

CIL Expenditure Application Form

Bids over £10,000

1. Organisation(s) proposing the project

If this is a joint project, who will be leading on delivery?

Suffolk County Council

2. Project name

Ipswich Recycling Centre Development – CIL Bid to Babergh DC

3. Project location

Address:

Gipping House, Whittle Road, Hadleigh Rd Ind Estate, Ipswich IP2 0UH

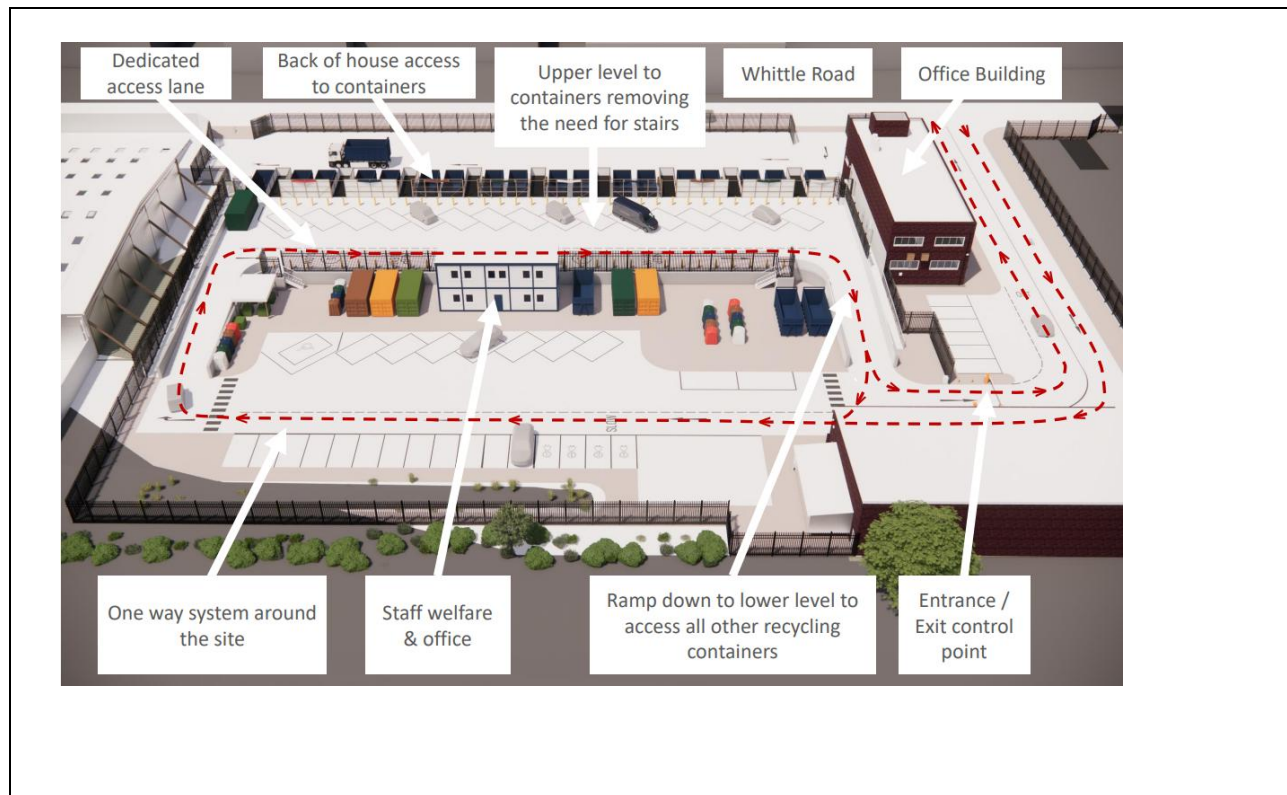
4. Description of proposed Infrastructure

What do you want to provide for the community?

This project is to construct a new Ipswich RC to replace the current site in Portman's Walk, Ipswich.

Redevelopment of the site – this would involve a major construction project to establish the new split-level RC, the design of which is shown in the visualisation below.

More detailed information is contained in the attached Business Case.



