling centre	Essential	Suffolk County Council	£500,000	Unknown	Unknown	£500,000	CIL	Unknown	Unknown	Over entire plan period		The current priority at Leiston recycling centre is to improve highway access issues.
Improvements to Felixstowe household waste recycling centre	Essential	Suffolk County Council	£1,500,000	Unknown	Unknown	£1,500,000	CIL	Unknown	Unknown	Over entire plan period		This project is kept under review as developments in the immediate Felixstowe vicinity are increasing the demand at this recycling centre.
Relocation of Stowmarket waste recycling centre	Essential	Suffolk County Council	£4,000,000	Unknown	Unknown	£5,580	CIL	Unknown	Unknown	Over entire plan period		This site is too small for the catchment area it serves, particularly taking into account the amount of past and future planned developments in this area. There are also highway access issues. This recycling centre replacement has been identified as a high priority and a project has commenced to identify an alternative site. £1m has been earmarked for locating to a new site only. Total cost of constructing a new site is

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
												approximately £4m

Total			£1,500,000		Unknown	Unknown		Unknown				
Total			£12,000,000		£5,000,000	£3,005,580		Unknown				
Overall Totals			£13,500,000		£5,000,000	£3,005,580		Unknown				

### Police

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Contribution to police provision, including recruitment and equipment of Community Support Officer, at	Essential	Suffolk Constabulary	£156,898	Unknown	£0	£156,898	Section 106	£0	Suffolk Constabulary	Short - medium term		

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Brightwell Lakes (SCLP12.19)												
Potential new police facility / extensions to existing estate	Essential	Suffolk Constabulary	£8,000,000	Unknown	£0	£337,500	CIL	£7,662,500	Suffolk Constabulary	Over entire plan period		Developer contribution responds to growth in the Local Plan. Additional funding will be needed if a new facility is required.
Increase in police staffing levels across the District	Essential	Suffolk Constabulary	£145,012	Unknown	£0	£145,012	CIL	£0	Suffolk Constabulary	Over entire plan period		
6 new police vehicles	Essential	Suffolk Constabulary	£124,500	Unknown	£0	£124,500	CIL	£0	Suffolk Constabulary	Over entire plan period		
135 square metres of new office floorspace	Essential	Suffolk Constabulary	£337,500	Unknown	£0	£337,500	CIL	£0	Suffolk Constabulary	Over entire plan period		Not needed if new facility is delivered
4 new Automatic Number Plate Recognition points	Essential	Suffolk Constabulary	£240,292	Unknown	£0	£240,292	CIL	£0	Suffolk Constabulary	Over entire plan period		
South Saxmundham Garden Neighbourhood (Policy SCLP 12.29): 35m <sup>2</sup> of additional police floorspace, recruitment/training/equip	Essential	Suffolk Constabulary	£633,753	Unknown	£0	£633,753	Section 106	£0	Suffolk Constabulary	During plan period		

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
ping police officers/police community support officers/back office staff, 2 x police vehicles, automatic number plate recognition technology.												
North Felixstowe Garden Neighbourhood (Policy SCLP 12.3): 95m² of additional police floorspace, recruitment/training/equipping police officers/police community support officers/back office staff, 3 x police vehicles, automatic number plate recognition technology.	Essential	Suffolk Constabulary	£1,081,357	Unknown	£0	£1,081,357	Section 106	£0	Suffolk Constabulary	During plan period		
<b>Total</b>			<b>£8,847,304</b>		<b>£0</b>	<b>£1,184,804</b>		<b>£7,662,500</b>				

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Total			£1,872,008		£0	£1,872,008		£0				
Overall Totals			£10,719,312		£0	£3,056,812		£7,662,500				

### Libraries

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Improvements to capacity of Lowestoft / Oulton Broad Library (Policies WLP2.1 - 2.20)	Desirable	Suffolk County Council	£882,792	None	£0	£882,792	CIL	£0	Suffolk County Council	Over plan period		
Improvements to capacity of Beccles Library (Policies WLP3.1, WLP3.2, WLP7.2, WLP7.13, WLP7.14, WLP7.16)	Desirable	Suffolk County Council	£351,216	None	£0	£351,216	CIL	£0	Suffolk County Council	Over plan period		
Improvements to capacity of Bungay Library (Policies WLP5.1 and WLP5.2)	Desirable	Suffolk County Council	£104,760	None	£0	£104,760	CIL	£0	Suffolk County Council	Over plan period		



## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Improvements to capacity of Halesworth Library (Policies WLP4.1 - 4.5, WLP7.9, WLP7.10, WLP7.11, WLP7.15, WLP7.17)	Desirable	Suffolk County Council	£127,656	None	£0	£127,656	CIL	£0	Suffolk County Council	Over plan period		
Improvements to capacity of Kessingland Library (Policy WLP7.8)	Desirable	Suffolk County Council	£12,960	None	£0	£12,960	CIL	£0	Suffolk County Council	Over plan period		
Improvements to capacity of Southwold Library (Policies WLP6.1 and WLP7.7)	Desirable	Suffolk County Council	£50,976	None	£0	£50,976	CIL	£0	Suffolk County Council	Over plan period		
Library contribution relating to Brightwell Lakes development (SCLP12.19)	Desirable	Suffolk County Council	£27,000	None	£0	£27,000	Section 106	£0	Suffolk County Council	Over plan period		
Enhanced library provision for Felixstowe and the Trimleys (Policies SCLP12.3 - 12.6, SCLP12.54,	Desirable	Suffolk County Council	£486,216	None	£0	£486,216	CIL	£0	Suffolk County Council	Over plan period		

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
SCLP12.64, SCLP12.65)												
Improvements at Wickham Market library	Desirable	Suffolk County Council	£47,520	None	£0	£47,520	CIL	£0	Suffolk County Council	Over plan period		
Improvements at Aldeburgh library (Policies SCLP12.27 and SCLP12.42)	Desirable	Suffolk County Council	£10,800	None	£0	£10,800	CIL	£0	Suffolk County Council	Over plan period		
Improvements at Framlingham library (Policies SCLP12.46, SCLP12.49, SCLP12.53)	Desirable	Suffolk County Council	£57,888	None	£0	£57,888	CIL	£0	Suffolk County Council	Over plan period		Linked with Neighbourhood Plan requirements (SCLP12.1)
Improvements at Halesworth library (Policy SCLP12.59)	Desirable	Suffolk County Council	£3,024	None	£0	£3,024	CIL	£0	Suffolk County Council	Over plan period		
Enhanced library provision for areas surrounding Ipswich (Policies SCLP12.19, SCLP12.44, SCLP12.56, SCLP12.66, SCLP12.70)	Desirable	Suffolk County Council	£31,320	None	£0	£31,320	CIL	£0	Suffolk County Council	Over plan period		

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Enhanced library provision at Kesgrave (Policy SCLP12.24)	Desirable	Suffolk County Council	£36,720	None	£0	£36,720	CIL	£0	Suffolk County Council	Over plan period		
Enhanced library provision at Leiston (Policy SCLP12.55)	Desirable	Suffolk County Council	£25,056	None	£0	£25,056	CIL	£0	Suffolk County Council	Over plan period		Linked with Neighbourhood Plan requirements (SCLP12.1)
Improvements at Saxmundham library (Policies SCLP12.29, SCLP12.30, SCLP12.48, SCLP12.52, SCLP12.68, SCLP12.69)	Desirable	Suffolk County Council	£247,320	None	£0	£247,320	CIL	£0	Suffolk County Council	Over plan period		
Enhanced library provision at Southwold	Desirable	Suffolk County Council	£5,400	None	£0	£5,400	CIL	£0	Suffolk County Council	Over plan period		Linked with Neighbourhood Plan requirements (SCLP12.1)
Improvements at Woodbridge library (Policies SCLP12.32, SCLP12.33, SCLP12.45, SCLP12.50, SCLP12.51, SCLP12.25, SCLP12.57, SCLP12.58,	Desirable	Suffolk County Council	£176,472	None	£0	£176,472	CIL	£0	Suffolk County Council	Over plan period		Linked with Neighbourhood Plan requirements (SCLP12.1)

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
SCLP12.60, SCLP12.61, SCLP12.62, SCLP12.63)												

Total			£1,530,360		£0	£1,530,360		£0				
Total			£1,154,736		£0	£1,154,736		£0				
Overall Totals			£2,685,096		£0	£2,685,096		£0				

## Community Centres

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
New community centre in Bungay	Essential	Bungay Honeypot Trust	£746,460	Sale of existing community centre for housing.	£380,000	£366,460	CIL	£0	None	Short term		£366,460 DCIL Allocated 2018/19 - £350,000 from sale of the land £30,000 from Bungay Honeypot Trust
Worlingham Community Centre	Essential	Worlingham Parish Council	£1,219,478	Parish Council	£1,000,000	£219,478	CIL	£0	None	Short term		£219,478 DCIL allocated, £70,000 for feasibility (2018/19) and £149,478 for capital costs (2019/20)
New community centre in Halesworth on Dairy Farm site (Policy WLP4.5)	Essential	East Suffolk Council, Developers	£715,540	Sale of existing community facilities.	Unknown	Unknown	CIL	Unknown	None	Short term.		Update once funds from sale of existing facilities has been confirmed. Approximate cost based on BCIS data.

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress	Status	Comments
New community facility totaling 450-500sqm internal area including changing facilities and separate office for police at Brightwell Lakes (SCLP 12.19)	Essential	Developer	Unknown	None	£0	Unknown	Section 106	Unknown	None	Short - medium term		
New community centre at North Felixstowe Garden Neighbourhood (Policy SCLP12.3)	Essential	Developer	Unknown	Unknown	Unknown	Unknown	CIL	Unknown	Unknown	Short term		
New community centre in Somerleyton	Essential	East Suffolk Council, Developers	£301,280	None	£0	£301,280	CIL	£0	None	Short-medium term		A contribution from the local community/neighbourhood CIL will be required. Approximate cost based on BCIS data.
New community centre in Brampton (Policy WLP7.9)	Essential	East Suffolk Council, Developers	£301,280	None	£0	£301,280	Section 106/CIL	£0	None	Short-medium term		Unknown if this can be delivered with site. Approximate cost based on BCIS data.
Refurbishment of community centre in Ringsfield	Essential	East Suffolk Council, Developers	Unknown	None	£0	Unknown	CIL	Unknown	None	Short-medium term		A contribution from the local community/neighbourhood CIL will be required

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
New community centre in Carlton Colville	Essential	East Suffolk Council, Developers	£715,540	None	£214,000	£501,540.00	CIL	£0	None	Medium term		A contribution from the local community/neighbourhood CIL will be required. Approximate cost based on BCIS data.
New community centre in Beccles	Essential	East Suffolk Council, Developers	£1,883,000	None	£0	£1,883,000	Section 106	£0	None	Medium term		Approximate cost based on BCIS data.
New community centre on North of Lowestoft Garden Village (Policy WLP2.13)	Essential	East Suffolk Council, Developers	£715,540	None	£0	£715,540	Section 106	£0	None	Long term		Delivered with site. Approximate cost based on BCIS data.
<b>Total</b>			<b>£6,598,118</b>		<b>£464,547</b>	<b>£4,288,578</b>		<b>Unknown</b>				Gap potentially more if sale of existing community facilities at Halesworth do not cover cost of new provision
<b>Total</b>			<b>Unknown</b>		<b>Unknown</b>	<b>Unknown</b>		<b>Unknown</b>				
<b>Overall Totals</b>			<b>£6,598,118</b>		<b>£464,547</b>	<b>£4,288,578</b>		<b>Unknown</b>				

### Green Infrastructure

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
East of England Park (Policy WLP2.5)	Essential	East Suffolk Council	£1,086,078	Coastal Communities Fund	£997,901	£88,000	CIL	£0	None	Short term		
Beccles Quay	Desirable	East Suffolk Council, Beccles Town Council and Broads Authority	Unknown	Unknown	Unknown	Unknown	CIL	Unknown	None	Short term		£90,339 quay improvement project - funded by DCIL £84,000 and £6,339 Beccles Fenland Charity Trust
Allotments and community orchard at Brightwell Lakes (SCLP12.19)	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	Short - medium term		
Country park on Land South of The Street, Carlton Colville (WLP2.16)	Desirable	East Suffolk Council	£120,000	Unknown	Unknown	£120,000	Section 106	£0	None	Short-medium term		Delivered with site
County park on Beccles and Worlingham Garden Neighbourhood (WLP3.1)	Desirable	East Suffolk Council	£152,000	Unknown	Unknown	£152,000	Section 106	£0	None	Short-medium term		Delivered with site
Open space provision at North Felixstowe Garden Neighbourhood (Policy SCLP12.3)	Essential	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	Short – medium term		Delivered with site
Open space provision at South Saxmundham	Essential	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	Short – medium term		Delivered with site

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Garden Neighbourhood (Policy SCLP12.29)												
<b>Total</b>			£1,358,078		£997,901	£360,000		Unknown				
<b>Total</b>			Unknown		Unknown	Unknown		Unknown				
<b>Overall Totals</b>			£1,358,078		£997,901	£360,000		Unknown				

### Sports and Leisure

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Provision of full-sized sand filled football/hockey pitch in Beccles	Desirable	East Suffolk Council	£770,154	Football Foundation	£695,654	£74,500	CIL	Unknown	None	Short term		3G Football Pitch at Beccles TFC in 18/19 - DCIL funded
Halesworth Campus Phase 1	Essential	East Suffolk Council, Suffolk County Council	£3,800,000	Sale of land	£2,300,000	£1,500,000	CIL	£0	Sport England, Football Association, National Lottery and other sports associations	Short term		
Relocation, Improvements and an extra pitch at Gunton	Desirable	East Suffolk Council	Unknown	Sale of land	Unknown	Sale of land is expected to cover entire cost	None	Unknown	None	Short term		



## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress	Status	Comments
Park Rugby Club												
Provision of small 3G pitch at Bungay and District Sports Association	Desirable	East Suffolk Council	Unknown	None	£0	Unknown	CIL	£0	None	Short term		
Expand cricket pitches on Southwold Common by 2 wickets	Desirable	East Suffolk Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term		
Improved tennis courts in Lowestoft, Beccles, Ringsfield, Blundeston and Wrentham	Desirable	East Suffolk Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term		
Improved playing pitches in Halesworth, Reydon, Shadingfield, Ringsfield, Blundeston and Wrentham	Desirable	East Suffolk Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term		
Playing pitch on Kirkley Waterfront Sustainable Urban Neighbourhood (Policy WLP2.4)	Desirable	East Suffolk Council	£250,000	Unknown	£250,000	£0	None	£0	None	Short term		
Playing pitches on Land South of Southwold Road,	Desirable	East Suffolk Council	£28,750	Unknown	£0	£28,750	Section 106	£0	None	Short term		

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Brampton (Policy WLP7.9)												
New Sports provision and associated open space, (totaling 7.9 ha), including changing facilities and toilets, at Brightwell Lakes (SCLP12.19)	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	None	Short term		
Brightwell Lakes Public Art Scheme (SCLP12.19)	Desirable	Developer	£100,000	Unknown	Unknown	£100,000	Section 106	£0	None	Short - medium term		
Halesworth Campus Phase 2	Desirable	East Suffolk Council, Suffolk County Council	£1,750,000 – 2,250,000	None	£0	£1,750,000 – 2,250,000	CIL	£0	Sport England, Football Association, National Lottery and other sports associations	Short – medium term		
Playing pitches on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Desirable	East Suffolk Council	£460,000	Unknown	£0	£460,000	Section 106	£0	None	Short - medium term		

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
New leisure centre development at North Felixstowe Garden Neighbourhood (Policy SCLP12.3)	Essential	East Suffolk Council, Developer	Unknown	East Suffolk Council	Unknown	Unknown	Section 106/CIL	Unknown	Sport England, Football Association, National Lottery and other sports associations	Short – Medium term		
Enhancement of sports and community facilities at Suffolk Police HQ, Martlesham (Policy SCLP12.25)	Essential	Developer	Unknown	Unknown	Unknown	Unknown	Section 106/CIL	Unknown	Sport England, Football Association, National Lottery and other sports associations	Short – Medium term		
Playing pitches on North of Lowestoft Garden Neighbourhood (Policy WLP2.13)	Desirable	East Suffolk Council	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	None	Medium-long term		
Oakes Farm Development (Policy WLP2.19)	Essential	East Suffolk Council	£6,273,178	Unknown	Unknown	£250,000	Section 106	£6,023,178	CIL	Unknown		
New changing rooms and improved tennis courts at Normanston park	Desirable	East Suffolk Council	£200,000	Football Foundation	£50,000	£150,000	CIL	£0	None	Unknown		
<b>Total</b>			<b>£13,532,082-14,032,082</b>		<b>£2,600,000</b>	<b>£4,213,250-4,713,250</b>		<b>£0</b>				

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Total			£100,000		Unknown	Unknown		Unknown				
Overall Totals			£16,017,082-16,777082		£2,600,000	Unknown		Unknown				

### Coastal Protection and Flooding

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Projects listed under the Lowestoft Flood Risk Management Strategy	Essential	East Suffolk Council	£32,000,000	Local Enterprise Partnership, Suffolk County Council, DEFRA, Regional Flood and Coastal Committee, National Grant	Likely £32,000,000 dependant on final cost.	£0	CIL	£0	None	Short term		
Flood mitigation at Land South of Carlton Colville (WLP2.16).	Critical	Suffolk County Council	£379,000	Unknown	£0	£379,000	Section 106	£0	None	Medium term		To be delivered with site

## The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Increasing flood mitigation measures along the River Orwell and the Port of Felixstowe.	Critical	Suffolk County Council, Anglian Water, Environment Agency, Developer	Unknown	Local Enterprise Partnership, Suffolk County Council, DEFRA, Anglian Water, Environment Agency	Unknown	Unknown	CIL	Unknown	Unknown	Over entire plan period		
Total			£32,379,000		£32,000,000	£379,000		£0				
Total			Unknown		Unknown	Unknown		Unknown				
Overall Totals			£32,379,000		£32,000,000	£379,000		Unknown				

**8. Operation of the CIL Spending Strategy:****~~Year~~ Period 1 of CIL Spending Strategy (April 2020 to March ~~2021~~ 2022):**

1. In order to understand the scale of developments commencing in this period and the likely CIL receipts from this income, and to focus spend on immediately deliverable essential infrastructure, the first year of the CIL Spending Strategy should not fund “Desirable” and “Beneficial” Infrastructure.
2. Year Period 1 will also allow time to understand the likely timescales for delivery of essential infrastructure and the impact on current District CIL funds, through close working with infrastructure providers.
3. CIL Spending Group to monitor Neighbourhood CIL Spending and be aware of non-compliance and clawback position and to assist in promotion of spend and reporting compliance and timeliness of spend.
4. CIL Spending Group to monitor completion of the first Infrastructure Funding Statement, setting the template for delivery of this moving forwards.
5. Agreeing the ring-fencing and spend on infrastructure projects put forward for approval that will go into the Infrastructure Funding Statement.

