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SOCIAL REVIEW GROUP

Meeting Type:	Deed of Obligation Governance Group
Date:	10 th November 2025
Venue:	MS Teams
Meeting Chair:	Anna Crispe
SZC Attendees:	Rebecca Calder (RC) , Jen Mills (JM), Ceri Bryant (CB), Darren Benford-Brown (DBB), Marjorie Barnes (MB), Mike Humphrey (MH)
Regulatory Attendees:	SCC - Anna Crispe (AC) , Clair Harvey (CH), ESC - Nicole Rickard (NR) , Ellis Rix (ER), Jon-Paul Farthing (JF), Chris Lawson (CL),
Apologies:	John Davies (SZC)
Meeting Record produced by:	Alannah Nutman (SZC)
Next Meeting Date:	11 th May 2026
Group Quorum	Quorate voting members above are highlighted in bold

Summary / Key Discussion

Meeting Notes:

ACTIONS FROM PREVIOUS MEETING

- Action 1: Confirmed that the SRG ToR have been formally signed off. Accommodation Working Group and Health and Wellbeing Working Group ToRs were also approved via email over the summer. The Community Safety Working Group ToRs will be circulated via email within the next few weeks, once these have been signed off at the December working group meeting. This will complete the ToRs to be approved. Closed.
- Action 2: Timetabling for 2026 governance groups almost concluding. Preparation work in advance of meetings can be timetabled to ensure reporting and potential bids are shared in adequate time. Closed.
- Action 3: More formal reporting slide templates have been established. Closed.

ACTION – The Community Safety Working Group Terms of Reference will be circulated for approval by SRG
Post-meeting note – the CSWG ToR have been approved by CSWG and signed off by the SRG by email.

SZC PROJECT UPDATE

- Financial Investment Decision – 22nd July 2025
- Financial Close – 4th November 2025
- Work underway on all sites - first parking spaces at Northern Park and Ride now available.
- Sizewell C Sustainability Report and Annual Report have now been published.

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- Noted there is a meeting on the 25th November to discuss bringing all reporting on Deed of Obligation together, and how we report out to the public.

FEEDBACK FROM ECONOMIC REVIEW GROUP

- Have asked all working groups to create and maintain Risk Registers – same approach proposed for social working groups..

PROVISION OF EARLY YEARS CHILDCARE PLACES IN SAXMUNDHAM – SCC FUNDING BID

- Capital money to secure 18 full time places.
- Some funding already coming from DFE Capital Expansion fund and the providers themselves.
- Planning permission is already in place.
- RC noted that the Deed of Obligation is to mitigate non-home-based worker demand, as people already living locally – whether or not they work at Sizewell C – represent existing demand. Discussion held on what would happen if by the time non-home-based workers come in, places have already gone to local families.
- Also noted however, that while the demand is not yet present from non-home-based workers, SZC understands that early years places cannot just be created on demand and the Deed of Obligation recognises Saxmundham as a location where we would expect to see a future requirement for places.
- Deed of Obligation, Schedule 5 suggests 11 places would be needed in Saxmundham rather than 18 and there is a finite amount on money in the Deed of Obligation. However, discussed that SZC are separately exploring childcare opportunities in Leiston and initial meetings have been held exploring what options are available.
- AC and colleagues are making amendments to the bid, including to draw down on the main fund rather than the contingency funding, and confirm a number of points including whether provision covers school holidays, whether there is any CIL funding available etc. Social Review Group to reconvene briefly following this to make a final decision.

ACTION – Quorate members to meet in a couple of weeks to review further information in relation to the bid. Offline decision can be made to ensure this is not delayed.

Post-meeting note: Quorate members of the SRG considered the bid again during a call on the 4th December, following submission of further information (this confirmed that provision is 50 weeks a year and that while CIL funding may be available, the timings will not work and other (greater) funding would be lost. Following this, the quorate members agreed to approve the application for funding from the School and Early Years Capacity Contribution by email. As part of the decision, SCC took an action to ensure CIL funding was explored further to ensure that any early years demand as a result of new housing in Saxmundham is mitigated through CIL.