5. Project Aims

What is the purpose of the project? What are the community benefits that you want to provide?

To provide a new split level Ipswich Recycling Centre which will:

- Eliminate issues at the current site
- Improve and increase recycling and reuse facilities
- Future proof the recycling service in this catchment area for the next 20+ years

See business case for more information on this project

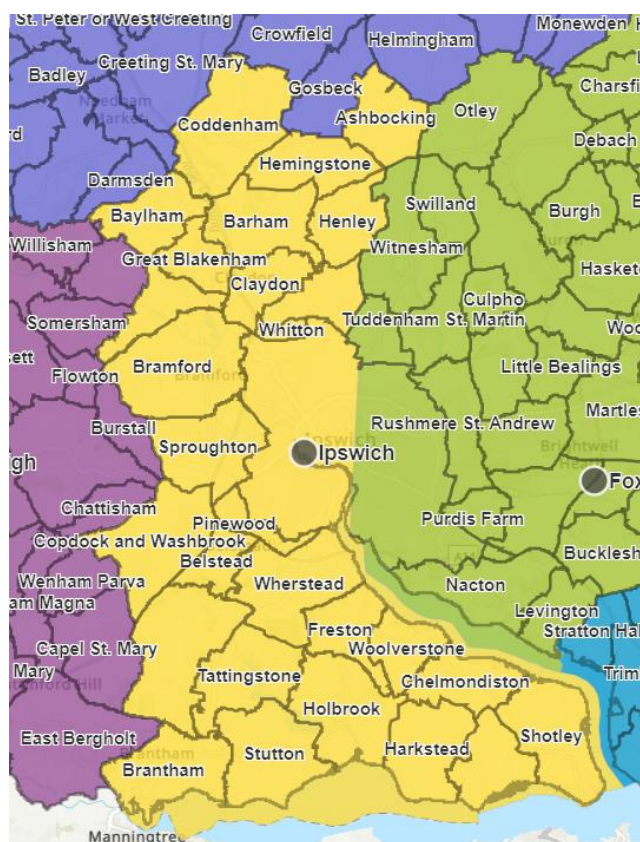
6. The type of proposed Infrastructure (please tick):

Provision of health facilities	
Provision of leisure and community facilities -	
Provision of 'off-site' open space	
Strategic Green Infrastructure (Bids for EV charging points will be declined, as these will be provided by the District Council)	

Maintenance of new and existing open space/strategic green infrastructure	
Strategic flooding	
Provision of waste infrastructure	X
Public transport improvements	
Provision of library facilities	
Provision of additional pre-school places at existing establishments	
Provision of primary school places at existing schools	
Provision of secondary, sixth form and further education places	
Church Bids – Will only be considered if evidence is provided detailing need in regards to community use.	

7. Who will benefit from the proposed Infrastructure?

All residents within the catchment area of Ipswich Recycling Centre shown here:



<https://arcg.is/0uXy0S>

See this link for catchment map with District Council boundaries

8. How have you identified need and support?

Please provide details of any community consultation that has taken place and any additional documentation that supports the project e.g. Village / Parish/ Neighbourhood Plan, letters of support from the Parish Council and/or Ward Member. Does the project support growth and/or mitigate existing infrastructure inadequacies?

In March 2024, as part of the pre-consultation engagement process, an exercise took place to show plans for the new recycling centre for Ipswich, proposed on the current Gipping House site.

The consultation ran for 2 weeks, with a dedicated webpage with artist impressions and FAQs.

An information stand was also in Endeavour House Reception area on 5 & 6 March which was manned by officers over the lunch time period.

A briefing session to SCC Councillors was undertaken by Cllr Richard Smith. All relevant District Councillors have been informed of the CIL Bid application.

9. Existing Infrastructure

Ownership - If your application is successful you may need to be able to provide a copy of the land ownership documents.

How do you hold the land or buildings at present?

Freehold ☐ Leasehold ☐ Do not own the land ☒

If you have a leasehold or do not own the land please state the name and address of the owner and the date of expiry of the lease (if applicable).