**~~Year~~ Period 2 of CIL Spending Strategy (April ~~2021~~ 2022 to March ~~2022~~ 2023):**

1. CIL Spending Group to review types and nature of both Desirable and Beneficial Infrastructure and level of windfall development to understand if amounts in this category are going to put delivery of Essential Infrastructure at risk.
2. CIL Spending Group to consider if a ceiling level of funding or % restriction should apply to amounts allocated to Desirable and Beneficial Infrastructure.
3. Review of progress of projects that have been allocated District CIL.
4. Establish a local projects pot for Community Projects that would support growth.

**~~Year~~ Period 3 of CIL Spending Strategy (April ~~2021~~ 2023 to March ~~2023~~ 2024):**

1. Review of progress of projects that have been allocated District CIL.
2. Review of ringfencing, validation and prioritisation process
3. Review of affordability and the appropriateness of the CIL Spending approach and recommendation of changes to Cabinet\*

\*Where there are changes to legislation and guidance that require an earlier review this will be moved into the relevant period.

**Valid District CIL Bids received by 30 October 2020**

Although the delayed bid round is open until 30 November 2020, any bids that have been validated and prioritised and meet the CIL Spending Strategy criteria for year 1 can be presented for approval where the CIL Spending Working Group have made this recommendation. The project will then appear as an approved allocation in the 2021 Infrastructure Funding Statement. The following bid is recommended for approval:

<b>Bid reference</b>	1/2020
<b>Infrastructure type and description</b>	Health - Little St John Street Surgery – new Treatment Room/building enhancements
<b>Name of Lead Organisation</b>	Ipswich & East Suffolk Clinical Commissioning Group (CCG)
<b>Benefits of the Project</b>	The project creates a new treatment room thereby expanding existing provision. New ways of consultation can also occur between a specialist and the patient via this room too, to negate the need to attend hospital. Other enhancements also provide for DDA and Covid compliant entrance/exit to building.
<b>Major development in the area</b>	Three major developments of 54, 32 and 73 Dwellings have been commenced in this area and along with other smaller developments, this means there's an increase of over 170 dwellings in the last two years. The Woods Lane development will deliver up to 180 dwellings in total and the expected growth for the Woodbridge and Melton area, across the plan period is 631 dwellings. The catchment for the GP practice is wider than the Woodbridge/Melton area.
<b>Cost of Project</b>	£60,496.70
<b>Amount of DCIL sought</b>	£30,000.00
<b>% of total project costs</b>	49.6%
<b>Collaborative Funding</b>	Woodbridge Medical Services - 17.14% Ipswich & East Suffolk CCG – 33.26% =50.4%  East Suffolk =49.6%
<b>Infrastructure Type</b>	Essential – The project is identified in Local Plan Infrastructure Delivery Framework as critical infrastructure and has been detailed in the Infrastructure List 2020.
<b>Timescales</b>	The project has planning permission and has had to commence in order to complete in time to deliver flu clinics and make the building Covid compliant.

# Report on the receipt and spending of Suffolk Coast Recreation Disturbance Avoidance Mitigation Strategy (RAMS) Contributions

## 1. Background Information

- 1.1 The [Suffolk Coast Recreation Disturbance Avoidance and Mitigation Strategy \(RAMS\)](#) is a partnership between East Suffolk Council, Ipswich Borough Council and Babergh and Mid Suffolk District Councils. Its aim is to reduce the impact of increased levels of recreational use on Habitat Sites (also often called European Sites), due to new residential development in the Suffolk Coast area, and to provide a simple, coordinated way for developers to deliver mitigation for their developments. Full details of this measure in East Suffolk can be found on the Council's website here: <https://www.eastsuffolk.gov.uk/planning/developer-contributions/rams/>
- 2.1 The RAMS project allows for a strategic approach to mitigating the in-combination effects of development on these designated areas and allows mitigation to be delivered across the project area.
- 3.1 Taking a coordinated approach to mitigation has benefits and efficiencies compared to project by project mitigation packages. The RAMS partnership approach has support from Natural England. There has been an expectation on East Suffolk to collect mitigation funding for this measure since the adoption of the former Suffolk Coastal District Core Strategy in 2013. Now that contributions within East Suffolk have reached a significant position, the Council and other Council's in the partnership will progress in spending the contributions from early next year. This will first include a RAMS coordinator position being created which will be 100% funded by RAMS contributions and this will initiate the spending of contributions on mitigation projects. Currently this is governed through a recently formed joint Executive Group across the four Councils. This includes close working with Natural England who are required to oversee the collection of mitigation funding and delivery of the mitigation.
- 4.1 In East Suffolk, progress and spending plans will be reported to the CIL Spend Working group twice a year due to RAMS contributions being linked to the



Infrastructure Funding Statement as a form of s106 contribution. A version of this report will accompany the annual Infrastructure Funding Statement report to Cabinet.

## 2. Where RAMS Applies – the Zone of Influence

- 5.1 The Zone of Influence (ZOI) is the area where increased residential development will result in likely significant effects. As set out in the strategy, evidence shows that there is a 13 km Zone of Influence (ZOI) around the relevant Habitat Sites in the Suffolk Coast area (this includes East Suffolk, Ipswich Borough and Babergh and Mid Suffolk Council areas).

## 3. Payment of RAMS Contributions.

- 6.1 RAMS contributions can be paid upfront under s111 of the Local Government Act 1972 by completion of a form and then payment of the contribution. Where this is paid in advance of the planning permission the funds are held until the planning permission is approved or until the Council is instructed to refund the contribution (where permission is refused) or transfer the payment (where an alternative application is submitted).
- 7.1 RAMS contributions can also be included within a s106 Agreement alongside other contributions, such as affordable housing, or where stand alone as a part of a Unilateral Undertaking – which is similar to a s106 agreement but simpler for the applicant to complete as it does not require the Council to be a signatory.
- 8.1 Each local authority is responsible for the collection of RAMS Contributions in their area. Annually the joint authorities will review the RAMS contributions they hold which are available to allocate and spend in order to guide the future delivery of mitigation. Full governance arrangements for joint spending will be established in 2021.

9.1 The RAMS payments are held until permission is granted and then development has commenced. Once the permission has commenced, the funds become available to spend. As at 30 September 2020 here are the financial details for RAMS contributions held by East Suffolk:

<b>Total RAMS Received to 30/09/2020*</b>	<b>RAMS available to allocate and spend**</b>	<b>Amounts refunded (refused permissions)</b>	<b>Amounts awaiting transfer or refund***</b>
£342,610.77	<b>£158,338.50</b>	£8,794.74	£39,933.38

\*This is the total of RAMS contributions received by the Council including amounts paid upfront but where the permission has not yet commenced (therefore it is not yet available to spend).

\*\*This is the full amount of RAMS contributions received from implemented permissions which must be spent of the RAMS project.

\*\*\* This is including payments made for permissions which may have been refused, are awaiting appeal and which have not yet been refunded to applicants.

**Contact:**

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Major Sites and Infrastructure Manager  
East Suffolk Council  
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Ben.Woolnough@eastsuffolk.gov.uk



## CABINET

Tuesday 1 December 2020

### DRAFT MEDIUM-TERM FINANCIAL STRATEGY

#### EXECUTIVE SUMMARY

1. The **Medium Term Financial Strategy** (MTFS) sets the strategic financial direction for the Council and is regularly updated as it evolves and develops throughout the year to form the framework for the Council's financial planning. This ensures Members have a sound basis for planning and decision making, the MTFS is reviewed and updated at key points in the year:
2. The purpose of the MTFS is to set out the key financial management principles, budget assumptions and service issues. It is then used as the framework for the detailed budget setting process to ensure that resources are managed effectively and are able to deliver the aspirations of the Council as set out in the Strategic Plan, over the medium term.
3. Sections 2 to 4 of the MTFS provide an update on the financial challenge facing the Council, taking into account the ongoing pandemic, economic factors, the local government finance environment, and the Council's key funding streams. Sections 5 to 7 outline how the Council will respond to the challenges, as expressed in terms of its Budget and strategies towards reserves and capital.
4. At the end of the 2021/22 budget process, in February 2021, the Council is required to approve a balanced budget for the following financial year and set the Band D rate of Council Tax. This report sets out the context and initial parameters in order to achieve that objective and contribute towards a sustainable position. Covid-19 has presented significant additional financial challenges to the Council and the outlook is very uncertain at this stage for both next year and the medium term. However, the Council's robust reserves position should enable it to both meet these challenges and develop its response to both the pandemic and the goal of financial sustainability.

Is the report Open or Exempt?	Open
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<b>Wards Affected:</b>	All wards in East Suffolk
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<b>Cabinet Member:</b>	Councillor Maurice Cook Cabinet Member with responsibility for Resources
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<b>Supporting Officer:</b>	<p>Brian Mew Senior Financial Services Manager and Deputy 151 Officer 01394 444571 <a href="mailto:Brian.Mew@eastsuffolk.gov.uk">Brian.Mew@eastsuffolk.gov.uk</a></p> <p>Lorraine Rogers Deputy Chief Finance Officer 01502 523667 <a href="mailto:lorraine.rogers@eastsuffolk.gov.uk">lorraine.rogers@eastsuffolk.gov.uk</a></p>
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## **1 INTRODUCTION**

1.1 The **Medium Term Financial Strategy** (MTFS) sets the strategic financial direction for the Council and is regularly updated as it evolves and develops throughout the year to form the framework for the Council's financial planning. To ensure Members have a sound basis for planning and decision making, the MTFS is reviewed and updated at key points in the year these are:

- October/November – as a framework for initial detailed budget discussions for the forthcoming financial year.
- January – an update to include additional information received at a national level and corporate issues identified through service planning and the detailed budget build.
- February – with the final budget for the new financial year.

1.2 The purpose of the MTFS is to set out the key financial management principles, budget assumptions and service issues. It is then used as the framework for the detailed budget setting process to ensure that resources are managed effectively and are able to deliver the aspirations of the Council as set out in the Strategic Plan, over the medium term.

## **2 MEDIUM TERM FINANCIAL STRATEGY**

2.1 The draft MTFS for this period is attached as **Appendix A** and represents a base position for the medium term. In the MTFS, the key uncertainties over this period relate to Covid and the proposed reforms to the Local Government finance system – Business Rates Retention and the Fair Funding Review. Both have now been deferred by a further year until 2022/23.

2.2 The draft MTFS as set out in this report is an update as at November 2020.

## **3 HOW DOES THIS RELATE TO THE EAST SUFFOLK STRATEGIC PLAN?**

3.1 The vision of the East Suffolk Strategic Plan is to “deliver the highest quality of life possible for everyone who lives in, works in and visits East Suffolk”. The MTFS underpins the new plan and vision for East Suffolk. The key focus of the Financial Sustainability theme will be the development, monitoring and achievement of the savings and income increases required to ultimately close the Council's budget gap.

## **4 FINANCIAL AND GOVERNANCE IMPLICATIONS**

4.1 All Financial and Governance implications are contained within the MTFS document, **Appendix A**.

## **5 OTHER KEY ISSUES**

5.1 An Equality Impact Assessment is not applicable at this stage of the draft MTFS. The purpose of this report is to provide Members with an update on the MTFS as at November 2020. This assessment will be complete on the finalisation of the budget for approval in February 2021 and the results taken into consideration.

## **6 CONSULTATION**

6.1 The Council will consult on its strategy and detailed financial plans for the coming year with staff, partners, key stakeholders, and Town and Parish Councils. The draft MTFS and the

Capital Programme will be considered by Scrutiny Committee at its meeting on 17 December 2020.

## **7 OTHER OPTIONS CONSIDERED**

- 7.1 The consideration of the MTFS by members at an early stage of the budget process is essential, especially in order to commence actions to achieve a balanced budget and sustainable medium-term position. This report also updates the Cabinet on the financial impact and response to the current pandemic.
- 7.2 Consequently, no other options were considered to be appropriate in respect of this.

## **8 REASON FOR RECOMMENDATION**

- 8.1 To approve an updated draft MTFS, taking account of new and revised risks in order that the Council will be able to set a balanced budget that delivers its priorities for the period under review 2020/21 (revision of the current year budget) to 2024/25.

### **RECOMMENDATIONS**

1. That the draft Medium Term Financial Strategy attached as **Appendix A** be approved.
2. That it be approved that Members and officers develop proposals to set a balanced budget for 2021/22 and beyond.
3. That it be approved that Members and officers develop proposals to continue the support and response to the Covid-19 pandemic.
4. That the draft Capital Programme as set out in **Appendix A5** be noted.

### **APPENDICES**

<b>Appendix A</b>	Medium Term Financial Strategy (November 2020 update)
<b>Appendix A1</b>	MTFS Key Principles and Risk Analysis
<b>Appendix A2</b>	NHB Reserve Summary 2020/21 to 2024/25
<b>Appendix A3</b>	MTFS Key Movements February to November 2020
<b>Appendix A4</b>	Financial Impact of Covid-19
<b>Appendix A5</b>	Draft Capital Programme 2020/21 to 2024/25
<b>Appendix B</b>	Medium Term Financial Strategy 2021/22–2024/25 – Spending Review Update (late appendix – added 30 November 2020)

**BACKGROUND PAPERS**

Please note that copies of background papers have not been published on the Council's website [www.eastsuffolk.gov.uk](http://www.eastsuffolk.gov.uk) but copies of the background papers listed below are available for public inspection free of charge by contacting the relevant Council Department.

Date	Type	Available From
November 2020	Various Government funding packages to support the impact and response to Covid-19	Financial Services
November 2020	Budget Working papers	Financial Services



**EAST SUFFOLK COUNCIL**

**MEDIUM TERM FINANCIAL STRATEGY  
2021/22 – 2024/25**

**NOVEMBER 2020**



# 1 INTRODUCTION

- 1.1 The **Medium Term Financial Strategy** (MTFS) sets the strategic financial direction for the Council and is regularly updated as it evolves and develops throughout the year to form the framework for the Council's financial planning. This ensures Members have a sound basis for planning and decision making, the MTFS is reviewed and updated at key points in the year:
- November/December – as a framework for initial detailed budget discussions for the forthcoming financial year.
  - January – an update to include additional information received at a national level and corporate issues identified through service planning and the detailed budget build.
  - February – with the final Budget for the new financial year.
- 1.2 The purpose of the MTFS is to set out the key financial management principles, budget assumptions and service issues. It is then used as the framework for the detailed budget setting process to ensure that resources are managed effectively and are able to deliver the aspirations of the Council as set out in the Strategic Plan, over the medium term.
- 1.3 The vision of the East Suffolk Strategic Plan is to “deliver the highest quality of life possible for everyone who lives in, works in and visits East Suffolk”. The MTFS underpins the new plan and vision for East Suffolk, focussing on five key themes. The key focus of the Financial Sustainability theme will be the development, monitoring and achievement of the savings and income increases required to ultimately close the Council's budget gap.
- Growing Our Economy
  - Enabling Our Communities
  - Remaining Financially Sustainable
  - Delivering Digital Transformation
  - Caring For Our Environment
- 1.4 The MTFS provides an integrated view of the Council's finances, recognising that the allocation and management of its human, financial and physical resources play a key role in delivering its priorities and ensuring that the Council works effectively with its partners locally, regionally and nationally. As part of the implementation of the CIPFA Financial Management Code, the MTFS will also be developed to form the key component of the Long Term Financial Strategy (LTFS).
- 1.5 The key underlying principles of the MTFS are:
- securing a balanced budget with reduced reliance on the use of reserves and general balances to support its everyday spending;
  - setting modest increases in Council Tax when appropriate; and
  - delivering service efficiencies and generating additional income where there are opportunities to do so.
- 1.6 Part of the process of delivering a robust MTFS to enable the Council to manage its affairs soundly, is to have regard to both external and internal risks, and to identify actions to mitigate those risks. MTFS key principles and a risk analysis together with mitigating actions are provided in **Appendix A1**.
- 1.7 Sections 2 to 4 provide an update on the financial challenge facing the Council, taking into account the ongoing pandemic, economic factors, the local government finance

environment, and the Council's key funding streams. Sections 5 to 7 outline how the Council will respond to the challenges, as expressed in terms of its Budget and strategies towards reserves and capital.

## **2 PUBLIC FINANCES**

- 2.1 On 11 March 2020 the Chancellor set out a £12 billion action plan in response to the economic impact of the coronavirus (Covid-19) outbreak. This included a set of measures to support public services, businesses and individuals. Since March 2020, the Government has introduced further economic support measures. It is estimated that this may cost the Government over £200 billion by the end of the financial year. Government borrowing is at historically high levels and the longer the current crisis continues, the cost to Government will rise. The budget deficit for 2020/21 is likely to reach levels last seen during World War II.
- 2.2 Amid the economic uncertainty caused by the Covid-19 pandemic, the Government has cancelled the Autumn Budget and the Comprehensive Spending Review and will concentrate on a one-year Spending Review that is scheduled to be announced on 25 November 2020.
- 2.3 Economic uncertainty in respect of the current crisis is having a significant effect on public sector finances in the short term, and the medium and longer term outlook is extremely difficult to predict. The outlook will depend on the strength of the economy to recover and how much permanent damage may have been done. The behavioural responses by consumers and businesses will play a major part in how quickly the economy can recover.

## **3 ECONOMIC INDICATORS**

- 3.1 The national economic background affects the costs the Council incurs, the funding it receives, and contributes to the demand for services as residents are affected by economic circumstances. The inflation rate impacts on the cost of services the Council purchases, as the Council delivers much of its service provision through contractual arrangements where inflationary pressures must be negotiated and managed. Specific contractual inflation has been incorporated into the Council's financial position, where appropriate, based on the actual contractual indices.