WORKING GROUP UPDATES - ACCOMMODATION WORKING GROUP

SZC Housing Fund

- Sizewell Accommodation Grants - £538,085.53; no spend on rent and deposit schemes and renovation grants for landlords.
- Bedspaces delivered by Housing Fund – 65 total of which:
 - Rent and Deposit Schemes (no spend required)– Leiston and Framlingham (6 bedspaces in 2 properties).
 - Sizewell Accommodation Grants - Leiston (33), Halesworth (1), Saxmundham (15), Stratford St Andrew (6), Campsea Ashe (1), Yoxford (3) – 59 bedspaces.
- Bedspaces planned for delivery using Housing Fund – 103 total of which:
 - Rent and Deposit Schemes - Orford 3 (1 property)

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- Sizewell Accommodation Grants - Leiston, Southwold, Yoxford, Saxmundham, Halesworth, Sweffling, Theberton, Grundisburgh – 100

HMOs

- Ongoing community concerns on HMOs, particularly Leiston.
- Additional Technical Officer in post - focussing on proactive monitoring of HMOs within the District.
- £30,000 allocated to fund HMO enforcement officer.
- £6,000 used to fund data set to inform officers of potential small HMOs within the Leiston/Aldeburgh areas.

Housing and Homelessness

- Homelessness impact continues to be reviewed - no significant increase in homelessness presentations.
- Housing Advice Events periodically throughout the year for housing advice.
- Affordability continues to be an issue and working with ESL to boost uptake for more affordable accommodation within the market.

SZC Monitoring

- The stock of accommodation registered on the Accommodation Management System (AMS) –938 properties, 6055 bedspaces.
- The number of NHB Workers registered with the AMS – 851 as of 28/10/25. NB people do not come off system if they finish work on project; some registrations are SZC / ESC accommodation team.
- Utilisation of Project Accommodation – 312 bedspaces available at Pakefield; bar, café, shop, pool, indoor gym now open; refurbishment almost complete. Now being heavily promoted. Rate - £38 per night; electronic booking now available and soon to go live on SZC travel system. Occupancy – approx. 50 per week.
- Pakefield Caravan Park TCPA submitted – construction 9-12 development from consent – will be priced at <£30/ night for pitch; campus construction underway by Galldris (planned first rooms opening July 26).

What's going well?

- No significant increase in homelessness presentation.
- Strong interest in PHSP grants.
- New officers in post to tackle HMO licensing and enforcement.
- ESC regular ongoing liaison with SZC, Citizens Advice and community including Leiston drop ins.
- Pontins caravan park application submitted August 2025.
- Strong interest in AMS by providers and workers.

What are you concerned about?

- Draft Tourism Accommodation Plan not in place (ESC to produce) – reports of SZC workers residing at local caravan sites close to site, concern around breaching of planning and licensing conditions.
- Workforce surveys are happening, but numbers are lower than expected in the DCO.
- Pontins caravan park may not be ready ahead of the LEEIE date in the Deed / does not yet have a planning consent.
- Community concerns on HMOs / affordability – SZC and wider national issues e.g. Renters Rights Act create a double challenge.

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- ESC raised concerns in relation to clarity and extent of data provided by SZC, with particular reference to workforce information and any ability for this to inform accommodation matters. It was also noted that there is confusion of data within the AWG, greater clarity sought.

What needs to happen next?

- Tourism Accommodation Plan to be brought to the AWG for approval.
- Next PHSP to decide whether to change provision of grant scheme to allow rooms to be rented out to anyone, not just SZC workers.
- AMS survey of providers and improved data scraping functionality.
- Workforce survey results – long term workforce survey provider to be procured by SZC / turnstiles to be fully in place.
- Risk Register discussion to identify data gaps / high risk issues.

ToR / Escalation

- No change in ToR.
- No disputes or any other issues to be escalated.

WORKING GROUP UPDATES - HEALTH AND WELLBEING WORKING GROUP:

- CB ran through the Health and Wellbeing KPIs (6 months May-Oct 2025).

SNEE ICB Update

- Visits of the NHS Be Well Bus in September at SZC, well attended.
- No currently evidenced impact on local GP services.
- No evidence of increase in teenage pregnancy / increased access to sexual health services.
- The patient list size of Leiston GP has reduced compared to 14 months ago.
- CL ran through the extensive list of collaborative working being undertaken which includes weekly engagement with SZC; monthly meetings with Primary Care Leads with SZC also in attendance; monthly meetings with ESC Community Safety Team, and Adult and Child Safeguarding Leads at ICB. Quarterly attendance and reporting to Saxmundham and North East Integrated Neighbourhood Team; bi-annual meetings with the Felixstowe Neighbourhood Team, extending to Woodbridge, and the ESC Cabinet Members.
- Residual Healthcare Contribution – no spend to date.
- Not yet evidenced but considering number of temporary registration queries / potential impact of traffic delays (road works and speed limit changes) on healthcare workforce and ability to serve the community.

What's going well?

- Strong collaborative working relationships with ICB and SZC, and wider health stakeholders.
- Strong communication with representatives from SZC Governance Groups and SZC Community Relations Team, improving the pathway to raise concerns with relevant colleagues or groups.
- Sizewell Health being well used.
- No evidenced impacts on local GP lists currently.