SCC currently holds a conditional contract of purchase on the Gipping House site. The planning application has been approved conditional to fulfilling the conditions covering any possible contamination at the site.

If you do not own the land, do you have permission from the landowner to implement your project? If so, please provide evidence.

See above

What is the area (size in square meters (m²) or hectares (Ha)) of the land?

9,363 square metres

What is the existing Infrastructure constructed from and what is the approximate age?

The site comprises a large open plan warehouse and office space which is currently used by Ipswich Borough Council refuse collection, street cleaning, housing maintenance and highways operations. To the south of the warehouse there is a tunnel which provides access to the rear of the building. To the western elevations there is a canopy and dock level loading bays. To the eastern aspect of the site there are further buildings which currently provide workshop space for the Borough Council. The site has approximately 57 parking spaces and 18 HGV parking spaces located to three sides of the building.

The proposal at this site is to remove the warehouse building and construct a split-level recycling and disposal area.

10. Usage of the existing Infrastructure

please give details of the current use (if applicable)

Group/Organisation Name	Number of users per year
The current RC at Portman's Walk, Ipswich is used as per next column:	2022/2023: 86,944 visits 2023/2024: 85,172

(Please continue on a separate sheet if necessary)

What will be the expected increase in users/ new usage after the scheme has been completed?

Group/Organisation Name	Number of users per year
When this project is completed the number of slots available on the booking system will increase and this site will then have the capacity to take the growth expected in the Ipswich RC catchment area which is approximately 18% by 2036.	105,898 visits available a year by 2036

11. General Information

Have you liaised with Building Control and Planning regarding this project?

Yes SCC Planning

Please state the name of the officer dealing with this: Andrew Rutter, SCC

If you have Planning Permission please give the reference number – SCC/0056/24IP

If you have Building Regulations please give the Council Building Control reference number or Approved Inspector Details

Please ensure you seek independent advice as to whether planning permission is required before embarking on your project.

Have quotations been sought in respect of the proposed works/equipment? Please note it is recommended that a minimum of three quotes using a common specification should be obtained.

Please submit your Business Plan with this application detailing your tender process and financial information, including three quotes for each element of the project. Please note application forms not accompanied by a business plan will be deemed invalid until one is supplied.

Quotes within the business plan should be provided on the basis of the quote being held static for a 6-month period.

☐ The Business Plan for the total project is attached

12. Please provide a summary of the project costs

(including quotes to substantiate your figures where possible)

Type of cost	£
Construction of new RC at Gipping House site	£ 4,500,000.00
	£
Net Cost	£ 4,500,000.00
VAT	£
Total Cost:	£ 4,500,000.00

13. Funding for this project

(it is very important that you can demonstrate that the funding you are seeking covers the total cost of the project)

Funding Source	Secured Yes/No	If not secured – when will you know	Amount £
Please see funding detail in Business Plan para 4 and summary below			
Amount being applied for from CIL Fund – Babergh DC			£123,266
Total Funding required:			£4,500,000

Funding Summary from Business Case

Source to fund project	Amount
SCC capital funding secured (for purchase of land)	£2,000,000
SCC capital funding still required	£4,255,011
CIL Bid to Mid Suffolk Council	£100,672
CIL Bid to Babergh Council	£123,266
Other funding	£21,051
Total Funding required	£6,500,000

Has any State Aid been received or offered to your organisation from other Government organisations or other BMSDC funding sources in the last three years? If so, how much? E.g. Local Authority Grants, SCC Locality funds

No

Are you receiving any Voluntary or free services and/or labour to support this project? If so, please provide details:

No

14. Predicted timescale for commencement and completion

When do you expect the project to start and finish? Are there any key milestones or payment stages in which the work will be completed?

Start:

End:

There is currently no set timeline for the construction works, but once SCC secure control of the site and a construction contractor is procured, it may take 12-18 months to complete the work on site.

15. How do you expect the proposed Infrastructure to be maintained/funded in the years following completion of the project?

Ipswich and all the other ten recycling centres in Suffolk are managed currently by FCC Waste Management, the contractor operating the RCs on behalf of SCC.