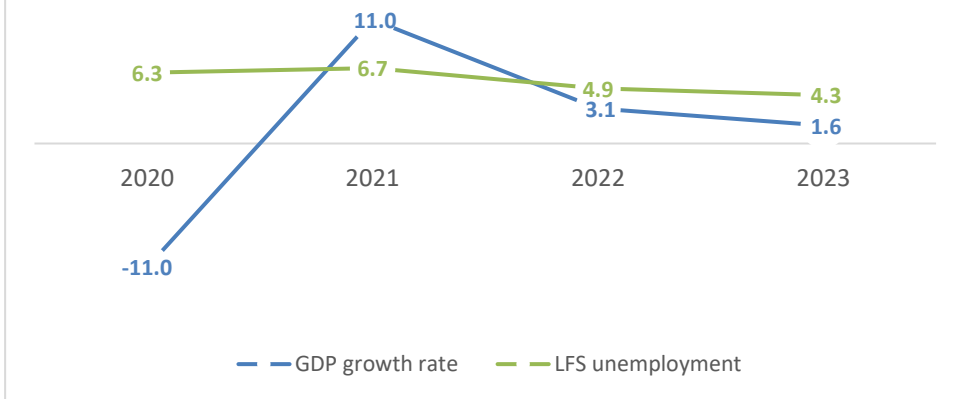
### **Gross Domestic Product (GDP)**

- 3.2 The Bank of England's overall forecast for growth in Gross Domestic Product as outlined in its November 2020 Monetary Policy Report, is shown in **Figure 1** below.

### **Unemployment**

- 3.3 The most recent unemployment figures from the Office for National Statistics (ONS), for the three months July to September 2020 was 4.8%, up from 4.5% on the three months to August. For the period January to March 2020, unemployment was at 4%. The latest forecasts by the Bank of England expects unemployment to peak at 7.75% in quarter two of 2021, **Figure 1** below show the Quarter 4 forecasts from the Bank of England.

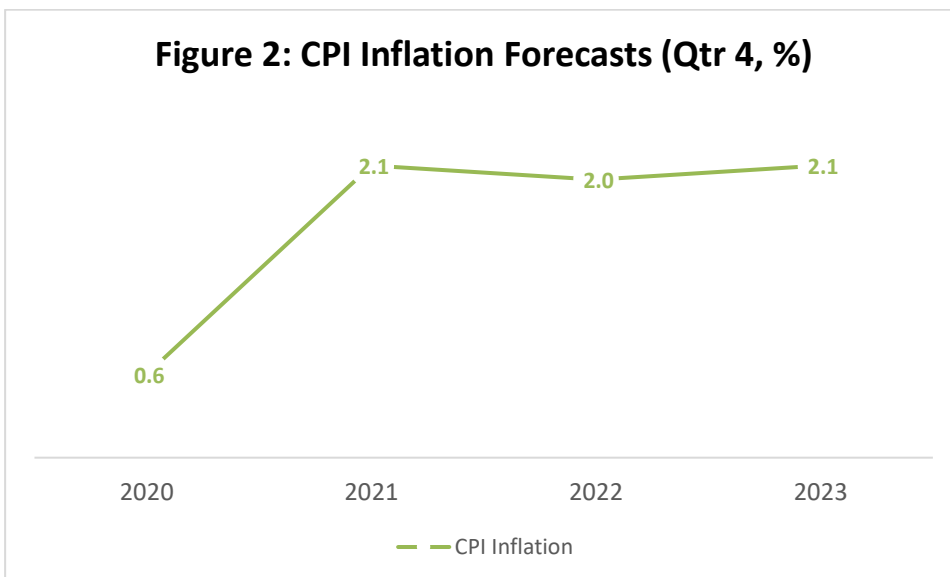
**Figure 1: GDP And Unemployment Forecasts (Qtr 4, %)**



### Consumer Pricing Index (CPI)

- 3.4 Inflation as measured by CPI, was 0.5% in September 2020, up from 0.2% in August 2020. September CPI is of importance as it is used as the basis for indexed increases in several areas in the local government finance system, including Business Rates. CPI remains well below the Bank of England's target rate of 2% and is expected to do so over the coming months before starting to rise sharply. Inflation is forecast to reach 2% in two years' time. The Bank of England's latest inflation forecast (Quarter 4) as at November 2020 is set out in **Figure 2** below.

**Figure 2: CPI Inflation Forecasts (Qtr 4, %)**



### Bank Interest Rate

- 3.5 At its 4 November 2020 meeting, the Bank of England Monetary Policy Committee (MPC) unanimously voted to maintain the bank rate at 0.1%. The Bank of England MPC's new projections for activity and inflation assume an orderly transition to a deep free trade agreement between the United Kingdom and the European Union. The MPC is projecting a reduction in bank rate to -0.1% during 2021.

## 4 LOCAL GOVERNMENT FINANCE

- 4.1 The introduction of the Local Business Rates Retention System in 2013/14, together with the Government's programme of fiscal consolidation since 2010, have combined to both reduce the level of funding available to the Council, and to shift the balance of funding significantly away from central to local sources.
- 4.2 The Final Local Government Finance Settlement 2019/20 announced on 29 January 2019 was the last year of the four-year settlement period that started in 2016/17. The Government issued a single year spending review for 2020/21 due to the uncertainties posed by the December 2019 General Election.
- 4.3 On 21 October 2020 the Government announced that it will be issuing a One-Year Local Government Financial Settlement for 2021/22, due to the combined uncertainties of Covid-19 and Brexit. The funding announcement is expected from the end of November 2020. The focus of Government is on three areas:
- Providing departments with the certainty they need to tackle Covid-19 and deliver the Government's plan for jobs to support.
  - Giving public services enhanced support to fight Covid-19 alongside delivering frontline services.
  - Investing in infrastructure to deliver the Government's "ambitious plans to unite and level up the country, drive our economic recovery and build back better."

### Revenue Support Grant (RSG) and Rural Services Delivery Grant

- 4.4 RSG has been substantially reduced in recent years. The current MTFS assumes no RSG from 2021/22 and to date there have been no indications that RSG will be received for 2021/22. However, it is possible that if the Local Government Finance Settlement for 2021/22, likely to be announced in mid-December, is essentially a roll forward of the 2020/21, then this funding could be replicated next year.

Revenue Support Grant (RSG)	2020/21 £'000	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/25 £'000
East Suffolk	(328)	0	0	0	0

- 4.5 The Rural Services Delivery Grant (RSDG) is a Government grant recognising cost pressures associated with service delivery in rural sparse areas. As with RSG, it is currently assumed in the MTFS that RSDG will not be received from 2021/22. £248,000 has been received in 2020/21, as part of the one-year funding settlement for the current financial year.

### Business Rates – Business Rates Retention and Fair Funding Review

- 4.6 In its 2015 Spending Review, the Government announced proposals for Councils to retain all locally raised business rates by the end of the decade, and to end the distribution of core grant from central Government. Originally, this was planned to begin in 2019/20 but has been subject to delay. Due to Covid-19, this has now been delayed by a further year to 2022/23.
- 4.7 To complement the changes to Business rates, the Government announced a Fair Funding Review in February 2016, which will affect how funding is allocated and redistributed between local authorities. Implementation of this review has now also been delayed until

2022/23. The Government is continuing to work with the Local Government Association (LGA) and local authority representatives to develop the new system.

- 4.8 In December 2017, the Government announced proposals for the proportion of business rates income to be retained by the local authority sector to be increased from the current 50% to 75% from April 2020, a development which does not require primary legislation, unlike the move to 100% local retention. As referred to above, this has now been delayed to April 2022.
- 4.9 The new system of 75% rate retention will consist of a 'reset', which will involve assigning a new baseline funding level and subsequent new tariff or top-up values. Reset of the system and the establishment of new funding formulae could result in East Suffolk losing the financial advantage that it has under the current system. As a result of the delay in implementing the Business Rate reforms, in 2021/22 the Council will benefit from another year under the current regime, which has a significant impact on the MTFs position for 2021/22 compared with previous forecasts. Based on 2020/21 estimates, this adjustment to the MTFs would have amounted to around £4.884 million, which was referenced in the report to Cabinet in July 2020 regarding the financial impact of Covid-19. However, since that report, there has been increasing concern about the impact of Covid-19 on the business rates base on the area. In the latest forecast for business rates income for 2021/22, referred to in more detail below, the estimated net benefit to the Council of this deferral has now been reduced to £3.302 million.

### **Business Rates**

- 4.10 Since 2013/14, business rates income has tended to be characterised by a high degree of volatility and uncertainty. Variances between estimated and actual business rate income are realised in the form of deficits or surpluses on the business rates element of the Collection Fund. For each year, the amount of business rates income credited to the General Fund is the amount estimated on the National Non Domestic Rate (NNDR1) return to Government submitted in January in the preceding year, including a calculation of the estimated Collection Fund deficit or surplus to be charged to the General Fund. As a result, in practice, variances between business rates estimates and actual figures are reflected as an element of the Collection Fund deficit or surplus two years after they take place.
- 4.11 **Business Rates Collection Fund** - As a result of Covid-19, there is likely to be a larger-than-normal deficit on the 2020/21 Collection Fund for both Council Tax and Business Rates. Local authorities will estimate the deficit in December 2020/January 2021 and budget for it in 2021 budgets. This has raised concerns that spending on local services will be significantly curtailed and the financial viability of local authorities put at risk in 2021/22.
- 4.12 On 5 November 2020 the Local Authorities (Collection Fund: Surplus and Deficit) (Coronavirus) (England) Regulations 2020 were laid before Parliament and are due to come into force on 1 December 2020. The regulations implement the announcement made by the Secretary of State on 2 July 2020 that "the repayment of collection fund deficits arising in 2020/21, will be spread over the next three years rather than the usual period of a year, giving councils breathing space in setting budgets for next year."
- 4.13 The Business Rates Collection Fund position is heavily complicated by the fact that in 2021/20, in response to the Covid-19 pandemic, around £32.5m of rate relief is being granted to retail, hospitality, and leisure businesses. These reliefs are the primary reason for the currently estimated Business Rate Collection Fund Deficit for 2021/22 of £34.83 million, with East Suffolk's share equating to £14.981 million. The remaining balance of the deficit is shared by Suffolk County Council and Central Government. The Government is

funding these reliefs by Section 31 Grant, which is accounted for by the Council in 2020/21, but the Collection Fund deficit impacts on the Council's own budget in 2021/22. Consequently, the Council's share of this Section 31 Grant, just under £12.5m, will be contributed to the Business Rates Equalisation Reserve in 2020/21, partly enabling the Council to meet its share of the deficit in 2021/22. This position is illustrated in the table below, including the implementation of the Regulations detailed in paragraph 4.12 above. These deficits will be entirely funded from the Business Rate Equalisation Reserve.

<b>East Suffolk Council – Business Rates Collection Fund Deficit</b>	<b>2020/21 £'000</b>	<b>2021/22 £'000</b>	<b>2022/23 £'000</b>	<b>2023/24 £'000</b>	<b>2024/25 £'000</b>
<b>Deficit for 2021/22</b>	0	13,753	614	614	0
<b>Section 31 Grant contributed to Business Rates Equalisation Reserve</b>	12,496	0	0	0	0

- 4.14 **Suffolk Pool** – In October all Suffolk councils agreed to continue a pooling arrangement for 2021/22, which would allow them to retain a larger proportion of their share of growth by reducing the overall levy rate for Suffolk to nil. The estimated Pooling benefit for 2021/22 is dependent on all of the NNDR1 returns being prepared by the Suffolk councils and then collated by Suffolk County Council (SCC) in January 2021. The continuation of Suffolk Business Rates Pool will not be notified by the Government until the Provisional Local Government Settlement, with confirmation in the Final Local Government Finance Settlement likely in late January 2021. The current MTFS does not include any Pooling Benefit for the next financial year, and given the uncertainty surrounding business rates income, a high degree of caution will need to be exercised regarding this income source for next year.
- 4.15 Business Rates income for 2021/22 is based on the NNDR1 return, and all Business Rates estimates included in the MTFS will be updated when this return is produced in January 2021. As detailed earlier in the report, the Business Rates system is now to be reformed from 2022/23, including a resetting of the Business Rates Baseline. Due to the uncertainty this reform will have on the income to the Council, the Council has taken a prudent approach with the estimates for future years. The income figures included for 2022/21 and beyond, are based on the current Business Rates system and only include estimates of Baseline income, which is approximately £7m, Section 31 Grant, and a proportion of the amount currently retained in respect of Renewables. The updated MTFS now includes the following estimates for Business Rates income and related Section 31 Grant. As referred to previously, the position on Business Rates for 2021/22 is extremely uncertain due to Covid-19 impacts. In the light of this, significant increases have been made in these figures to the provisions for both appeals and bad debts, these will be reviewed for the Budget and MTFS following the Provisional Finance Settlement and preparation of the NNDR1 returns.

	MTFS 2021/22 £'000	FORECAST 2021/22 £'000	FORECAST 2022/23 £'000	FORECAST 2023/24 £'000	FORECAST 2024/25 £'000
<b>Business Rates Income</b>					
Business Rates Baseline	7,228	6,973	7,112	7,255	7,400
Business Rates Above Baseline	0	213	0	0	0
Business Rates Renewables	0	1,319	538	549	560
<b>Total Business Rates Income</b>	7,228	8,505	7,651	7,804	7,960
Share of Pooling Benefit with Suffolk Councils	0	0	0	0	0
Section 31 Grant	2,865	4,890	4,988	5,088	5,189
	10,093	13,395	12,639	12,892	13,149
<b>MTFS Adjustment due to Deferral of BRR changes</b>		<b>3,302</b>			

## Council Tax

- 4.16 Council Tax is one of the Council's most important and stable income streams, funding approximately 50% of the net budget requirement of the Council. However, for 2021/22, Council Tax is also subject to more uncertainty than in previous years as a result of the economic impact of the Covid-19 pandemic. It is worth noting that in its assessment of the Core Spending Power of local authorities, the Government assumes that councils increase Council Tax at the maximum permitted levels. For Shire District Councils in two-tier areas, the referendum limit for 2020/21 was the higher of 2% or £5. Referendum limits did not apply to Town and Parish Councils in 2020/21. Details of referendum limits for 2021/22 are expected to be confirmed as part of the 2021/22 funding settlement announcement.
- 4.17 **Council Tax Base** – The CTB1 Council Tax Base Return was submitted to Government on 8 October 2020. There is considerable uncertainty at the present time regarding the Council Tax base for next year. This principally concerns the following issues:
- Level and timing of Local Council Tax Reduction Scheme (LCTRS) Reliefs
  - Collection rates / Bad Debt Provisions
  - Government Support to Precepting Authorities
  - Government Support to taxpayers, e.g. continuation of Hardship Fund
- 4.18 The current tax base estimate represents a cautious approach to these issues. The reduction in the tax base for East Suffolk is currently estimated to be 1,683.48 (1.92%) Band D equivalent properties, reducing the overall tax base for East Suffolk from 87,888.87 to 86,205.39 for 2021/22. This equates to around £288,300 of reduction in Council Tax income to the Council based on the current District Band D Council Tax of £171.27. The original MTFS for 2021/22 has assumed growth to the tax base of 1%, which equated to £151,000 of additional income. The overall impact to the MTFS is a loss of approximately £440,000 per annum on original projections for tax base growth. As with business rates, the Council Tax base will be reviewed following the Provisional Local Government Finance Settlement in December, and in the light of the latest available information on reliefs and collection. The Council Tax Base will be reported for approval to either the Cabinet meeting of 5 January 2021 or the Full Council meeting of 27 January 2021.
- 4.19 **District Band D Council Tax 2021/22** – An increase of £4.95 for 2021/22 would equate to a District Band D Council Tax for East Suffolk of £176.22 and generate approximately

£427,000 of additional income for East Suffolk. Total income from Council Tax would be £15.191m for 2021/22.

- 4.20 Based on the above data, the table below sets out the estimated Council Tax income and current assumptions on Council Tax as included in the current update of the MTFS.

Council Tax Income - 3% Increase Current MTFS	2020/21 £'000	Estimate 2021/22 £'000	Estimate 2022/23 £'000	Estimate 2023/24 £'000	Estimate 2024/25 £'000
Council Tax Income Base	(14,429)	(15,053)	(15,191)	(15,774)	(16,367)
(Growth)/Reduction in Tax Base	(189)	288	(152)	(158)	(164)
Council Tax Increase	(435)	(427)	(431)	(435)	(440)
<b>Total Council Tax Income</b>	<b>(15,053)</b>	<b>(15,191)</b>	<b>(15,774)</b>	<b>(16,367)</b>	<b>(16,970)</b>
Council Tax Band D	£171.27	£176.22	£181.17	£186.12	£191.07
Council Tax Base	87,888.87	86,205.39	87,067.44	87,938.12	88,817.50
Growth/Reduction(-) in Tax Base	1.31%	-1.92%	1.00%	1.00%	1.00%
Council Tax Increase £	4.95	4.95	4.95	4.95	4.95
Council Tax Increase %	2.98%	2.89%	2.81%	2.73%	2.66%

*Assumptions from 2021/22: Council Tax increases of 3% or £5, whichever is the higher.*

- 4.21 **Council Tax Collection Fund** – As a result of Covid-19, there is likely to be a larger-than-normal deficit on the 2020/21 Collection Fund for both Council Tax and Business Rates. Local authorities will estimate the deficit in December 2020/January 2021 and budget for it in 2021 budgets. This has raised concerns that spending on local services will be significantly curtailed and the financial viability of local authorities put at risk in 2021/22.
- 4.22 On 5 November 2020, the Local Authorities (Collection Fund: Surplus and Deficit) (Coronavirus) (England) Regulations 2020 were laid before Parliament and are due to come into force on 1 December 2020. The regulations implement the announcement made by the Secretary of State on 2 July 2020 that “the repayment of collection fund deficits arising in 2020/21, will be spread over the next three years rather than the usual period of a year, giving councils breathing space in setting budgets for next year.”
- 4.23 The current estimate for the Council Tax Collection Fund Deficit for 2021/22 is £1.213m, with East Suffolk’s share equating to £163,000. The remaining balance of the deficit is shared by Suffolk County Council and the Police and Crime Commissioner for Suffolk. Following the implementation of the Regulations detailed in paragraph 4.22 above, the estimated deficit relating to the current year has been partly spread into 2022/23 and 2023/24. The overall updated estimate for the Council’s share of the Council Tax Deficit for 2021/22 is profiled over the MTFS as follows:

East Suffolk Council – Council Tax Collection Fund Deficit	2020/21 £'000	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/25 £'000
Deficit for 2021/22	0	104	29	29	0

- 4.24 The Collection Fund is monitored closely throughout the financial year and the Collection Fund position will be confirmed in January 2021.



