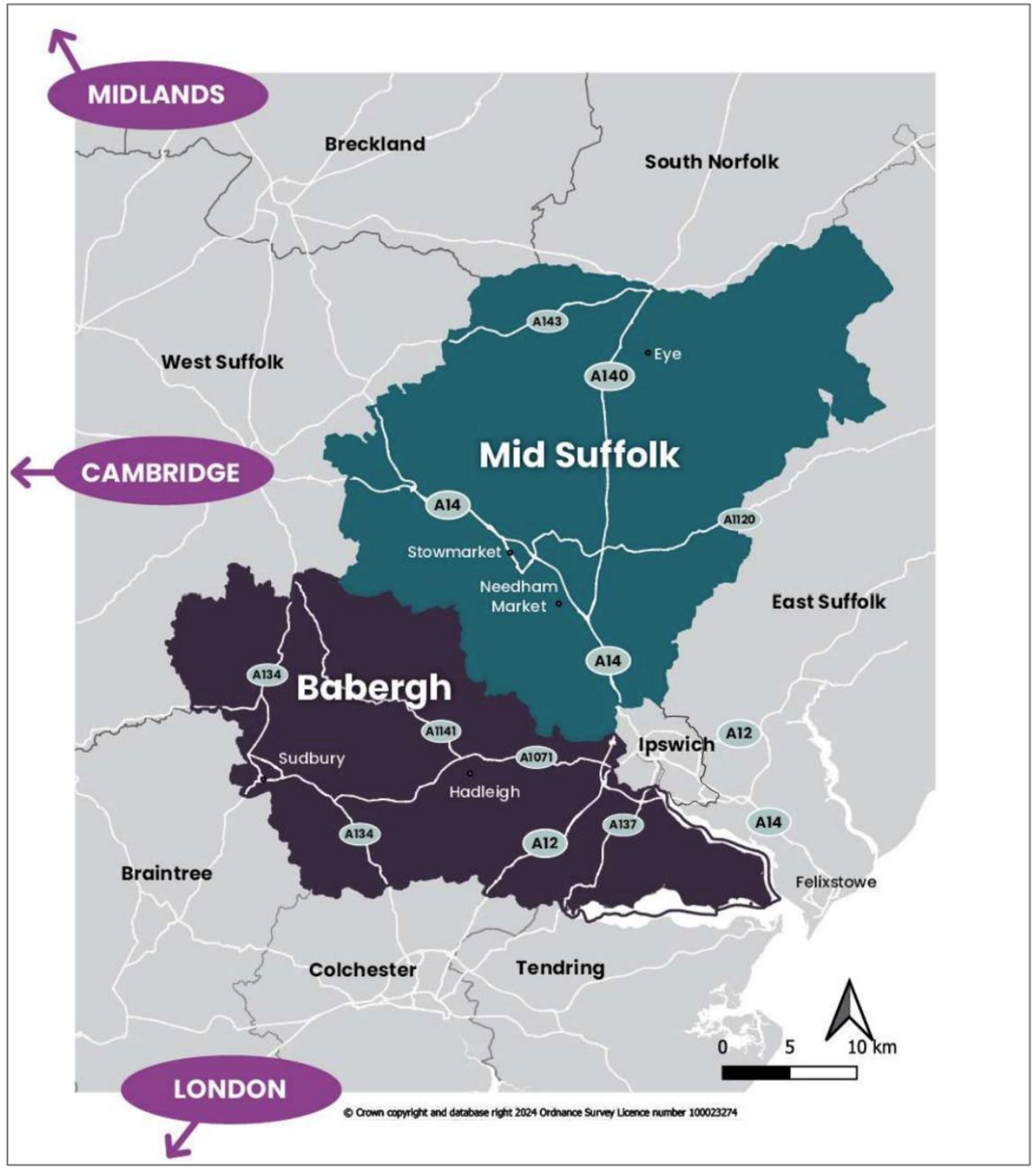
Delivering Through Change

Emily Atack
Director Property, Development & Regeneration

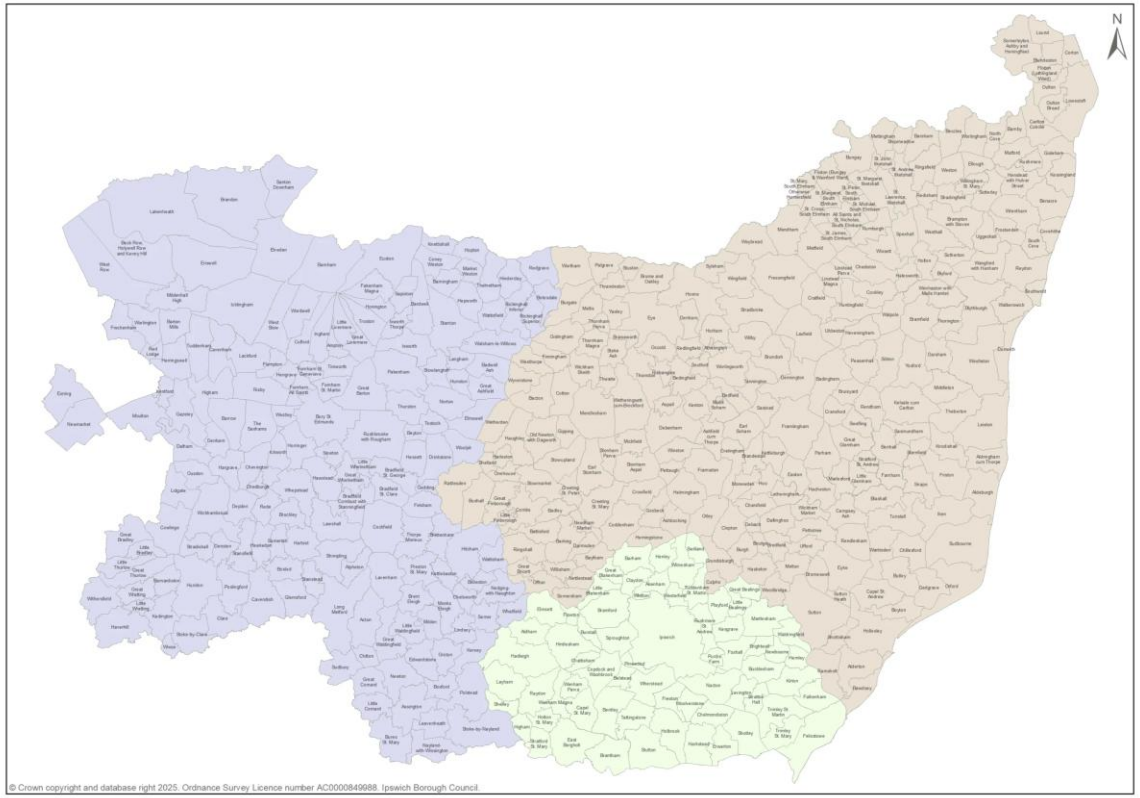
July 2026

Babergh & Mid Suffolk Councils



- 2 District Councils with a shared workforce
- Population circa 200,000
- Largely rural authorities with market towns
- Suffolk currently has 5 Districts and 1 Borough plus County Council

Local Government Reorganisation and Devolution



- **Local Government Reorganisation**
  - Suffolk part of the Devolution Priority Programme
  - Submitted Case for Change in September 2025
  - SoS Minded to Decision February 2026
  - Creation of shadow authorities and election of shadow councillors in May 2027
  - Vesting day for new authorities on 1st April 2028.
- **Norfolk and Suffolk Mayoral Combined Authority (Devolution)**
  - Government intends to create a single Mayoral Combined Authority for Norfolk and Suffolk
  - Election of mayor after LGR

Stowmarket Sports & Community Facilities –Delivery 2027

Paddock House, Eye, Suffolk Delivery 2027

16 Affordable Homes

6 x 1 bed flats
10 x 2/3 bed houses

PC July 2027

GATEWAY14

STOWMARKET

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Working Together

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Working Together

- ❑ 1.4m sq ft delivered
- ❑ The Range PC– November 2023 (1650 jobs)
- ❑ Bauder PC – July 2025 (20 jobs)
- ❑ Assan Panel PC – March 2026 (100 jobs)
- ❑ Skills & Innovation Centre PC- April 2026 (200 jobs)

