

Western Way Development, Bury St Edmunds: final business case update and review

Report number:	COU/WS/21/007	
Report to and date:	Council	22 June 2021
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Decisions Plan: This item was published on the Decisions Plan. On 25 May 2021, Cabinet referred the matter directly to Council for a decision.

Wards impacted: All Wards

Recommendations:

- 1. this review and update of the business case for the Western Way Development (WWD), Bury St Edmunds and, as part of that wider scheme, the replacement of the Bury St Edmunds Leisure Centre, be approved so that Cabinet and officers can continue to deliver the project on the basis set out in the approved outline and final business cases, the external assurance review, this review and the Council's Constitution;**
- 2. the existing financial provisions, safeguards and financial tests for delivery of the project agreed by Council on 19 September 2019, and clarified through the action plan of the external assurance review approved by Cabinet on 14 January 2020, be reaffirmed subject to:**
 - a. it being noted that that the project may now need to be delivered in phases if required;**
 - b. the £27.9 million capital expenditure limit for the replacement of the leisure centre being replaced by a new condition that this element of the scheme is capable of achieving at least a break-even position as defined in appendix 1 to this review document (Report number: COU/WS/21/007);**
 - c. public sector partners seeking more than 200 square metres of exclusive floorspace also being required to agree heads of terms and formal pre-let agreement at the project gateways defined in Part E of this review; and**
 - d. the revised timescales outlined in this review.**

1. Context to this report

1.1 Please see attached review document and appendices.

2. Proposals within this report

2.1 Please see recommendations and attached review document and appendices.

3. Alternative options that have been considered

3.1 The 2018 Outline Business Case and 2019 Final Business Case provided an analysis of alternative options as part of the process to choose a preferred scheme. That preferred scheme was approved for delivery subject to conditions, and has received planning consent. It also provides significant flexibility going forward, as explained in the attached update report.

3.2 If, having considered this review, Council did not agree that the approved project should continue as originally planned, a further report would need to be prepared examining alternative options. This is because the purpose of this update report is to review the existing scheme, and options for its future delivery.

4. Consultation and engagement undertaken

4.1 The wider project has been and is subject to extensive consultation. In relation to this review, consultation has taken place with the members of the Cabinet, partners and other key stakeholders, such as national sporting bodies.

5. Risks associated with the proposals

5.1 A risk appraisal for the project is provided within, and as an appendix to, the attached review document.

6. Implications arising from the proposals

6.1 Please see attached review document and appendices.

7. Appendices referenced in this report

7.1 Main document:

Western Way Development Final Business Case Update and Review

Appendices to main document:

Public

1. Leisure Provision (Business Case Update)
2. External Assurance Review Action Plan Update
3. Risk Assessment

Exempt

4. Market Update and Anticipated Rent Analysis*

* Published online (restricted access) only [here](#), as background information for councillors

8. Background documents associated with this report

- 8.1 Outline Business Case for Western Way Development, October 2018
- 8.2 Final Business Case for Western Way Development, September 2019
- 8.3 External Assurance Review, January 2020
- 8.4 All three documents above can be found at www.westsuffolk.gov.uk/wwd