## New Homes Bonus (NHB)

- 4.25 The Government established the New Homes Bonus (NHB) in 2011 to provide an incentive for local authorities to encourage housing growth in their areas. NHB is funding allocated to councils based on the building of new homes and bringing empty homes back into use. The intention for the New Homes Bonus is to ensure that the economic benefits of growth are returned to the local authorities and communities where growth takes place. Over the past few years, NHB has become an extremely important source of incentivised income.
- 4.26 For the current financial year, the NHB allocation included a national baseline for housing growth set at 0.4% of Council Tax base growth (weighted by band). The purpose of the baseline is to remove “deadweight” growth that would occur normally without active delivery by councils – councils will only receive NHB for new properties above this level.
- 4.27 The funding settlement for 2020/21 was for one year only and included payment of NHB for one year instead of four years, i.e. no legacy payments. This has had significant impact on NHB funding availability, as current annual allocations amount to over £500k per year. In 2019/20 the Government announced there would be further consultation on NHB proposals prior to implementation. However, to date there has been no further information released. The current MTFS therefore assumes no new NHB allocations for 2021/22 and beyond, but this position is expected to be clarified in the Provisional Local Government Finance Settlement. The table below shows the legacy payments remaining of the current financial year and the previous three years.

NHB	2020/21 £'000	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/25 £'000
Year 7	(565)	0	0	0	0
Year 8	(548)	(548)	0	0	0
Year 9	(525)	(525)	(525)	0	0
Year 10	(665)	0	0	0	0
Forecast November 2020	(2,303)	(1,073)	(525)	0	0

- 4.28 The Council uses NHB funding to support specific community related projects and initiatives across East Suffolk. This is balanced against the overriding need to retain financial sustainability.
- 4.29 **Appendix A2** outlines the current position on the NHB Reserve and proposed use of NHB funding for East Suffolk over the MTFS period. This is summarised in the table below.

	2020/21 £'000	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/25 £'000
Opening Balance	(5,441)	(5,161)	(4,264)	(3,688)	(3,624)
Add: Allocation Received	(2,303)	(1,073)	(525)	0	0
Less: Proposed Use	2,583	1,970	1,101	64	64
Closing balance	(5,161)	(4,264)	(3,688)	(3,624)	(3,560)

## 5 MEDIUM TERM FINANCIAL POSITION

### MTFS Forecasts 2020/21 to 2024/25

- 5.1 The Finance team works with Service Areas to review their budget requirements and budget monitoring is an ongoing process between Finance, Service Areas, and the

Corporate Management Team. This work leads to continual updating of the MTFS for the Council. As at November 2020, key areas of the budget that are yet to be finalised include;

- Establishment (staffing) costs.
- Partnerships.
- Revenue implications of investment projects.
- Revenue implications of the capital programme.
- Business rates income.
- Council Tax income
- Further updates in relation to Covid-19.
- Announcement of the Local Government Settlement for 2021/22.
- Use of reserves.

5.2 The MTFS was last updated in February 2020. A summary analysis of the key movements as at November 2020 is shown in the following table. This table is supported by **Appendix A3**. As noted in paragraph 5.1 above, there is continual updating of the MTFS and there are key areas of the budget still to be finalised which are not included in this update.

MTFS Updates - November 2020	2020/21 £'000	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/25 £'000
<b>Key Budget Movements:</b>					
Operational Requirements	383	509	683	696	761
Additional Income	(162)	(24)	(24)	(24)	(24)
Operational Savings	(31)	(361)	(361)	(361)	(361)
Covid-19 Impact	1,838	1,190	621	621	592
<b>Funding:</b>					
Business Rates	0	(3,302)	(2,242)	(2,184)	(2,441)
<b>Net Total of Updates</b>	<b>2,028</b>	<b>(1,988)</b>	<b>(1,323)</b>	<b>(1,252)</b>	<b>(1,473)</b>

5.3 The summary MTFS position resulting from these movements as at November 2020 is shown in the table below.

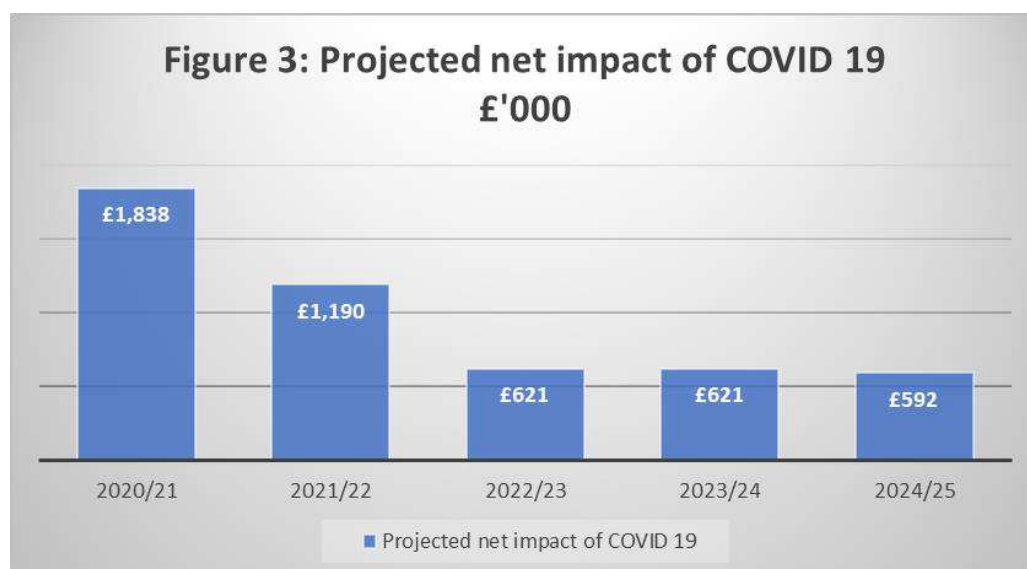
MTFS Forecast - East Suffolk	2020/21 £'000	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/25 £'000
February 2020	0	5,350	6,163	6,676	6,676
November 2020	2,028	3,362	4,840	5,424	5,203

5.4 There are several key features in the latest MTFS position as at November 2020 notably the impact of Covid-19, further Government responses to this, and the delay in the Business Rate Retention and Fair Funding reforms until 2022/23. East Suffolk is in an advantageous position under the current Business Rates Retention system and deferral of the reforms will enable the council to benefit from another year of the current regime. As shown in **Appendix A3**, this is estimated to constitute a financial benefit of £3.302 million to the Council in 2021/22.

5.5 The period from 2021/22 onwards is extremely uncertain due to Covid-19 pressures and the uncertainty around various funding streams. The Council finds itself with pressures and uncertainties of the medium term, and the underlying budget gap that needs to be addressed. It is important that the Council's policy towards its reserves and balances seeks to provide some contingency against these future pressures, and ensures the continuation of valuable programmes and initiatives, particularly those currently funded from NHB.

## Budget Planning Assumptions

- 5.6 **Covid-19 impact estimate** – In July 2020 a report was taken to Cabinet to provide an update on financial implications of Covid-19 and this report contains an update. The impact of Covid-19 is continually monitored and re-assessed as the situation changes. **Figure 3** below outlines the net cost of Covid-19 over the MTFS period.



- 5.7 The table below provides a financial impact summary of Covid-19 over the MTFS as at this time. There is much uncertainty as to the ongoing impact of Covid-19 into next financial year and beyond, for example the impact on income - Fees and Charges, Council Tax and Business Rates. The current external environment is subject to continual change, which adds greater complexity to developing medium term budget planning and assumptions.
- 5.8 The Government introduced a local government income compensation scheme, whereby Councils can claim for eligible losses on fees and charges income due to Covid-19 for 2020/21 only. Of the estimated loss on fees and charges income - £4.638 million, in the current year, it is estimated that the Council can be compensated in the region of £3 million.

Financial Impact of Covid-19 (as at November 2020)	2020/21 £'000	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/25 £'000
<b>Additional Cost Pressures</b>	4,770	0	0	0	0
<b>Savings</b>	(310)	0	0	0	0
<b>Income Losses:</b>					
Sales, Fees & Charges	4,638	396	2	2	2
Council Tax Income	0	544	469	469	440
Other Income	1,062	250	150	150	150
<b>Funding:</b>					
External	(8,082)	0	0	0	0
Internal	(240)	0	0	0	0
<b>Net Impact of Covid-19</b>	<b>1,838</b>	<b>1,190</b>	<b>621</b>	<b>621</b>	<b>592</b>

- 5.9 Detailed information on the impact of Covid-19 for the current financial year is provided in **Appendix A4**. This covers the areas of cost and income pressures and the sources of funding received by the Council.

- 5.10 **Goods & Services** - The Council's financial strategy assumes that any inflationary pressures incurred on goods and services expenditure are contained within existing budgets, or through more efficient spending. This will be kept under review to ensure this planning assumption remains adequate. This does not impact on inflation for specific contracts where the budget planning assumptions reflect specific contract increases.
- 5.11 Contracts have been inflated based on the specified inflation indices within each individual contract. Additional negotiation has taken place with contractors to determine how these cost increases can be reduced where possible. This negotiation and retendering of contracts is part of the Council's strategy for cost reduction and will continue over the medium-term.
- 5.12 **Fees and Charges** are based on the Council's agreed principles of increasing existing fees and charges on a market forces basis whilst having regard to the Council's policies and objectives. As a minimum, fees and charges should be increased by price inflation. The Council will also review opportunities to introduce new fees as appropriate. Proposed fees and charges for 2021/22 will be considered by Cabinet on 5 January 2021.
- 5.13 **Public Sector Pay** - The opening MTFS position for East Suffolk had assumed a 2% pay award increase per annum for 2020/21 onwards. In August 2020, the local Government Services' Pay Agreement for 2020/21 was announced, 2.75%. This was effective from 1 April 2020. The updated MTFS, reflects the additional 0.75%, approximately £180,000 per annum from the current financial year. The updated MTFS continues to assume pay awards of 2% for 2022/23 onwards due to the pressures on public finances and the economic uncertainty over the medium term.
- 5.14 **Actuarial Valuation** - The latest triennial actuarial valuation of the assets and liabilities of the Suffolk County Pension Fund was completed on 31<sup>st</sup> March 2019. The employers pension contribution rate for 2020/21, 2021/22 and 2022/23 is 34%, 33% and 32% respectively. For 2020/21 onwards there will not be a deficit payment, and instead it is incorporated into the primary rate.
- 5.15 In formulating its detailed spending plans, the Council has also taken account of past performance and the previous year's outturn position.
- 5.16 The Council's financial planning assumptions are summarised below:

Budget Area	Assumption
<b>Inflation</b>	
<i>Goods &amp; Services</i>	Met within existing budgets (exception is contract)
<i>Utilities</i>	2% 2021/22, 3% 2022/23, 4% 2023/24 onwards
<b>Fees &amp; Charges</b>	Inflation is applied where appropriate - 1.1% to 2.9%
<b>Staffing Costs</b>	2% per annum plus incremental progression from 2021/22
<b>In-Year Vacancy Allowance</b>	£300k per annum
<b>Investment Income</b>	0.10% Term Investments (average) 0.05% Call Account 4.37% Property Fund (as at October 2020) 4.32% Diversified Income Fund (as at October 2020)

- 5.17 **Other Pressures** – Ranging from increased demand for services or changes in national policy, the Council's MTFS will be adjusted to reflect the financial implications of these

changes. The budget monitoring work is ongoing with the Finance Team working with service areas to review their budget requirements. This work will continue to update the MTFS over the coming weeks.

## **6 RESERVES AND BALANCES**

- 6.1 In order to manage its financial affairs soundly, the Council needs to hold an appropriate level of reserves and balances. These allow it to:
- a) manage its cash flows economically and avoid temporary borrowing pending receipt of income due during the year;
  - b) deal promptly and efficiently with emergencies if they occur, as this year;
  - c) take previously unseen opportunities to secure benefits that may arise during the year;
  - d) mitigate reliance on volatile sources of funding;
  - e) set money aside for known events but where the timing or precise amount required is not yet certain; and
  - f) accumulate monies to meet costs that it would be unreasonable for taxpayers to meet in a single year.
- 6.2 In addition to the General Fund Balance, the Council keeps a number of earmarked reserves on the Balance Sheet. Some are required to be held for statutory reasons, some are needed to comply with proper accounting practice, and others have been set up voluntarily to earmark resources for future spending plans or potential liabilities.
- 6.3 The Council has continued to develop its prudent financial management arrangements, through the development of earmarked reserves to mitigate potential future risks. As issues arise, the potential requirement for an earmarked reserve is considered. New earmarked reserves are formally considered as part of the detailed budget process, to ensure that risks identified are adequately mitigated, and throughout the annual budget monitoring process as risks arise or become clearer.

### **General Fund Balance and Earmarked Reserves**

- 6.4 The detailed budget process includes an assessment of risk, the adequacy of General Fund Reserves and a review of earmarked reserves. This review evaluates the need to create and/or change earmarked reserve levels and to also release reserves which are no longer required, thereby becoming a one-off resource for the Council. A risk assessment of the General Fund Balances informs the Chief Finance Officer's view of the adequacy of reserves to provide assurance to the budget. Having regard to the financial risks surrounding the budget planning process; the Council maintains the level of General Fund balances at around 3%-5% of its budgeted gross expenditure (in the region of £130 million for East Suffolk). This would equate to maintaining a General Fund balance for East Suffolk, in the region of between £4 million and £6 million. As at 1 April 2020, the opening General Fund balance of East Suffolk stood at £6 million.
- 6.5 Further use of the General Fund balance will be evaluated against an assessment of risk, to ensure financial sustainability for the Council is maintained, whilst supporting the strategy direction and ambitions of the Council. The current update of the MTFS does not include any use of the General Fund balance. However, with the impact of Covid-19, there may be a requirement to consider use of this Fund in order to balance the budget in future years. This area will be kept under review.

- 6.6 One of the key underpinning financial principles of the MTFS is to not use the Council's Reserves (and other one-off resources) as a primary method to balance the ongoing pressures in the budget. Earmarked reserves are used for specific one-off purposes to support the delivery of corporate objectives and to mitigate risks. With the unprecedented impact of Covid-19 and the financial uncertainty that it creates, the use of Earmarked reserves as a one-off resource to address the on-going budget pressures may become a necessity.
- 6.7 The current projected position on General Fund Reserves and Balances for East Suffolk is summarised in the following table. This summary does not include use of reserves to address the updated budget gaps as presented in **Appendix A3**, but the April 2021 position does include use of the In-Year Savings reserve to address the impact of Covid-19 in the current year, currently estimated at £1.838 million.
- 6.8 The opening balances for 2020/21 are subject to conclusion of the external audit review for 2019/20.

	Actual April 2020 £'000	Projected April 2021 £'000	MTFS April 2022 £'000	MTFS April 2023 £'000	MTFS April 2024 £'000	MTFS April 2025 £'000
<b>Reserves</b>						
<b>General Fund</b>	6,000	5,982	5,982	5,982	5,982	5,982
<b>Earmarked Reserves:</b>						
Business Rate Equalisation	6,296	24,593	10,858	10,156	9,352	9,352
Capital	8,701	5,703	2,116	683	350	417
Community Projects & Initiatives	6,783	6,264	5,044	4,468	4,404	4,340
Corporate - Contingency, Service Requirements	8,484	3,823	3,753	3,763	3,533	3,303
Housing & Homelessness	4,246	2,719	1,800	1,581	1,439	1,297
Port Health	5,181	5,277	5,359	5,386	5,475	5,565
Regeneration & Economic Development	5,853	4,632	4,438	4,454	4,470	4,487
Service Transformation	1,387	2,067	1,897	2,117	2,117	2,117
<b>Total Earmarked Reserves</b>	<b>46,930</b>	<b>55,079</b>	<b>35,264</b>	<b>32,609</b>	<b>31,141</b>	<b>30,877</b>

## 7 CAPITAL STRATEGY

- 7.1 The Capital Strategy gives a high-level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of local public services in East Suffolk, along with an overview of how associated risk is managed and the implications for future financial sustainability. The Capital Strategy for the period 2021/22 to 2024/25 will be considered by both the Scrutiny Committee and the Cabinet before approval by Full Council in January 2021. Capital planning is about financial investment on the purchase of new assets, the creation of new assets and enhancing and/or extending the useful life of existing assets. The Council aims to achieve the optimum balance between the future needs of East Suffolk, including the need to drive growth, whilst ensuring affordability in the short and long term. Key principles include:

- Developing asset and capital strategies that facilitate a long-term approach to decision-making.

- Ensuring that assets are only held as needed to achieve Council objectives.
- Maximising efficiency in the management and use of assets.
- Ensuring that pressure to achieve short-term savings does not compromise the value of assets through lack of investment.
- Ensuring that capital investment is targeted where it will achieve the greatest long-term benefit.

7.2 Enhancing the management of the Council's existing asset base and looking beyond the traditional medium-term financial planning horizon is a major priority. The current Asset Management Strategy was approved in July 2019, broken down into four key components:

- Administrative Improvements.
- Compliance and Sustainability.
- A strategic approach to assets.
- Reducing expenditure and increasing income.

7.3 For the purposes of setting the budget for 2021/22 and medium-term financial planning, the current rolling Capital Programme is being updated to reflect existing projects and the latest capital investment plans for the period 2020/21 to 2024/25 are included.

### **Capital Programme**

7.4 The Capital Programme including both General Fund and HRA elements is subject to the scrutiny process and formally adopted by Full Council each year. The decision to accept individual projects onto the Programme is driven by the overriding requirement to support the priorities communicated in the East Suffolk Strategic Plan, providing they are affordable.

7.5 As well as adequately maintaining the asset base, a range of other important factors are considered when deciding upon the allocation of General Fund resources. Consideration is given to:

- Legislation – the need for capital investment due to changes in legislation, including those with health and safety implications.
- Resource Availability – the sustainability of the Capital Programme is a primary consideration and integral to the MTFS.

7.6 Where required, capital projects are supported by a detailed business case, which demonstrates a set of clear objectives and measurable benefits, as well as detailed financial implications. This includes the on-going revenue implications of a capital project, to ensure these are built into the MTFS revenue assumptions.

7.7 Major capital projects are delivered by dedicated project managers within the Council, with leadership and oversight provided by the Senior Management Team.

