



**Breckland**  
COUNCIL

## **BRECKLAND COUNCIL**

### **DELEGATED DECISION RECORD**

This records a key or other decision taken by an Executive Member or the Cabinet in accordance with the Council's scheme of Delegations (as set out in Section D of Part 3 of the Council's Constitution).

Unless the Leader and the Chairman of the Overview and Scrutiny Commission certify that the matter is so urgent that the normal five-day scrutiny delay on action should not apply, then this decision will come into force and may then be implemented on the expiry of five working days after the publication of the decision, unless called in under the call-in procedures as set out in Section D of Part 3 of the Council's Constitution.

<b>Portfolio/Cabinet</b>	Cabinet
<b>Report Title (&amp; Reference No.)</b>	Breckland Bridge Ltd Business Plan
<b>Summary Background</b>	To understand the recent success of the partnership, approve the updated Breckland Bridge Ltd Business Plan and include within it additional activity.
<b>Author/Contact Officer</b>	Ralph Burton, Strategic Property Manager, (ralph.burton@breckland.gov.uk)
<b>Ward(s) Affected</b>	All Wards
<b>Urgent?</b>	No
<b>Key Decision?</b>	No
<b>In Key Decision Plan?</b>	No
<b>Date Decision Taken</b>	Tuesday, 7 February 2017
<b>Date Published</b>	Thursday, 9 February 2017
<b>Call-In Expiry</b>	N/A
<b>Exempt Information?</b>	No
<b>Decision (Action Agreed)</b>	Cabinet recommend to Full Council:  <ol style="list-style-type: none"><li>1. To approve the updated Breckland Bridge Ltd Business Plan for 2017-2022 as set out in appendices A to D.</li><li>2. To agree the Bridge recommendation to initiate a project to create a Thetford Town Asset Plan and in doing so:</li></ol>

	<ul style="list-style-type: none"> <li>a) Allocate up to £130,000 (spread over three years).</li> <li>b) Delegate the release of the funds to the S.151 Officer in consultation with the Leader subject to receiving satisfactory information on the project plan, delivery plan and expected outputs.</li> </ul> <p>3. To defer the Bridge recommendation to deliver a programme of minor development schemes in a 50/50 arrangement by:</p> <ul style="list-style-type: none"> <li>a) Providing £82,500 as an initial equity share in the required subsidiary for the first three sites and £10,000 for legal and tax advice.</li> <li>b) Agreeing the first three sites as Rougholme Close (Gressenhall), Glebe Road (Thetford) and Tottington Road (Thompson).</li> </ul> <p>Subject to:</p> <ul style="list-style-type: none"> <li>c) Legal advice confirming such an arrangement can be undertaken and if so delegate the release of the funds to the S.151 Officer subject to satisfactory receipt of the necessary tax advice and satisfactory returns from the first three sites.</li> </ul>
<p><b>Reasons(s)</b></p>	<p>Overall performance of activity is good. The Riverside project is now complete having started in 2015 and reaching completion in October 2015. Breckland Bridge Ltd successfully delivered this scheme on time and as per the authorised budget. The second project, Mileham is nearing construction completion and house sales are progressing well. The third project in Attleborough has been delayed due to the relocation of the adjacent school that use the Council's land for recreation – but is still planned to be delivered within the first five year period of the partnership. All project activity is due to complete by 2019 and therefore within the first 5 year period of the partnership as planned.</p> <p>Subject to the risks identified which continue to be monitored the overall return to the Council is still positive in terms of regeneration and financial outturn.</p> <p>The intention of the partnership is to extend it beyond the initial Business Plan period and the updated Business Plan presented for approval is building the platform for that extension by continuing to prepare sites (where approved) for a development pipeline. Therefore there is still potential for more delivery and growth in the future. This opportunity is not reflected in the updated Business Plan because outputs are limited to the three projects currently.</p>
<p><b>Options</b></p>	<ul style="list-style-type: none"> <li>1. To agree to the recommendations as set out in the report.</li> <li>2. Cabinet does not recommend to Council the recommendations as set out in the report.</li> </ul>

**Further Information**

LABV Council Report Jan17v4  
B 161208 Breckland Bridge £222,500 council 23-2-2017