The tender process for the Recycling Centre Contract was a 2 stage Negotiated Procedure, carried out in 2018, with contract commencement in May 2019. The contract period is 8 years, with an optional 8 year extension. The estimated value of the whole RC contract is £3.5m per year, but is variable depending on recyclable material values/costs.

The general upkeep and maintenance of the site is covered within the service requirements of the contractor who operates all 11 RCs in Suffolk. In addition to this Suffolk County Council has a small annual revenue budget to cover minor maintenance and improvements at these sites.

16. Prioritisation Criteria – Please indicate how your project meets the following criteria

Criteria	Comments
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable	
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	To meet current recycling centre provision objectives set out in Waste Infrastructure Strategy. Supports BMSDC, SCC and Suffolk Waste Partnership recycling and reuse targets and objectives
It represents key infrastructure (essential)	Essential – see para 1.1 of business case attached.
Value for money	This project will be subject to SCC procurement process.
Clear benefits	The project will allow the Ipswich RC to provide improved recycling and reuse

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	services to all residents within the catchment area
Community support	The project will better enable the local community to recycle and reuse their waste more effectively
Deliverability	There is currently no set timeline for construction.
Affordability (from CIL funds)	
Timeliness	There is currently no set timeline for construction.
By releasing CIL money can you achieve infrastructure provision through collaborative spend? (i.e Infrastructure providers PC/TCs BMSDC infrastructure provision or LEP/Government funding)	
Supports housing and employment growth	This project is designed to provide capacity for the growth in the recycling centre's catchment area for the next 20+ years.
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	See response to question 15 above.
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	This project is in the current IDP
Does the provision of this infrastructure address a current inadequacy in infrastructure terms	Yes – see above information and Business Case

By releasing CIL funds, it would allow infrastructure to be realised such that CIL funds are like the last piece of the jigsaw puzzle	Yes – funding not currently available for total project
Will the infrastructure be capable of being used by the wider community	Yes
By provision of infrastructure it would unlock further opportunities within the District for housing and employment growth	No
How does this project address green principles (natural/ biodiversity considerations)	The new location of the site is well suited for easy access by site users including those visiting site on foot
How does this project address sustainability principles(sustainable modes of transport including connectivity to cycle paths footpaths)	The new site is on an industrial estate just off Hadleigh Rd and is accessible to cyclists and pedestrians
How does the project address issues of community safety	This project is designed to improve the safe operation of this recycling centre by separating cars from operational vehicles and eliminating the need for using stairways to access containers.
What funding measures are necessary with this project to address state aid implications	None


17. Declaration

I declare that I have given notice of this proposal to the owner and occupiers of the land and prior to authorisation will produce Title Documentation if required. I confirm that I have advised the Parish/Town Council and Ward Member of this proposal and attach copies of all written comments that they have made.

I declare that I will ensure any funds not spent once the project is complete or if the project fails to be completed will be repaid to the District Councils.

I declare that I am authorised to make this application and that the information given in this application is correct.

CIL Expenditure Application Form

Signed 	Name Debbie Reeve
Position Service Development Officer	Date 26 March 2025
Telephone 01473260631	Email Debbie.reeve@suffolk.gov.uk

Have you remembered to include the following:

- Application Form ☒
- Copies of any consultation documents (relating to Question 8) ☐
- Estimates/quotes ☒
- Letter of support from Parish/Town Council and/or Ward Member ☐
- Site or Location Plan ☒
- Business Plan ☒

NOTE: Dependent on the proposal, some applications may require additional information to support the application

Submitting your application

Please return the completed forms and supporting documents to:-

CILExpenditure@baberghmidsuffolk.gov.uk

The Infrastructure Team
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
Suffolk

IP1 2BX

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The information may be sent to other Council Departments and other local and government authorities in order to check the information and assess and determine your application.

We may also need to check the information with private sector organisations at a later stage of the application process.

We may also use the information to notify you of relevant council initiatives.

Please see our Privacy Policy for further information www.babergh.gov.uk and www.midsuffolk.gov.uk