7.8 The 2020/21 Capital Programme for the Council was considered by the Scrutiny Committee and Cabinet at their respective meetings on 16 December 2019 and 7 January 2020, with Council approval on 22 January 2020. The Capital Programme has continued to be reviewed and revised, and an updated Programme as at November 2020 is shown in

**Appendix A5.** The programme is currently being finalised and is subject to further updates.

SUMMARY - GENERAL FUND PROGRAMME	2020/21 £000 Original Budget	2020/21 £000 Revised Budget	2021/22 £000 Original Budget	2022/23 £000 Original Budget	2023/24 £000 Original Budget	2024/25 £000 Original Budget	2020/21 to 2024/25
<b>Capital Expenditure</b>							
Economic Development & Regeneration	0	518	0	0	0	0	518
Environmental Services & Port Health	11	200	150	150	50	50	600
Financial Services, Corporate Performance & Risk Management	5,000	7,400	300	0	0	0	7,700
ICT Services	400	785	50	50	450	250	1,585
Operations	19,889	9,556	13,874	17,530	17,080	17,880	75,920
Planning & Coastal Management	14,552	9,193	23,130	13,397	18,009	26,774	90,503
Housing Improvement	1,716	1,000	1,500	1,500	1,500	1,500	7,000
<b>Total Capital Expenditure</b>	<b>41,568</b>	<b>28,652</b>	<b>39,004</b>	<b>32,627</b>	<b>37,089</b>	<b>46,454</b>	<b>183,826</b>
<b>Financed By:-</b>							
<b>External:</b>							
Borrowing	22,422	12,659	10,271	15,200	10,400	11,400	59,930
Contributions	0	0	0	0	0	0	-
General Fund Capital Receipts	0	885	0	0	0	0	885
Grants	16,940	10,191	24,179	14,847	25,309	34,074	108,600
Reserves	2,206	4,917	4,554	2,580	1,380	980	14,411
<b>Total Financing</b>	<b>41,568</b>	<b>28,652</b>	<b>39,004</b>	<b>32,627</b>	<b>37,089</b>	<b>46,454</b>	<b>183,826</b>



## EAST SUFFOLK MEDIUM TERM FINANCIAL STRATEGY - KEY PRINCIPLES

## 1 PRIORITIES, AIMS AND OBJECTIVES

- 1.1 The **East Suffolk Strategic Plan** provides the overarching vision for East Suffolk. In fulfilment of the Plan, the Council makes use of significant resources to achieve its aims including money, people, property and technology. In order to allocate resources to competing demands, achieve effective and efficient use of its resources, best value and ultimately achieve its vision, the Council has several strategies and plans which give a clear sense of direction and underpin the deployment of those resources. The Long Term and **Medium Term Financial Strategies** sit under the **Efficiency Plan**, and combined with other strategies and plans, they support and embrace the strategic direction of East Suffolk.

## 2 STRATEGY OBJECTIVES

- 2.1 The Council's MTFS aims to ensure the provision of the best quality services possible within the resources available. To do so it must maximise the use of its resources to ensure they are used efficiently and effectively to support the development of longer term sustainable objectives.
- 2.2 The specific objectives of the MTFS are to:
- a) ensure that the Council sets a balanced, sustainable budget year by year, so that forecast spending does not exceed forecast resources available to it;
  - b) plan for a level of Council Tax that the Council, its residents and Government see as necessary, acceptable and affordable to ensure that it has the financial capacity to deliver the Council's policies and objectives;
  - c) redirect resources over time to adequately support and resource the priorities of the both the Council and the wider community; and
  - d) maintain sufficient reserves and balances to ensure that the Council's long-term financial health remains sound.

## 3 STRATEGY PRINCIPLES

- 3.1 The principles set out below provide a framework within which the Council will develop its detailed financial plan over the medium term.

**General**

There are a number of overarching principles that will apply across the Council's detailed financial accounting, planning and monitoring:

- a) that the Council's budgets, financial records and accounts will be prepared and maintained in line with approved Accounting Standards, the CIPFA Code of Practice on Local Government Accounting, the CIPFA Prudential Code and the relevant sections of the Council's Constitution and Finance Procedure Rules;
- b) prior to setting a budget, the Council will always analyse potential risks and ensure these are minimised in line with its Risk Management Strategy;

- c) that the Council's Corporate Management Team will review the budget proposals for reasonableness and adherence to corporate policies and objectives prior to the budget being submitted to Cabinet;
- d) the Council will monitor its revenue and capital budgets effectively. Monitoring will be undertaken monthly by Heads of Service together with their portfolio holders, and integrated quarterly monitoring reports will be reported to Cabinet. In cases where significant financial and service performance deviates from that planned, action plans setting out corrective action will be drawn up by Heads of Service / Portfolio Holders and reported to Cabinet as appropriate;
- e) that the Council's Corporate Management Team will take appropriate steps to continue to maintain and improve the accuracy and quality of data that it uses throughout the Council thereby ensuring that budget and other decisions are taken on a sound basis; and
- f) the Council will seek to maximise external contributions towards revenue and capital spending for example through bidding for specific grants, attracting levered funding, participating in new funding streams and engaging in further strategic partnering opportunities where appropriate.

### **General Fund (Revenue)**

#### **3.2 In relation to its revenue budgets the Council will:**

- a) set a balanced budget each year that will be constructed to reflect its objectives, priorities and commitments. In particular, the budget will influence and be influenced by the Strategic Plan, the Organisational and Development Strategy, Capital and Asset Management Strategies, the Risk Management Strategy, its Comprehensive Equality Scheme and its Consultation and Engagement Strategies;
- b) within the constraints of the resources available to it, set a sustainable budget each year that meets on-going commitments from on-going resources. The Council will continue to aim to maintain its level of general balances when it sets its revenue budget each year now that a prudent level of balances has been achieved;
- c) seek to identify annual efficiency savings through business process improvement, shared service initiatives, service best value reviews and benchmarking and strategic partnering opportunities within and across county borders;
- d) review the appropriateness of service delivery between the Council, parishes and other partners;
- e) increase existing fees and charges on a market forces basis whilst having regard to the Council's policies and objectives. As a minimum fees and charges should be increased by price inflation. The Council will also review opportunities to introduce new fees as appropriate; and
- f) within Government guidelines, set a level of Council Tax that the Council, its residents and Government see as necessary, acceptable and affordable to deliver the Council's policies and objectives.

## Capital

- 3.3 When considering capital investment, the Council will:
- a) maximise the generation of capital receipts and grants to support its planned investment programmes
  - b) enhance its capital investment by applying specific grants and contributions, capital receipts, earmarked reserves and revenue contributions, with any balance being met by external borrowing
  - c) not recognise capital receipts until there is certainty that the receipt will materialise, and these will not be earmarked against specific developments without express Cabinet approval
  - d) allocate its capital resources in line with its Capital Strategy and Asset Management Plan whilst recognising that other priorities may emerge that may require those plans to be amended and resources to be diverted
  - e) annually review and prioritise capital schemes in accordance with Council objectives having regard to:
    - i) the business case for any given project; asset management planning
    - ii) affordability in line with the application of the Prudential Code.

## Balances and Reserves

- 3.4 In relation to its balances and earmarked reserves, the Council will:
- each year maintain the level of General Fund balances at around 3% - 5% of its budgeted gross expenditure. This would lead the Council to maintain a General Fund balance in a range of around £4 million to £6 million.
  - have regard to the financial risks surrounding the budget planning process, including those associated with the structural deficit, inflationary pressures, interest rates, partnerships, the treatment of savings, new burdens and demand led expenditure.
  - review its earmarked reserves, which have been established to meet known or predicted liabilities, to ensure that the level of those reserves are still appropriate; and
  - return reserve balances no longer required to the General Fund as appropriate.

## Treasury Management and Investment

- 3.5 The Council will:
- a) having regard to risk, maximise investment income and minimise borrowing costs within the overall framework set out in the Council's annual Treasury Management and Investment Strategy; and
  - b) secure the stability of the Council's longer-term financial position rather than seeking to make short-term one-off gains which may lead to higher costs in the long term.

- c) having regard to risk, seek to diversify its investment portfolio; maximise investment income; and deliver economic development objectives through the Asset Investment Strategy (in development).

## 4 OTHER CONSIDERATIONS

4.1 The Council's spending will have regard to:

- a) the base budget position for the current financial year, adjusted for in year grant changes;
- b) the Council's medium term priorities;
- c) the refocusing of service expenditure through transactional, shared services and other efficiencies to support the achievement of its medium term priorities and satisfy Government funding changes;
- d) demographic and welfare changes;
- e) the impact of the current pandemic;
- f) consultation outcomes;
- g) fiscal matters including:
  - price inflation.
  - the effect on the level of General Fund balances and reserves.
  - the impact of any changes to the capital programme on the potential costs of borrowing.
  - triennial revaluation of the pension fund.
  - ongoing commitments, arising in part, from initiatives that have previously been funded from specific grants.
  - achieving budgeted savings from outsourcing, shared services and service reviews.
  - the likely passporting of some Government departmental savings targets to councils.

RISKS	PROBABILITY HIGH (H) MEDIUM (M) LOW (L)	IMPACT HIGH (H) MEDIUM (M) LOW (L)	MITIGATING ACTIONS
<p><b>Strategic Risks</b></p> <p>The absence of a robust Medium Term Financial Strategy could adversely affect the Council's budget and resource planning and projections.</p> <p>Failure to understand changing community needs and customer expectations can result in the Council providing levels of service which are not appropriately aligned to the needs of communities and customers.</p> <p>Local Government funding is under continuous pressure and review. Failure to respond to these funding pressures may adversely impact on the Council's ability to service delivery.</p> <p>Budget pressures arising from housing, economic, social and other demographic changes.</p> <p><b>Financial</b></p> <p>Uncertain medium term sustainability of incentivised income areas subject to Government policy, economic factors, and revaluation e.g. Brexit, business rates and New Homes Bonus.</p>	<p><b>L</b></p> <p><b>M</b></p> <p><b>H</b></p> <p><b>H</b></p> <p><b>H</b></p>	<p><b>H</b></p> <p><b>H</b></p> <p><b>H</b></p> <p><b>H</b></p> <p><b>H</b></p>	<p>Continually monitor and refine the strategy in line with changing influences. Update Corporate Management Team and Cabinet.</p> <p>Continuously engage with key stakeholders and take advantage of existing consultation methodologies. Continue to monitor and more closely align service levels to demand and need.</p> <p>Take advantage of the Council's growth opportunities to reduce dependency on government funding. Align service delivery to funding levels, improve exist strategy to minimise risk.</p> <p>Take advantage of technological advancements to understand and reduce unit costs, monitor demand for services and proactively manage resourcing requirements, invest in schemes to promote skills and developments.</p> <p>Constantly monitor information and update risk appraisals and financial projections. Provide timely briefings and updates to Members/ key stakeholders to facilitate decision making. Adopt prudent budgeting approach not placing undue reliance on uncertain funding sources.</p>

Uncertainty surrounding the Government's change agenda including, business rates and welfare reform over the medium term.	H	H	Constantly monitor information from Government and update risk appraisals and financial projections. Provide timely briefings and updates to Members/ key stakeholders to facilitate decision making. Lobby through the LGA as appropriate.
Budget pressures from demand led services and income variances reflecting the wider economy.	H	H	Monitor pressures throughout the budget process and take timely actions.
Costs arising from the triennial review of the Local Government Pension Scheme.	H	M	Review and monitor information from Government and actuaries. Update forecasts as necessary.
Interest rate exposure on investments and borrowing.	H	M	Review cash flows, ensuring the Council has a flexible and forward looking Treasury management policy.
<b>Information</b>			
The Council itself has no influence over the outcome of some of the other bigger assumptions such as formula grant, national pay awards, interest rates, inflation and statutory fees and charges.	L	M	Key assumptions made are regularly reviewed from a variety of sources. Forecasts are updated as necessary.
<b>Operational</b>			
The Council has entered into strategic partnerships and contracts and is therefore susceptible to economic, social and demographic changes	H	H	Effective negotiation, sound governance arrangements and reviews of partnerships performance.
There is a potential risk to the Council if there is a financial failure of an external organisation, providing services to the public on behalf of the Council.	M	H	Ensure rigorous financial evaluations are carried out at tender stage. Consideration of processes to ensure annual review of the successful organisation and review any external auditor comments.
		203	

<p><b>People</b></p> <p>Loss of key skills, resources and expertise.</p>	<b>M</b>	<b>L</b>	Continue to invest in staff developments, service continuity measures. Monitor succession planning. Keep staff consulted and informed. Ensure employment terms and conditions are competitive and development needs identified through 'My Conversation' programme with staff are satisfied.
<p><b>Regulatory</b></p> <p>Changes of responsibility from Government can adversely impact on service priorities and objectives.</p>	<b>L</b>	<b>L</b>	Sound system of service and financial planning in place. Lobby as appropriate.
<p><b>Reputation</b></p> <p>Loss of reputation if unforeseen resource constraints result in unplanned service reductions.</p>	<b>L</b>	<b>H</b>	Identify and implement robust solutions in response to changes. Consult widely. Seek to achieve a prudent level of balances and reserves.

## NHB RESERVE SUMMARY 2020/21 TO 2024/25

NHB Reserve					
	2020/21	2021/22	2022/23	2023/24	2024/25
	Revised Budget	Revised Budget	Revised Budget	Revised Budget	Revised Budget
	£'000	£'000	£'000	£'000	£'000
NHB Reserve Balance Brought Forward	(5,441.23)	(5,160.63)	(4,263.93)	(3,687.53)	(3,623.83)
NHB In-Year Funding	(2,302.70)	(1,073.00)	(525.00)	0.00	0.00
Total NHB Funding in Reserve	<b>(7,743.93)</b>	<b>(6,233.63)</b>	<b>(4,788.93)</b>	<b>(3,687.53)</b>	<b>(3,623.83)</b>
Application of NHB					
<u>Enabling Communities Budget</u>					
55 Councillors * £7.5k	433.60	412.50	412.50	0.00	0.00
	<b>433.60</b>	<b>412.50</b>	<b>412.50</b>	<b>0.00</b>	<b>0.00</b>
<u>COVID-19 - Foodbank Grants</u>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<u>Community Partnerships</u>					
8 Partnership * £25k each	275.00	200.00	200.00	0.00	0.00
<u>Resourcing &amp; Engagement</u>					
CP Manager	60.80	61.70	62.40	63.70	63.70
Communities Officer	20.00	20.00	20.00	0.00	0.00
Funding Officer	20.00	20.00	20.00	0.00	0.00
Venues for meetings	2.50	2.50	2.50	0.00	0.00
Contribution to Suffolk Association Local Councils	10.00	10.00	10.00	0.00	0.00
Contribution to Community Action Suffolk	10.00	10.00	10.00	0.00	0.00
	<b>398.30</b>	<b>324.20</b>	<b>324.90</b>	<b>63.70</b>	<b>63.70</b>
Strategic Community Partnerships - Allocated	160.80	0.00	0.00	0.00	0.00
Strategic Community Partnerships - Unallocated	284.20	300.00	300.00	0.00	0.00
	<b>445.00</b>	<b>300.00</b>	<b>300.00</b>	<b>0.00</b>	<b>0.00</b>
<u>COVID-19 - Hardship Fund/Social Isolation Grants</u>	<b>99.60</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<u>Exemplar Grants</u>	<b>22.80</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<u>WIFI Implementation on Market Towns</u>	<b>59.70</b>	<b>139.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<u>ESP</u>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<u>Economic Development Towns Fund</u>	<b>29.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<u>Lowestoft Full Fibre project</u>	<b>568.00</b>	<b>576.00</b>	<b>56.00</b>	<b>0.00</b>	<b>0.00</b>
<u>UCI World Masters Cycle Cross Championships</u>	<b>0.10</b>	<b>8.20</b>	<b>8.00</b>	<b>0.00</b>	<b>0.00</b>
<u>Commitments Pre 2019/20</u>					
Tour of Britain - Womens Tour 2019 & 2020	75.00	27.00	0.00	0.00	0.00
Housing Enabling Support	11.10	0.00	0.00	0.00	0.00
Landguard	17.90	18.20	0.00	0.00	0.00
	<b>104.00</b>	<b>45.20</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<u>Place Based initiatives</u>					
Felixstowe Forwards	119.00	0.00	0.00	0.00	0.00
Leiston Together	39.70	32.30	0.00	0.00	0.00
Lowestoft Rising	20.00	0.00	0.00	0.00	0.00
	<b>178.70</b>	<b>32.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total NHB Earmarked for Community Initiatives</b>	<b>2,339.30</b>	<b>1,837.70</b>	<b>1,101.40</b>	<b>63.70</b>	<b>63.70</b>
<u>Set Aside to Support the Budget</u>					
<i>To Support Transition of NHB use to East Suffolk</i>	244.00	132.00	0.00	0.00	
<b>Total NHB use for the Year</b>	<b>2,583.30</b>	<b>1,969.70</b>	<b>1,101.40</b>	<b>63.70</b>	<b>63.70</b>
205					
<b>NHB Reserve Balance Carried Forward</b>	<b>(5,160.63)</b>	<b>(4,263.93)</b>	<b>(3,687.53)</b>	<b>(3,623.83)</b>	<b>(3,560.13)</b>