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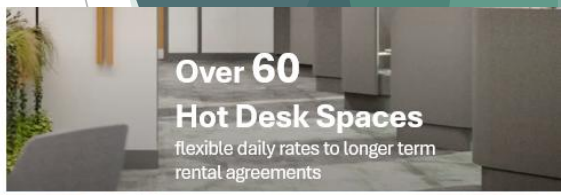
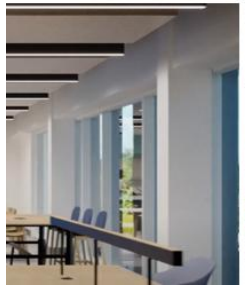
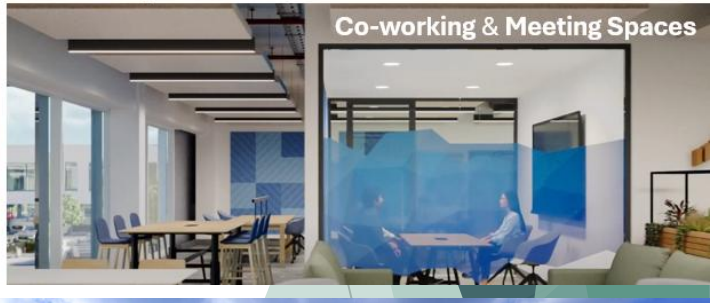
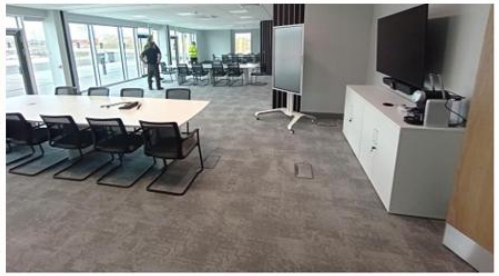
- Investment - £18m
- Freeport Funding - £6m Seed Funding £10m Pot B- MSDC providing interim funding until business rates received
- Size – 35,000 sq ft
- Use – Innovation and Skill Centre
- Offices from 195 sq ft, 60 Hot Desks, Co-working and meeting spaces for up to 100 people and Cafe
- Practical Completion Spring 2026.
- Opening 14th July 2026
- Hethel appointed as Centre operator.
- Key partners, MSDC, Gateway 14 Ltd, Jaynic, Freeport East and local Universities and West Suffolk College to help address skills gaps and shortages in the local and sub-regional economy.







FREEPORT EAST | FELIXSTOWE GATEWAY 14 HARWICH
A GLOBAL FREEPORT FOR A GLOBAL BRITAIN



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MEETING SPACE

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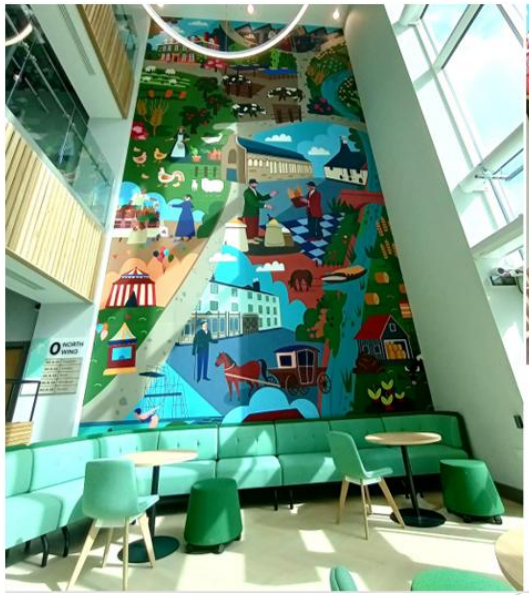
HOT DESKS