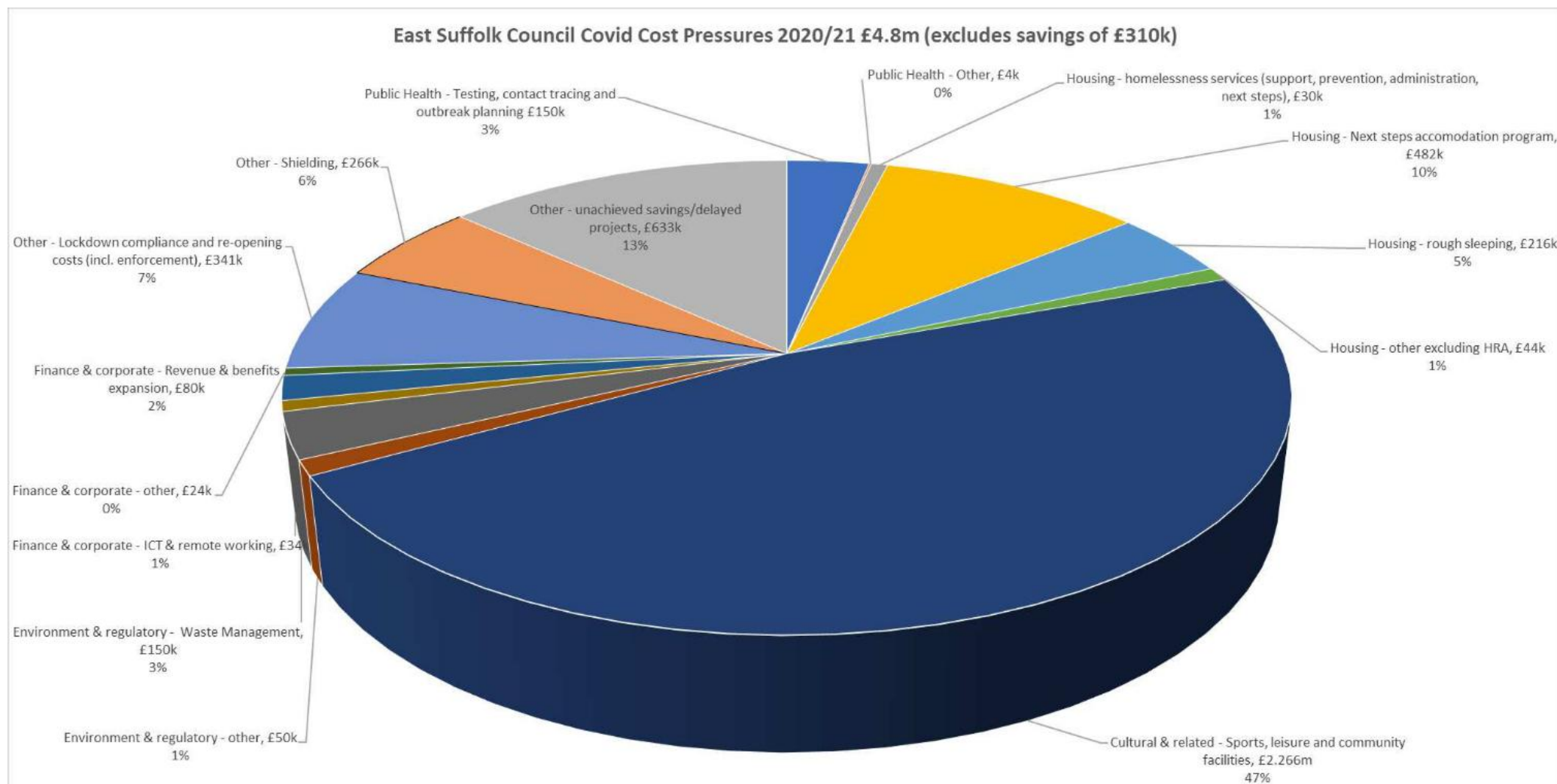


## MTFS KEY MOVEMENTS FROM FEBRUARY TO NOVEMBER 2020

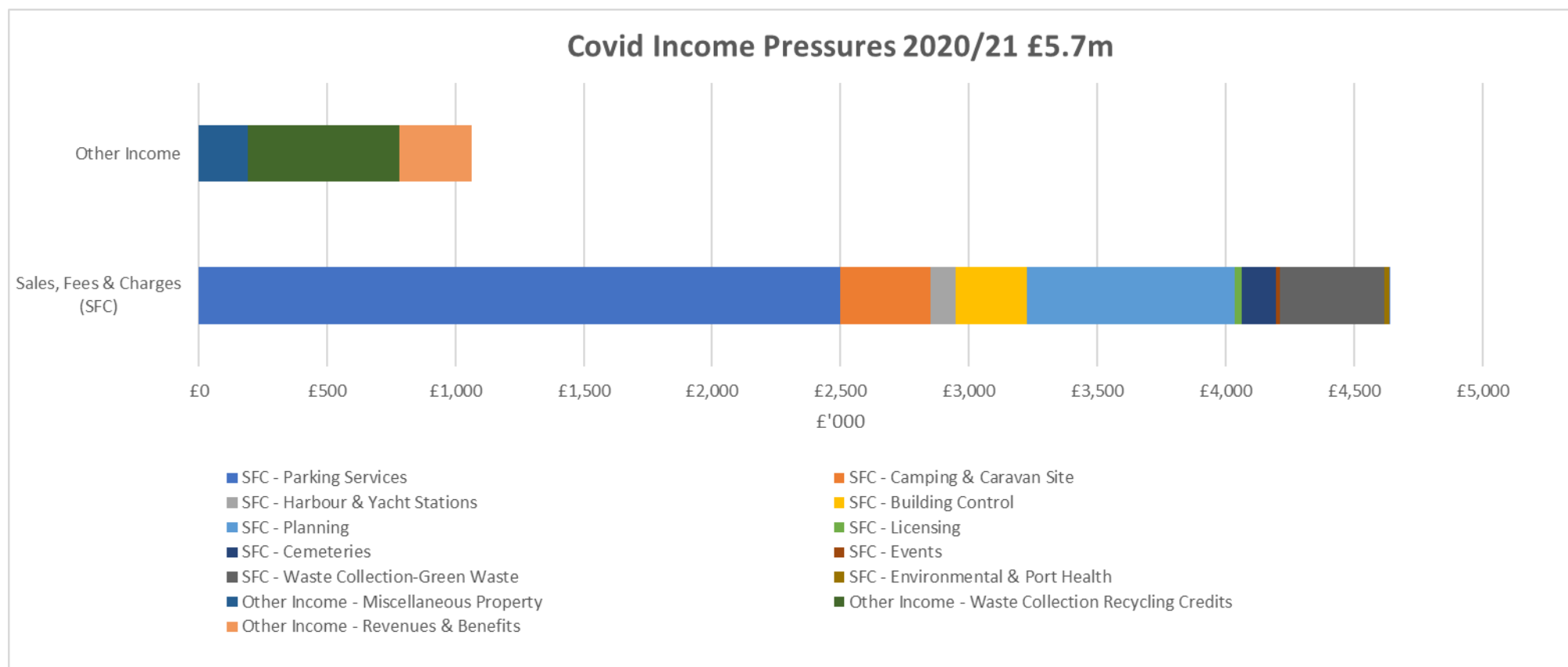
	2020/21 £'000	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/25 £'000	
<b>Budget Gap - February 2020</b>	<b>0</b>	<b>5,350</b>	<b>6,163</b>	<b>6,676</b>	<b>6,676</b>	
<b><u>Non-Covid MTFS Updates - Service Areas</u></b>						
<b>Operational Requirements</b>						<b>Additional Commentary</b>
Bungay Leisure Centre refurbishment	105	0	0	0	0	0 Revenue costs of capital project.
Water Lane Leisure Centre refurbishment	115	0	0	0	0	0 Revenue costs of capital project.
Maintenance grants to Bungay Town Council re transfer of assets	43	29	21	14	7	7 As per March 2020 Cabinet paper.
Melton Hill site	0	244	0	0	0	0 Business rates and site security costs.
2020/21 pay award	180	180	180	180	180	180 2.75% pay award was 0.75% above original budget assumption.
Minimum Revenue Provision (capital programme)	(280)	(164)	262	502	574	574 To reflect changes to the capital programme.
Transfer to Transformation Reserve	220	220	220	0	0	0 To replenish reserve following leisure partnership review.
	<b>383</b>	<b>509</b>	<b>683</b>	<b>696</b>	<b>761</b>	
<b>Additional Income</b>						
Southwold Beach huts income	(24)	(24)	(24)	(24)	(24)	(24) 2020/21 rents were agreed in this financial year.
Miscellaneous land rent Backdated rents (2016-2019)	(138)	0	0	0	0	0 Arising from rent reviews exercise.
	<b>(162)</b>	<b>(24)</b>	<b>(24)</b>	<b>(24)</b>	<b>(24)</b>	
<b>Savings</b>						
Disable Facilities Grant service now in-house	(31)	(36)	(36)	(36)	(36)	(36) Fee previously paid to external provider.
Review of leisure partnership	0	(325)	(325)	(325)	(325)	(325) Estimated net cost.
	<b>(31)</b>	<b>(361)</b>	<b>(361)</b>	<b>(361)</b>	<b>(361)</b>	
<b>Service Area - Net Budget Changes (Non-Covid)</b>	<b>190</b>	<b>124</b>	<b>298</b>	<b>311</b>	<b>376</b>	
<b><u>Impact of Covid on the MTFS</u></b>						
Additional cost pressures	4,770	0	0	0	0	
Savings	(310)	0	0	0	0	
Income Losses	5,700	1,190	621	621	592	
Covid funding received	(8,322)	0	0	0	0	
<b>Covid - Net Impact</b>	<b>1,838</b>	<b>1,190</b>	<b>621</b>	<b>621</b>	<b>592</b>	2020/21 impact to be funded from the In-Year Savings Reserve.
<b>Business Rates Income</b>	<b>0</b>	<b>(3,302)</b>	<b>(2,242)</b>	<b>(2,184)</b>	<b>(2,441)</b>	2021/22 - Deferral of changes to the Business Rates system until 2022/23.
<b>Budget Gap as at November 2020*</b>	<b>2,028</b>	<b>3,362</b>	<b>4,840</b>	<b>5,424</b>	<b>5,203</b>	

\* 2020/21 - £1,838m can be used from the In-Year Savings Reserve to Fund the impact of Covid in this year.

## FINANCIAL IMPACT OF COVID

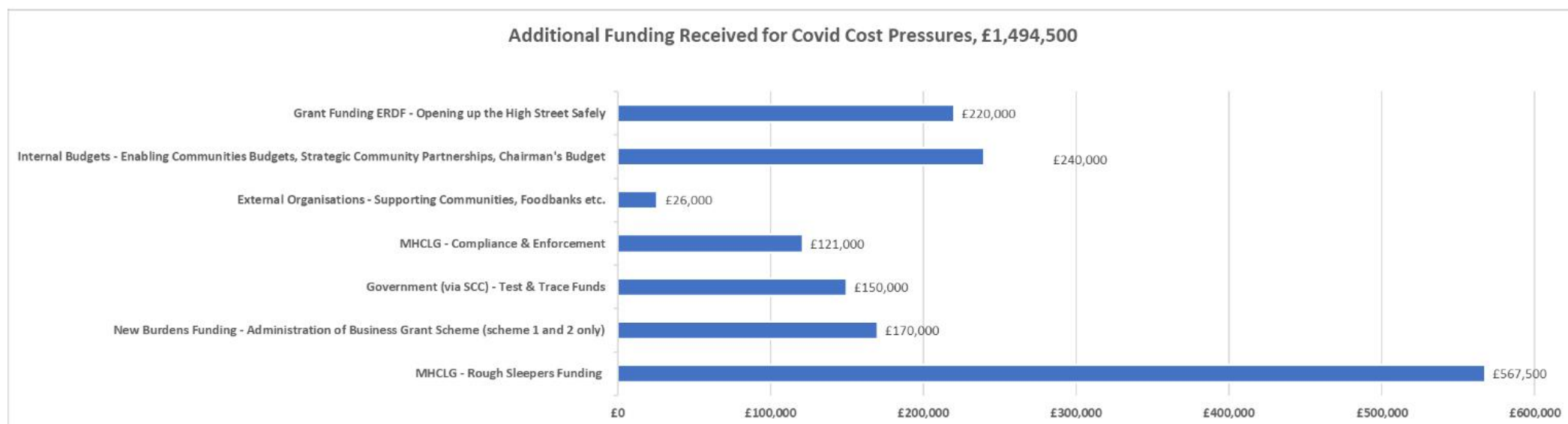
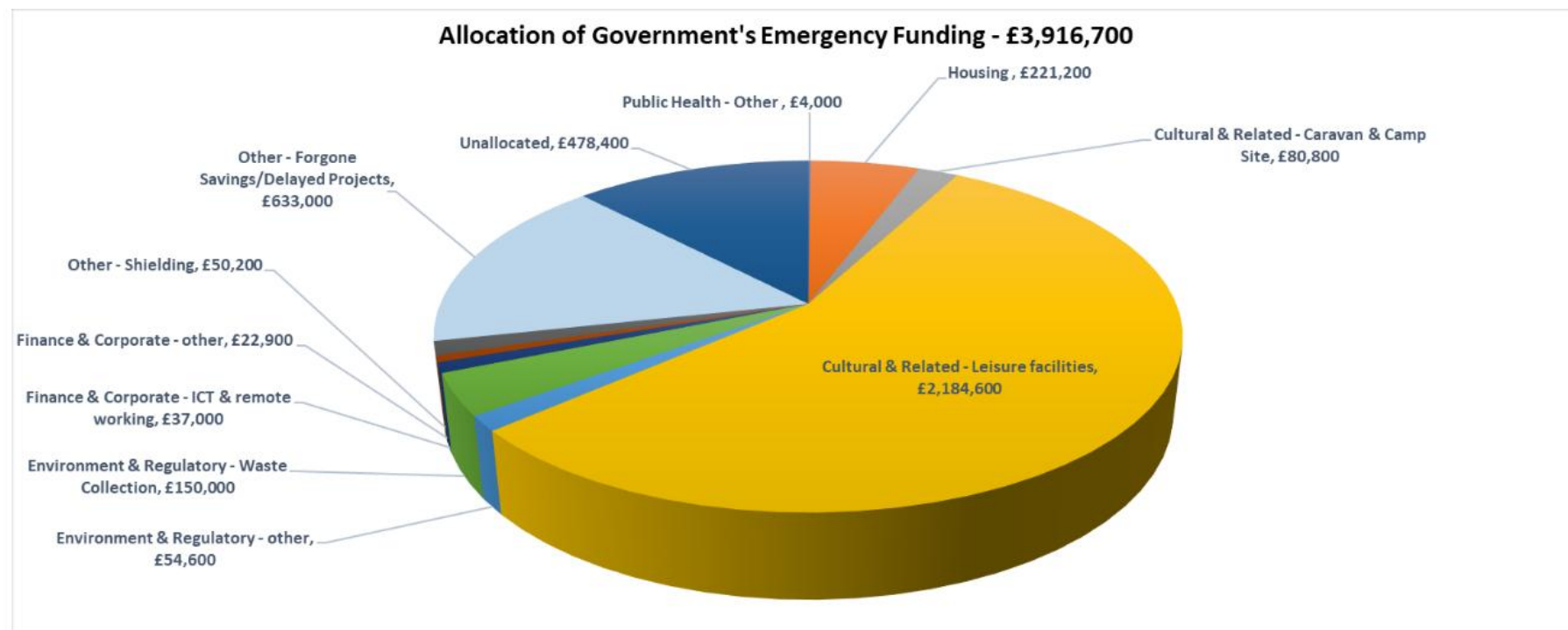


## FINANCIAL IMPACT OF COVID



**Government compensation scheme for loss of income from Sales, Fees & Charges** – This is a scheme whereby the Council can claim compensate for eligible losses on income from Sales, Fees & Charges in 2021/22. The Council is estimating this to be in the region of £3 million.

## FINANCIAL IMPACT OF COVID



**CAPITAL PROGRAMME 2020/21 TO 2024/25**  
**(DRAFT UPDATE, INCLUDING REVISIONS TO 2020/21)**

SUMMARY - GENERAL FUND PROGRAMME	2020/21 £000 Original Budget	2020/21 £000 Revised Budget	2021/22 £000 Original Budget	2022/23 £000 Original Budget	2023/24 £000 Original Budget	2024/25 £000 Original Budget	2020/21 to 2024/25
<b>Capital Expenditure</b>							
Economic Development & Regeneration	0	518	0	0	0	0	518
Environmental Services & Port Health	11	200	150	150	50	50	600
Financial Services, Corporate Performance & Risk Management	5,000	7,400	300	0	0	0	7,700
ICT Services	400	785	50	50	450	250	1,585
Operations	19,889	9,556	13,874	17,530	17,080	17,880	75,920
Planning & Coastal Management	14,552	9,193	23,130	13,397	18,009	26,774	90,503
Housing Improvement	1,716	1,000	1,500	1,500	1,500	1,500	7,000
<b>Total Capital Expenditure</b>	<b>41,568</b>	<b>28,652</b>	<b>39,004</b>	<b>32,627</b>	<b>37,089</b>	<b>46,454</b>	<b>183,826</b>
<b>Financed By:-</b>							
<b>External:</b>							
Borrowing	22,422	12,659	10,271	15,200	10,400	11,400	59,930
Contributions	0	0	0	0	0	0	-
General Fund Capital Receipts	0	885	0	0	0	0	885
Grants	16,940	10,191	24,179	14,847	25,309	34,074	108,600
Reserves	2,206	4,917	4,554	2,580	1,380	980	14,411
<b>Total Financing</b>	<b>41,568</b>	<b>28,652</b>	<b>39,004</b>	<b>32,627</b>	<b>37,089</b>	<b>46,454</b>	<b>183,826</b>

**CAPITAL PROGRAMME 2020/21 TO 2024/25**  
**(DRAFT UPDATE, INCLUDING REVISIONS TO 2020/21)**

ECONOMIC DEVELOPMENT & REGENERATION	2020/21 £000	2020/21 £000	2020/21 £000	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	New Project Added	Funding Type
	Original Budget	Original + Carry Fwd. Budget	Revised Budget	Expenditure to 30.9.2020	Revised Budget	Revised Budget	Revised Budget	Revised Budget		
Ness Point Regeneration Project	0	336	518	368	0	0	0	0		EG/ER
<b>Total Budgeted Expenditure</b>	<b>0</b>	<b>336</b>	<b>518</b>	<b>368</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Financed By:-</b>										
<b>Internal Funding:</b>										
Internal Borrowing	0	0	0	0	0	0	0	0		IB
Capital Receipt	0	0	0	0	0	0	0	0		ICR
Reserve	0	0	40	0	0	0	0	0		IR
	0	0	40	0	0	0	0	0		
<b>External Funding:</b>										
Grants	0	336	478	368	0	0	0	0		EG
Contributions	0	0	0	0	0	0	0	0		EC
Borrowing	0	0	0	0	0	0	0	0		EB
	0	336	478	368	0	0	0	0		
<b>Total Budgeted Financing</b>	<b>0</b>	<b>336</b>	<b>518</b>	<b>368</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Ness Point Regeneration Project	The Lowestoft Ness Regeneration Scheme (East of England Park project) aims to create a visitor destination that celebrates the culture and heritage of its location.									