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GATEWAY14

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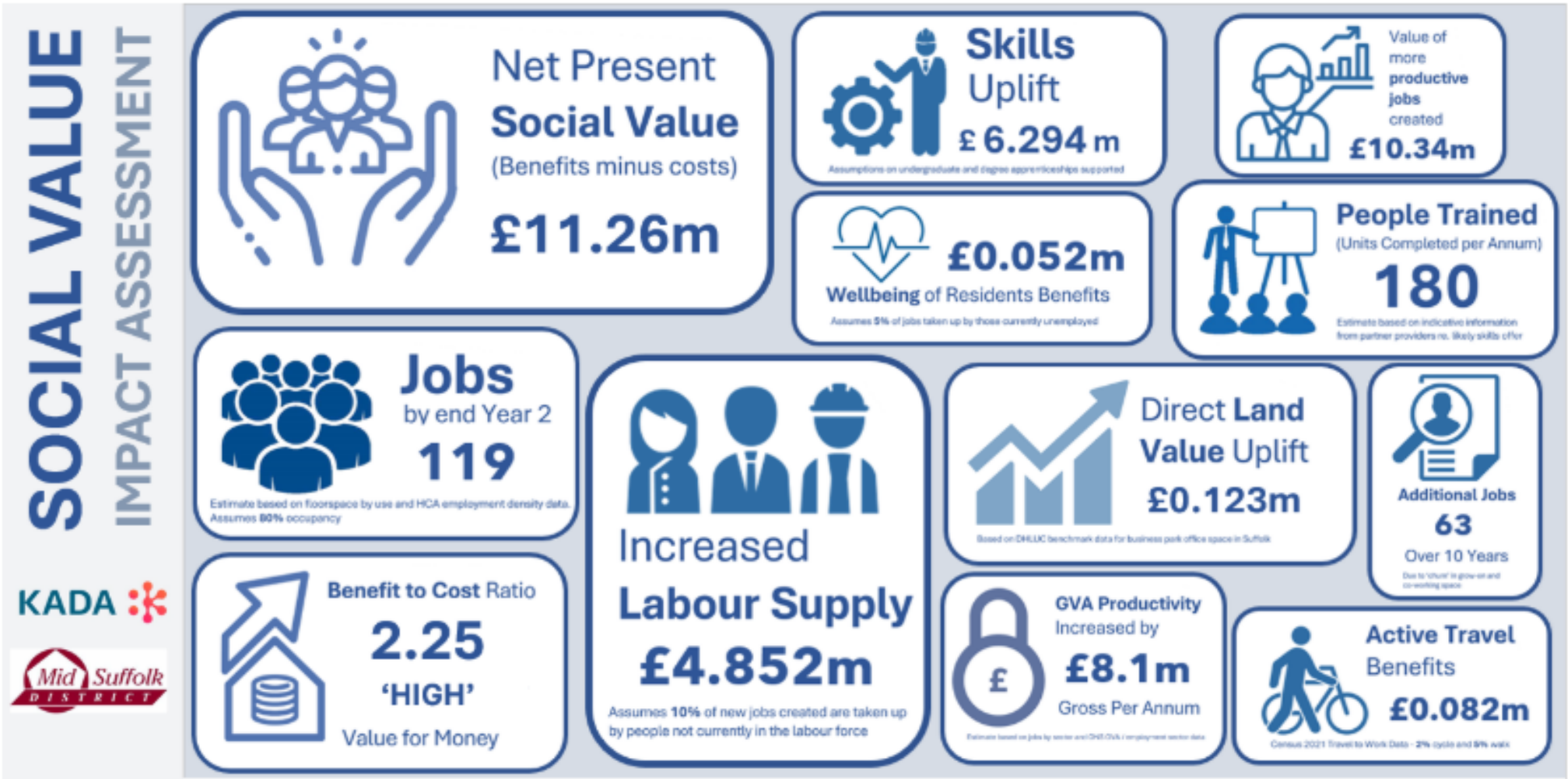
SOCIAL VALUE IMPACT ASSESSMENT



KADA

Mid Suffolk District

*"The revised preferred option offers **high value** for money. It is **robust to changes** in underlying assumptions as tested through the sensitivity analysis and **performs strongly** in the non-monetised benefits analysis."* KADA November 2023