ENVIRONMENTAL SERVICES & PORT HEALTH	2020/21 £000	2020/21 £000	2020/21 £000	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	New Project Added	Funding Type
	Original Budget	Original + Carry Fwd. Budget	Revised Budget	Expenditure to 30.9.2020	Revised Budget	Revised Budget	Revised Budget	Revised Budget		
Port Health IT System	11	11	200	11	150	150	50	50		IR
<b>Total Budgeted Expenditure</b>	<b>11</b>	<b>11</b>	<b>200</b>	<b>11</b>	<b>150</b>	<b>150</b>	<b>50</b>	<b>50</b>		
<b>Financed By:-</b>										
<b>Internal Funding:</b>										
Internal Borrowing	0	0	0	0	0	0	0	0		IB
Capital Receipt	0	0	0	0	0	0	0	0		ICR
Capital Reserve - Port Health	11	11	200	11	150	150	50	50		IR
	11	11	200	11	150	150	50	50		
<b>External Funding:</b>										
Grants	0	0	0	0	0	0	0	0		EG
Contributions	0	0	0	0	0	0	0	0		EC
Borrowing	0	0	0	0	0	0	0	0		EB
	0	0	0	0	0	0	0	0		
<b>Total Budgeted Financing</b>	<b>11</b>	<b>11</b>	<b>200</b>	<b>11</b>	<b>150</b>	<b>150</b>	<b>50</b>	<b>50</b>		
<b>Project</b>										
Port Health IT System	Purchase of new server, upgrade switch environment and replace desktop/printer/tablet									

FINANCIAL SERVICES, CORPORATE PERFORMANCE & RISK MANAGEMENT	2020/21 £000	2020/21 £000	2020/21 £000	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	New Project Added	Funding Type
	Original Budget	Original + Carry Fwd. Budget	Revised Budget	Expenditure to 30.9.2020	Revised Budget	Revised Budget	Revised Budget	Revised Budget		
House Purchase - Blackstock	0	24	0	0	0	0	0	0		IR
Commercial Investment * subject to business case	2,500	5,000	150	0	0	0	0	0	Subject to business case	IB
Commercial Investment - Moor Business Park	0	0	2,250	0	0	0	0	0		IB
Land Acquisition Leiston* subject to business case	0	300	0	0	0	0	0	0		IR
Land Acquisition* subject to business case	2,500	5,000	3,500	0	0	0	0	0	Subject to business case	IB
Land Acquisition - NWES	0	0	1,500	0	0	0	0	0		IB
Short Term Transit Site* subject to business case	0	0	0	0	300	0	0	0		IR
<b>Total Budgeted Expenditure</b>	<b>5,000</b>	<b>10,324</b>	<b>7,400</b>	<b>0</b>	<b>300</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Internal Funding:</b>										
Internal Borrowing	5,000	10,000	7,400	0	0	0	0	0		IB
Capital Receipt	0	0	0	0	0	0	0	0		ICR
Reserve	0	324	0	0	300	0	0	0		IR
	5,000	10,324	7,400	0	300	0	0	0		
<b>External Funding:</b>										
Grants	0	0	0	0	0	0	0	0		EG
Contributions	0	0	0	0	0	0	0	0		EC
Borrowing	0	0	0	0	0	0	0	0		EB
	0	0	0	0	0	0	0	0		
<b>Total Budgeted Financing</b>	<b>5,000</b>	<b>10,324</b>	<b>7,400</b>	<b>0</b>	<b>300</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Project</b>										
House Purchase - Blackstock	Purchase of investment property									
Commercial Investment * subject to business case	Commercial investment budget to be used for the purchase of properties/land subject to a business case									
Commercial Investment - Moor Business Park	Purchase of industrial unit site in Beccles									
Land Acquisition Leiston* subject to business case	Purchase of investment property									
Land Acquisition - NWES	Purchase of 2 sites (Lowestoft & Leiston)									
Land Acquisition* subject to business case	Purchase of investment property									
Short Term Transit Site* subject to business case	Evaluation of Short Term Transit Sites									



**CAPITAL PROGRAMME 2020/21 TO 2024/25**  
**(DRAFT UPDATE, INCLUDING REVISIONS TO 2020/21)**

ICT SERVICES	2020/21 £000	2020/21 £000	2020/21 £000	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	New Project Added	Funding Type
	Original Budget	Original + Carry Fwd. Budget	Revised Budget	Expenditure to 30.9.2020	Revised Budget	Revised Budget	Revised Budget	Revised Budget		
Corporate IT Requirements	400	571	608	21	50	50	450	250		IR
Members Webcasting	0	177	177	0	0	0	0	0		IR
Riverside Conference Room TV's	0	25	0	0	0	0	0	0		IR
<b>Total Budgeted Expenditure</b>	<b>400</b>	<b>773</b>	<b>785</b>	<b>21</b>	<b>50</b>	<b>50</b>	<b>450</b>	<b>250</b>		
<b>Financed By:-</b>										
<b>Internal Funding:</b>										
Internal Borrowing	0	0	0	0	0	0	0	0		IB
Capital Receipt	0	0	785	0	0	0	0	0		ICR
Reserve	400	773	0	21	50	50	450	250		IR
	400	773	785	21	50	50	450	250		
<b>External Funding:</b>										
Grants	0	0	0	0	0	0	0	0		EG
Contributions	0	0	0	0	0	0	0	0		EC
Borrowing	0	0	0	0	0	0	0	0		EB
	0	0	0	0	0	0	0	0		
<b>Total Budgeted Financing</b>	<b>400</b>	<b>773</b>	<b>785</b>	<b>21</b>	<b>50</b>	<b>50</b>	<b>450</b>	<b>250</b>		
<b>Project</b>										
Corporate IT Requirements	Desktop refresh - installation of new hardware									
Members Webcasting	Installation of webcasting facility for Council meetings									
Riverside Conference Room TV's	Installation of TV screens to conference rooms									

PLANNING & COASTAL MANAGEMENT	2020/21 £000	2020/21 £000	2020/21 £000	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	New Project Added	Funding Type
	Original Budget	Original + Carry Fwd. Budget	Revised Budget	Expenditure to 30.9.2020	Revised Budget	Revised Budget	Revised Budget	Revised Budget		
Bawdsey East Lane	10	35	35	0	0	0	0	0		EG
Coast Protection - Minor Capital Works	828	881	80	33	501	200	200	200		IB
Corton & North Corton Hybrid Scheme	250	400	100	0	100	200	7,000	7,000		EG
Lowestoft Flood Risk Management Project Phase 1 (Tidal Walls, Pluvial & Fluvial)	9,472	11,873	6,873	78	9,963	0	0	0		EG
Lowestoft Flood Risk Management Project Phase 2 (Tidal Gate)	3,902	5,572	820	1,891	12,359	7,907	10,809	19,574		EG
Slaughden Coast/Estuary	20	35	35	0	0	0	0	0		EG
Southwold Harbour Fender	0	0	1,100	0	0	0	0	0	New	IB/EG/IR
Thorpeness (Externally Funded)	70	70	100	0	100	3,300	0	0		EG
Pakefield Coastal Resilience project	0	0	50	0	107	1,790	0	0	New	EG/IR
<b>Total Budgeted Expenditure</b>	<b>14,552</b>	<b>18,866</b>	<b>9,193</b>	<b>2,002</b>	<b>23,130</b>	<b>13,397</b>	<b>18,009</b>	<b>26,774</b>		
<b>Internal Funding:</b>										
Internal Borrowing	828	881	80	33	501	200	200	200		IB
Capital Receipt	0	0	100	0	0	0	0	0		ICR
Reserve	0	0	1,050	0	0	0	0	0		IR
	828	881	1,230	33	501	200	200	200		
<b>External Funding:</b>										
Grants	13,724	17,985	7,963	1,969	22,629	13,197	17,809	26,574		EG
Contributions	0	0	0	0	0	0	0	0		EC
Borrowing	0	0	0	0	0	0	0	0		EB
	13,724	17,985	7,963	1,969	22,629	13,197	17,809	26,574		
<b>Total Budgeted Financing</b>	<b>14,552</b>	<b>18,866</b>	<b>9,193</b>	<b>2,002</b>	<b>23,130</b>	<b>13,397</b>	<b>18,009</b>	<b>26,774</b>		
<b>Project</b>										
Bawdsey East Lane SMP Review	Review of Coastal processes around East Lane and works required for retaining shingle around Holesley bay									
Coast Protection - Minor Capital Works	The Coastal Management Team carries out a comprehensive programme of inspections which highlight when repair and maintenance works need to be carried out. This ensures that the defences are functioning correctly, extends the life of the assets and protects the public from potential hazards.									
Corton & North Corton Hybrid Scheme	abandoned after failure in line with 2010 Shoreline Management Plan policy, plus allow managed realignment to take place to north of village, creating a new beach									
Lowestoft Flood Risk Management Project Phase 1 & 2	A major project to construct a permanent tidal wall which will be built around the harbour to protect Lowestoft from future tidal surges, with a tidal gate located near to the Bascule Bridge to prevent surge water entering Lake Lothing. Including the interim measure of temporary flood barriers									
Slaughden Coast/Estuary SMP Policy review	Innovative scheme South of Aldeburgh likely to be delivered by a consortium of public and private partners to provide 20 years of resilience to the town and the Alde & Ore Estuary, offering scope for enhanced / new economic benefits and business opportunities.									
Southwold Harbour Fender	Southwold Harbour fender remedial works following damage to the fender which was originally constructed in 1992 as set out in the 3rd November 2020									
Thorpeness (Externally Funded)	Strengthen the soft bag defences installed here in 2010/12 that were damaged by unusually high erosion pressure in 2013.									
Pakefield Coastal Resilience project	New accelerated project due to rapid increase of coastal erosion.									

**CAPITAL PROGRAMME 2020/21 TO 2024/25**  
**(DRAFT UPDATE, INCLUDING REVISIONS TO 2020/21)**

OPERATIONS	2020/21 £000	2020/21 £000	2020/21 £000	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	New Project Added	Funding Type
	Original Budget	Original + Carry Fwd. Budget	Revised Budget	Expenditure to 30.9.2020	Revised Budget	Revised Budget	Revised Budget	Revised Budget		
Aldeburgh Shelter	0	0	6	0	0	0	0	0	New	IR
Bath Tap Chalets, Felixstowe	0	0	0	0	100	500	0	0	New	IR
Bawdsey Quay	0	57	57	0	0	0	0	0		IR
Brackenbury Beach Hut replacement Handrailing	0	88	88	0	0	0	0	0		IR
Bungay LC redevelopment	1,839	913	1,839	1,280	0	0	0	0		IB
Cemeteries	0	395	395	0	0	0	0	0		IB
Cliff House Chalets Felixstowe	0	0	0	0	10	0	0	0	New	IR
Cliff House, Felixstowe	0	0	0	0	250	750	0	0	New	IR
Clifflands car park, Felixstowe	0	0	0	0	100	0	0	0	New	IR
Community Asset transfer fund	0	0	0	0	125	125	125	125	New	IR
Coronation Sports Ground	0	0	0	0	45	0	0	0	New	IR
Dellwood Avenue Cricket Pavilion	0	15	0	0	0	0	0	0		IR
East Point Pavilion * subject to business case	1,500	1,500	750	0	0	0	0	0		CG/EB
Estates Management	200	307	307	115	200	200	200	200		IB/IR
Felixstowe Lighting	0	95	95	8	0	0	0	0		IR
Felixstowe North Regeneration Project	10,000	10,761	50	0	50	10,000	10,000	11,000	Subject to business case	EB
Felixstowe Seafront Gardens Handrailing	0	0	0	0	15	0	0	0	New	IR
Felixstowe Sea Front Shelters	0	103	103	0	0	0	0	0		IR
Felixstowe South - seafront work and Martello Cafe	0	1,750	750	0	1,000	0	0	0		IR
Felixstowe Sports Hub	900	900	300	18	0	0	0	0		IR
Fishing Hut Felixstowe	0	0	0	0	30	0	0	0	New	IR
Footway Lighting Works - Northern (cyclical replacement)	30	64	64	0	30	30	30	30		IR
Former Deben High School Felixstowe	0	0	600	0	2,600	0	0	0	New	IB
Leisure Centre Brackenbury	20	40	20	0	20	0	0	0		IR
Leisure Centre Deben	20	26	26	0	20	0	0	0		IR
Leisure Centre Leiston	35	80	70	24	25	0	0	0		IB
Lowestoft Beach Hut - demolition/wall stabilisation	2,500	2,453	1,453	387	0	0	0	0		IR
Lowestoft Beach Hut - replacement Beach Huts phase 2	0	0	0	0	1,000	0	0	0		IB
Lowestoft Beach Hut - replacement Beach Huts phase 3	0	0	0	0	500	100	0	0	New	IB
Lowestoft South Beach Public Conveniences/Changing Facilities	0	200	0	0	0	0	0	0		IB
Melton Riverside Car Park Lighting	0	40	0	0	0	0	0	0		IR
New Beach Hut Sites	500	952	952	0	500	500	0	0		IB
Newcombe Road Lowestoft	0	0	0	0	150	2,800	0	0	New - Subject to business case	EB
Northern Car Park Works	220	220	220	0	0	0	0	0		IB
Orford Road Felixstowe Access Ramp	0	0	0	0	95	0	0	0	New	IR
Play Areas (District wide)	0	0	0	0	200	200	200	0	New	IB
Post Office London Road North Lowestoft Redevelopment	300	300	0	0	1,000	0	0	0		EB/IR
Public Conveniences Programme	0	150	251	0	1,050	0	0	0		IB
Public Conveniences review - Lowestoft	300	400	0	0	0	0	0	0		IB
Railway Building - Lowestoft * subject to business case	0	0	0	0	1,500	0	0	0	New	EB
Ravine Bridge	0	0	0	0	320	0	0	0	New	IR
Royal Plain - Crazy Golf enhancement	0	0	0	0	200	0	0	0		IB
Royal Plain - Fountain enhancement	0	0	0	0	200	200	0	0		IR
Rushmere St Andrew Church Wall	0	0	0	0	35	0	0	0	New	IR
Seafront, Felixstowe beach platforms	0	0	0	0	80	200	0	0		IB
Seafront Gardens Beach Hut Development	0	495	495	0	0	0	0	0		IB
Southwold Caravan Site redevelopment * subject to business case	1,000	1,000	50	0	1,000	1,000	0	0		IR/EB
Southwold Harbour - Pump out station	0	0	0	0	80	0	0	0	New	IR
Southwold Harbour - Visitor Moorings	0	0	0	0	200	250	0	0	New	IR
Southwold Harbour South Pier	0	0	0	0	50	150	6,000	6,000		EG
St Marys Church Woodbridge - Wall	0	0	0	0	150	0	0	0	New	IR
Various pumping stations	0	0	0	0	300	0	0	0	New	IR
Waveney Norse Grounds Equipment	25	50	50	0	25	25	25	25		IR
Waveney Norse Vehicles	500	669	550	0	619	500	500	500		IR
Wickham Market Churchyard Boundary Wall	0	-5	15	15	0	0	0	0		IR
<b>Total Budgeted Expenditure</b>	<b>19,889</b>	<b>24,018</b>	<b>9,556</b>	<b>1,847</b>	<b>13,874</b>	<b>17,530</b>	<b>17,080</b>	<b>17,880</b>		
<b>Internal Funding:</b>										
Internal Borrowing	15,594	17,321	5,179	1,821	6,355	1,200	200	200		IB
Capital Receipt	0	0	0	0	0	0	0	0		ICR
Reserve	1,795	4,197	3,627	26	4,054	2,380	880	680		IR
	17,389	21,518	8,806	1,847	10,409	3,580	1,080	880		
<b>External Funding:</b>										
Grants	1,500	1,500	750	0	50	150	6,000	6,000		EG
Contributions	0	0	0	0	0	0	0	0		EC
Borrowing	1,000	1,000	0	0	3,415	13,800	10,000	11,000		EB
	2,500	2,500	750	0	3,465	13,950	16,000	17,000		
<b>Total Budgeted Financing</b>	<b>19,889</b>	<b>24,018</b>	<b>9,556</b>	<b>1,847</b>	<b>13,874</b>	<b>17,530</b>	<b>17,080</b>	<b>17,880</b>		



**CAPITAL PROGRAMME 2020/21 TO 2024/25**  
**(DRAFT UPDATE, INCLUDING REVISIONS TO 2020/21)**

Project	
Aldeburgh Shelter	Refurbishment of shelter. New roof required - end of life. Redecoration and replacement benches.
Bath Tap Chalets, Felixstowe	Structural works and refurbishment
Bawdsey Quay	Sewage system, clearance of car park and signage works
Brackenbury Beach Hut replacement Handrailing	Replacement safety railing along concrete terrace for beach huts.
Bungay LC redevelopment	Redevelopment of Leisure Centre
Cemeteries	£395k for purchase of land to extend cemetery at Leiston. Burial capacity calculated for further 16 years only.
Cliff House Chalets Felixstowe	Upgrade of internal and external staircases
Cliff House, Felixstowe	Development of site
Clifflands car park, Felixstowe	Car Park surface replacement
Community Asset transfer fund	Site investment to enable transfer of assets
Coronation Sports Ground	Demolition of small toilet block and upgrade of electric supply
Dellwood Avenue Cricket Pavilion	Demolition of Pavilion
East Point Pavilion * subject to business case	Potential redevelopment opportunity through refurbishment and partial redevelopment
Estates Management	A planned preventative maintenance list of works required on Council owned properties throughout the district
Felixstowe Lighting	Cyclical replacement of footway lighting
Felixstowe Regeneration Project *subject business case	Provision of new leisure centre site
Felixstowe Seafront Gardens Handrailing	Installation of handrailing
Felixstowe Sea Front Shelters	Refurbishment of 6 sea front shelters in Felixstowe
Felixstowe South - seafront work and Martello Cafe	Development of South Seafront area and Martello Café Felixstowe
Felixstowe Sports Hub	ESC is working with key sports clubs in Felixstowe including, football, cricket, rugby and hockey in order to provide separate hubs in Felixstowe that each
Fishing Hut Felixstowe	Rebuilding of fishing hut next to Felixstowe Pier that burnt down in 2019
Footway Lighting Works - Northern (cyclical replacement)	Cyclical replacement of footway lighting
Former Deben High School Felixstowe	Purchase and development of former school site
Leisure Centre Brackenbury	Planned preventative maintenance works required to ensure the immediate running of the facility.
Leisure Centre Deben	Planned preventative maintenance works required to ensure the immediate running of the facility.
Leisure Centre Leiston	Leiston is the second of the leisure redevelopment programme. The Leiston redevelopment will bring the 1970's sports centre and the 1980's swimming
Lowestoft Beach Hut - demolition/wall stabilisation	Demolition of existing structures and stabilisation of the cliff wall
Lowestoft Beach Hut -replacement Beach Huts phase 2	Installation of beach hut shelf and beach huts
Lowestoft Beach Hut -replacement Beach Huts phase 3	Extension of replacement of existing beach huts
Lowestoft South Beach Public Conveniences/Changing	South Beach Lowestoft upgrade of public conveniences/changing facilities
Meiton Riverside Car Park Lighting	Installation of lighting
New Beach Hut Sites	Proposed investment in additional Beach Hut sites
Newcombe Road Lowestoft	Redevelopment of site to provide start up units
Northern Car Park Works	Planned preventative maintenance works
Orford Road Felixstowe Access Ramp	Replacement of disabled access ramp near new café site
Play Areas (District wide)	Upgrade and refurbishment of district wide play areas
Post Office London Road North Lowestoft Redevelopment	Redevelopment of the recently purchased vacant Post Office site in London Road North.
Public Conveniences Programme	Upgrade and refurbishment of district wide public conveniences
Public Conveniences review - Lowestoft	Enhancement of Gordon Road Public Convenience and review of remaining Public Conveniences in Lowestoft
Railway Building - Lowestoft * subject to business case	Purchase and development of building contained within the Railway site
Ravine Bridge	Structural works and refurbishment works to part owned bridge
Royal Plain - Crazy Golf enhancement	Crazy Golf redevelopment to coincide with East Point Pavilion refurbishment
Royal Plain - Fountain enhancement	Fountain enhancement to coincide with East Point Pavilion refurbishment
Rushmere St Andrew Church Wall	Refurbishment of closed church yard wall
Seafont, Felixstowe beach platforms	De-mountable beach hut platform
Seafont Gardens Beach Hut Development	Development of Seafont Gardens site for new beach huts
Southwold Caravan Site redevelopment * subject to	Refurbishment of existing caravan site
Southwold Harbour - Pump out station	Enhancement of pump out station
Southwold Harbour - Visitor Moorings	Visitor moorings enhancement
Southwold Harbour South Pier	Enhancement of pier
St Marys Church Woodbridge - Wall	Refurbishment of closed church yard wall
Various pumping stations	Replacement and enhancement of pumping stations
Waveney Norse Grounds Equipment	Replacement lawn tractors/mowers
Waveney Norse Vehicles	Purchase of Vehicles for use by Waveney Norse (contractual)
Wickham Market Churchyard Boundary Wall	Replacement of closed churchyard wall

GENERAL FUND HOUSING IMPROVEMENT	2020/21 £000	2020/21 £000	2020/21 £000	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	New Project Added	Funding Type
	Original Budget	Original + Carry Fwd. Budget	Revised Budget	Expenditure to 30.9.2020	Original Budget	Original Budget	Original Budget	Original Budget		
Disabled Facilities Grant	1,716	2,810	1,000	369	1,500	1,500	1,500	1,500		EG
<b>Total Budgeted Expenditure</b>	<b>1,716</b>	<b>2,810</b>	<b>1,000</b>	<b>369</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>		
<b>Financed By :-</b>										
<b>Internal Funding:</b>										
Internal Borrowing	0	0	0	0	0	0	0	0		IB
Capital Receipt	0	0	0	0	0	0	0	0		ICR
Reserve	0	0	0	0	0	0	0	0		IR
	0	0	0	0	0	0	0	0		
<b>External Funding:</b>										
Grant	1,716	2,810	1,000	369	1,500	1,500	1,500	1,500		EG
Contributions	0	0	0	0	0	0	0	0		EC
Borrowing	0	0	0	0	0	0	0	0		EB
	1,716	2,810	1,000	369	1,500	1,500	1,500	1,500		
<b>Total Budgeted Financing</b>	<b>1,716</b>	<b>2,810</b>	<b>1,000</b>	<b>369</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>		
<b>Project</b>										
Orbit HIA Disabled Facilities Grant										

**CAPITAL PROGRAMME 2020/21 TO 2024/25**  
**(DRAFT UPDATE, INCLUDING REVISIONS TO 2020/21)**

<b>HOUSING REPAIRS</b>	<b>2020/21 £000 Original</b>	<b>2020/21 £000 Actual to date</b>	<b>2020/21 £000 Revised</b>	<b>2021/22 £000 Revised</b>	<b>2022/23 £000 Revised</b>	<b>2023/24 £000 Revised</b>	<b>2024/25 £000 Revised</b>
Disabled Works	220		220	220	220	220	220
Environmental Works	10		10	10	10	10	10
Re-Roofing	430		430	450	450	450	450
Fascia's	-		-	-	-	-	-
Windows	15		15	15	15	15	15
External Doors	20		20	20	20	20	20
Rewiring	230		230	230	250	250	250
Central Heating/Boilers	570		570	580	580	600	600
Lifts	-		-	-	-	-	-
Energy Efficiencies Work	200		200	200	200	200	200
Kitchens - Programmed & Responsive	500		500	500	500	500	500
Bathrooms	60		60	60	60	60	60
Housing Repairs System			-				
Housing Repair Vans	110		220	110	110	210	210
Heat Metering	100		100	100	-	-	-
Fire Door replacement - All Schemes			-	-	-	-	-
St Peters Court - Fire Doors			-	-	-	-	-
St Peters Court - Water Tank			-	-	-	-	-
St Peters Court - Remove Cladding & Change windows	-		1,500	-	-	-	-
St Peters Court - Open Reach			51	-	-	-	-
St Peters Court - Fire Risk Assessment	70		100	70	-	-	-
St Peters Court - Lift	250		250	250	-	-	-
Door entry system & doors - Park Rd & The Hemplands	80		100	80	-	-	-
Demolition - Garages	-		98	-	-	-	-
<b>Total Budgeted Expenditure</b>	<b>2,865</b>	<b>-</b>	<b>4,674</b>	<b>2,895</b>	<b>2,415</b>	<b>2,535</b>	<b>2,535</b>

<b>Financed By :-</b>							
Housing Revenue Account	-		-	-	-	-	-
Housing Revenue Account Reserves	2,865	-	4,674	2,895	2,415	2,535	2,535
	<b>2,865</b>	<b>-</b>	<b>4,674</b>	<b>2,895</b>	<b>2,415</b>	<b>2,535</b>	<b>2,535</b>

<b>HOUSING PROJECT DEVELOPMENT</b>	<b>2020/21 £000 Original</b>	<b>2020/21 £000 Actual to date</b>	<b>2020/21 £000 Revised</b>	<b>2021/22 £000 Revised</b>	<b>2022/23 £000 Revised</b>	<b>2023/24 £000 Revised</b>	<b>2024/25 £000 Revised</b>
<b>Projects</b>							
New accommodation Project	500		-	-	-	-	-
<b>Redevelopment Programme</b>							
Reconversions	185		185	150	150	150	150
Expenditure on Housing Redevelopment	2,300		-	650	500	500	500
Expenditure on Housing Acquisitions	982		860	1,080	1,000	1,000	1,000
<b>Total Budgeted Expenditure</b>	<b>3,967</b>	<b>-</b>	<b>1,045</b>	<b>1,880</b>	<b>1,650</b>	<b>1,650</b>	<b>1,650</b>

<b>Financed By :-</b>							
Housing Revenue Account	2,392		640	1,421	350	350	350
Housing Revenue Account Reserves	1,575		327	399	1,300	1,300	1,300
External Funding	-		78	60	-	-	-
	<b>3,967</b>	<b>-</b>	<b>1,045</b>	<b>1,880</b>	<b>1,650</b>	<b>1,650</b>	<b>1,650</b>

<b>NEW BUILD PROGRAMME</b>	<b>2020/21 £000 Original</b>	<b>2020/21 £000 Actual to date</b>	<b>2020/21 £000 Revised</b>	<b>2021/22 £000 Revised</b>	<b>2022/23 £000 Revised</b>	<b>2023/24 £000 Revised</b>	<b>2024/25 £000 Revised</b>
New Builds	6,535		2,100	15,016	9,012	8,000	8,000
<b>Total Budgeted Expenditure</b>	<b>6,535</b>	<b>-</b>	<b>2,100</b>	<b>15,016</b>	<b>9,012</b>	<b>8,000</b>	<b>8,000</b>

<b>Financed By :-</b>							
Housing Revenue Account	3,719		1,136	6,447	5,208	4,272	4,272
Housing Revenue Account Reserves	1,907		484	5,391	304	700	700
External Funding	909		480	3,178	3,500	3,028	3,028
	<b>6,535</b>	<b>-</b>	<b>2,100</b>	<b>15,016</b>	<b>9,012</b>	<b>8,000</b>	<b>8,000</b>

<b>Programme Total</b>	<b>13,367</b>	<b>-</b>	<b>7,819</b>	<b>19,791</b>	<b>13,077</b>	<b>12,185</b>	<b>12,185</b>
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<b>Financed By :-</b>							
Housing Revenue Account	6,111	-	1,776	7,868	5,558	4,622	4,622
Housing Revenue Account Reserves	6,347	-	5,485	8,685	4,019	4,535	4,535
External Funding	909	-	558	3,238	3,500	3,028	3,028
	<b>13,367</b>	<b>-</b>	<b>7,819</b>	<b>19,791</b>	<b>13,077</b>	<b>12,185</b>	<b>12,185</b>



## **MEDIUM TERM FINANCIAL STRATEGY 2021/22–2024/25 – SPENDING REVIEW UPDATE**

### **1 INTRODUCTION**

- 1.1** The Chancellor of the Exchequer, Rishi Sunak, announced the one-year Spending Review 2020 on Wednesday 25 November 2020. The Spending Review contains a large number of measures in response to the financial impacts of the Covid-19 pandemic that relate to local government. The purpose of this Supplementary Appendix is to provide an update on some of these developments and their potential impact on the Council. At this stage, details are limited in some areas and all of these measures will be outlined in more detail in further guidance and the Provisional Local Government Finance Settlement, which is now expected to be announced in the week commencing 14 December 2020.

### **2 COVID-19 FUNDING**

#### **2.1 Covid-19 Support Funding**

Covid-19 support funding in respect of local authority expenditure pressures has been extended to cover quarter 1 of 2021/22. Nationally, £1.55bn has been allocated to fund this. Allocation methodology is still being considered and MHCLG are considering targeting and prioritisation. It is difficult to predict at this stage what the allocation to the Council might be, as previous tranches have prioritised different service areas and tiers of local government.

#### **2.2 Sales, Fees, and Charges Lost Income Reimbursement Scheme**

This scheme involves a 5% deductible rate, whereby councils will pay the first 5% of all lost planned sales, fees and charges income, with the government compensating them for 75p in every pound of loss thereafter. The purpose of the 5% deductible is to account for an acceptable level of volatility, whilst shielding authorities from the bulk of losses.

In 2020/21, it is currently estimated that the Council will receive around £3.033m in compensation under this scheme. The scheme is now being extended into the first quarter of 2021/22. At present, the key unknown regarding the scheme is what the baseline figures will be that income loss will be compared against – for the current year it was 2020/21 budgets. MHCLG will issue further guidance.

#### **2.3 Leisure Centres**

The Department for Culture, Media, and Sport (DCMS) has been continuing to develop a compensation scheme in respect of local authority leisure centres which are operated by third parties, and £100m has been allocated nationally for this. It is anticipated that there

will not be formula-based allocations under this scheme and that there will be a bidding process in December.

## **2.4 Homelessness and Rough Sleeping**

Nationally, additional funding of £254m has been announced to reduce homelessness and rough sleeping, although £103m of this had been previously announced earlier this year in respect of accommodation and substance misuse support.

## **2.5 Regeneration of Towns and Communities**

The government is supporting the regeneration of towns and communities by targeting further investment including the following:

- A new Levelling Up Fund worth £4 billion for England. This will invest in local infrastructure that has a visible impact on people and their communities and will support economic recovery. This new cross-departmental Fund for England will invest in a broad range of high value local projects up to £20 million, or more by exception, including bypasses and other local road schemes, bus lanes, railway station upgrades, regenerating eyesores, upgrading town centres and community infrastructure, and local arts and culture. It will be open to all local areas in England and prioritise bids to drive growth and regeneration in places in need, those facing particular challenges, and areas that have received less government investment in recent years. The Spending Review makes available up to £600 million in 2021-22. The government will publish a prospectus for the fund and launch the first round of competitions in the New Year.
- Supporting the long-term regeneration of 167 towns across England to increase jobs, deliver growth and improve living standards through the Towns Fund.
- Supporting places, such as former industrial areas, deprived towns and coastal communities, by setting out what the UK Shared Prosperity Fund (UKSPF) will invest in and how it will be targeted.
- Delivering 10 Freeports across the UK – at least one in each of England, Scotland, Wales and Northern Ireland – to bring jobs, investment and prosperity to some of the most deprived communities. The programme aims to establish Freeports as national hubs for global trade and investment across the UK, promote regeneration and job creation and create hotbeds for innovation

## **3 COUNCIL TAX AND BUSINESS RATES**

### **3.1 Collection Fund Deficits**

Detailed proposals for changing the accounting treatment of the 2020/21 collection fund deficits have been previously confirmed in Regulations, and Collection Fund deficits will be spread over the next three years, as already reflected in the draft MTFS.

### **3.2 Tax Income Guarantee Scheme**

The Tax Income Guarantee Scheme will fund 75% of unrecoverable losses in both business rates and council tax. The Treasury has estimated that the cost of the scheme will be £762m (£255m in each of the next 3 years) which is substantially lower than 75% of the £3.1bn tax-income losses that have been reported in the returns to MHCLG reported in 2020/21. MHCLG are working on this and there will be some guidance issued on how to assess 'irrecoverable' losses. MHCLG are hoping to use existing data collections, and it is hoped that Guidance will be issued before the Provisional Settlement. Defining unrecoverable tax might be difficult, but authorities should be able to budget on the basis that 75% of unrecoverable losses will ultimately be funded. This measure could have implications for the calculation of

the council tax base for 2021/22 as it could influence the amount that needs to be provided for bad debts in the tax base.

### **3.3 Council Tax Support**

£670m additional grant funding has been announced to help councils in respect of council tax support. It is possible that this will provide support to authorities in respect of the impact on council tax bases arising from increased Local Council Tax Reduction Scheme (LCTRS) reliefs. It is understood that further details will be announced and consulted on in the Provisional Settlement.

### **3.4 Council Tax Referendum Limits**

In 2021/22, local authorities will be given greater council tax flexibility. The core referendum threshold will remain at 2% (with district councils able to increase by the higher of £5 or 2%). Police and crime commissioners will be able to increase their precept by £15. Social care authorities will be able to apply a further 3% increase (5% in total). Details of how the council tax principles will be applied will be set out in the Provisional Settlement.

### **3.5 Business Rates and Business Rates Reliefs**

As previously reported, there will no reset of the Business Rates Retention system and implementation of the Fair Funding Review in 2021/2.

The small business rate multiplier is usually indexed using the September Consumer Price Index (CPI), which was 0.55% in September 2020. However, the Government has announced in SR 2020 that it will freeze the multiplier in 2021/22, and local authorities will be compensated by way of Section 31 grants.

There was no announcement in SR 2020 about the Expanded Retail Discount supporting retail, hospitality and leisure businesses, although tables in the Spending Review documents confirm that there is no funding for continuing the expanded discount into 2021/22. This does raise concerns about the collection of business rates in 2021/22 as these reliefs have been a significant support in 2020/21, amounting to around an additional £30.7m in ESC. However, a decision about reliefs will be taken in the New Year to respond to the “evolving challenges presented by COVID-19”

## **4 OTHER DEVELOPMENTS**

### **4.1 New Homes Bonus (NHB)**

There has been considerable uncertainty regarding NHB as the consultation on the future of NHB and potential alternative incentives for the provision of new housing has been postponed. There will now be a one-year only round of NHB funding (year 11), so the total payments of NHB to be received in 2021/22 will be two legacy payments in respect of years 8 and 9, and one payment in respect of year 11. Under the current system, NHB allocations are based on growth in the number of properties between this year and last year as shown on the council tax CTB1 forms, and an allocation is payable over a growth threshold of 0.4%. However, the Covid-19 pandemic has clearly affected house completions this year, and current estimates suggest that, using this methodology, the council’s year 11 allocation could be as low as around £25k, as these forms indicate growth of only 0.42% over the past year. More detail on NHB allocations will be available as part of the Provisional Local Government Finance Settlement, including whether the 0.4% threshold will be maintained

for the year 11 allocation. The MTFS does not assume any new NHB allocations in 2021/22 in addition to the residual legacy payments.

#### **4.2 Revenue Support Grant (RSG) and Rural Services Delivery Grant (RSDG)**

The 2020/21 Local Funding Settlement will now effectively roll forward into 2021/22 which means that Council can expect RSG and RSDG of around £330k and £250k respectively. These grants are not currently allowed for in the draft MTFS.

#### **4.3 Public Sector Pay**

The Public Sector pay freeze announced by the Chancellor does not apply directly to local authorities, as the Government has no formal role in the decisions around annual local government pay increases which are developed through negotiations between the LGA and the relevant trade unions. The LGA's calculations around the affordability of pay increases take full account of the financial settlement given overall to local government but this is not the only factor involved. The draft MTFS continues to assume pay awards of 2% for 2021/22 onwards.

#### **4.4 Digital Connectivity and Local Government Cyber Security**

Over £260 million has been announced for transformative digital infrastructure programmes, including the Shared Rural Network for 4G coverage, Local Full Fibre Networks, and the 5G Diversification and Testbeds and Trials Programmes, and £1.2 billion has been announced to subsidise the rollout of gigabit-capable broadband, as part of the Government's £5 billion commitment to support rollout to the hardest to reach areas of the UK. The underlying core settlement for local authorities in 2021/22 also includes providing £16 million to support modernisation of local authorities' cyber security systems

#### **4.5 Flooding and Coastal Erosion**

A doubling of flood and coastal investment across England investing £5.2 billion over six years has been announced, including a £200 million six-year flood and coastal erosion resilience innovation programme which will support over 25 local areas to take forward wider innovative actions that improve their resilience to flooding and coastal erosion, and up to £155 million to accelerate 22 shovel-ready flood defence schemes announced earlier this year.

### **5 CONCLUSION**

There is a considerable amount of detail outstanding regarding the announcements in the Spending Review, which it is expected will be clarified over the coming weeks, and in the Provisional Local Government Finance Settlement. Overall, the measures in the Review are very welcome developments to local authorities and address, at least in part, a range of the expenditure and income impacts on the Council for the remainder of 2020/21 and 2021/22.