What are you concerned about?

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- Sexual health service not yet in place.
- Feedback from local GP services on increase in temporary registrations / impact on commuting times and travel to community-based appointments.
- Ongoing change – transition to new SZC provider, restructure of the ICB and restructure of the Councils.

What's happening next?

- Risk Register to be established and used as a tool to track potential risks / emerging issues.
- Sexual health to be procured by SZC.
- Further investigation into local GP concerns – are these evidenced or anecdotal?

ToR / Escalation

- No change in ToR but note name change to SNEE ICB (rather than CCG) and Norfolk and Waveney ICB member attending as one of the four ICB representatives.
- No disputes or any other issues to be escalated.

WORKING GROUP UPDATES - COMMUNITY SAFETY WORKING GROUP

Suffolk Fire and Rescue Service

- No significant increase in incidents as a result of the project. Continue to monitor through the monthly SFRS Performance and Assurance Board.
- Starting to see an increase in planning applications/consultations for change of use properties.
- Site visit by high-risk team has increased to quarterly.
- Protection - Planning for an increase in audits and potential enforcement of short-term lets.
- Prevention - Plans being developed to increase prevention activity.
- Option being considered to introduce dedicated community safety officer.

EEAST

- An audit and reporting mechanism for 999 calls at associated sites is in place, with weekly reports to be generated.
- Coordinating efforts to initiate familiarisation visits for officers on-site, along with finalising related exercises.
- No reported impact on ability to serve the community.

Suffolk Constabulary

- Recruitment of sergeant for the uplift in County Policing Command, along with an additional police constable. A third police constable is expected to join in Q3 2025. Increase in back-office support and equipment to accommodate these changes. Dedicated SZC AIL Team funded separately under transport.
- Attendance at range of community events and internal meetings.
- Local Policing Team: number of engagement events are maintaining at good level, with plans to expand further with additional resources.
- CPT: regular speed checks and enforcement activities are being conducted.
- Spending in line with draw down of Deed – Policing KPIs to be reported December CSWG.
- Minimal activity with regards to HOCR – Home Office Crime Recording groups.

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SCC

- Funding to support Domestic Abuse Outreach Service (DAOS) - targeted promotion of the service across East Suffolk, leading to increased awareness of the available support, and an outreach worker specifically for East Suffolk.
- Total £64,183.59 (£10,697.26 quarterly), September 2024 – March 2026.
- DAOS referrals over the past 3 years will be used to track any increase in referrals - East of Suffolk continues to bring in the highest level of referrals, compared to the other Suffolk boroughs. At this stage, there is not enough evidence to indicate an increase due to the East Suffolk Adviser being in post or any population increase.

ESC

- Staff costs – 2025-2027 - £252,496 plus resources £5,150.
- Building Resilience Projects – Youth Project £15,850 / Womens Project £19,999.
- No ASB reported.
- Focus on addressing concerns / perceptions currently through range of events and liaison with other Community Safety stakeholders including Community Fund to identify gaps.
- Community safety matters / related actions taken by SZC Co and/or others:
 - Noise and vibration – check of site thresholds / Bespoke Mitigation Plans / eligibility for NMS. Monitoring reported monthly to ESC Environmental Protection, complaints reported on ongoing basis.
 - Fly parking – CSO checking vehicles, NPR now partially open, workers must now register for parking spaces, enforcement under Worker Code of Conduct.
 - HGVs –checked against Delivery Management System proactively and in response to complaints– drivers may be banned from project.
 - Traffic / Road Works – working with SCC to minimise disruption with timing of works. General support for reduced speed limits from residents.

What is going well?

- No evidenced effects on community safety currently.
- Cross working between Governance Groups and with Community Fund.

What are you concerned about?

- Large group with wide remit and number of members who have wider interactions with project - taking some time to find its feet / define its role. Potential overlap with Transport Working Group.
- Need for direction on spending to avoid duplication between members.

What needs to happen next?

- Community Safety Action Group has been established for monthly working between meetings – SZC / ESC / Police currently but others able to join.
- Risk Register / Action Plan Template to provide steer on spending to members.
- December 25 sharing of workforce survey results to help inform activity.
- CSWG last meeting June-plan to reschedule meetings to align to enable escalations to SRG in a timelier way.

ToR / Escalation

- No change in ToR,
- No disputes or any other issues to be escalated.

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REPORTING TO THE OVERALL DELIVERY STEERING GROUP

- No matters to be formally escalated.
- Discussion as to whether SRG needs to maintain a Risk Register to aid reporting to DSG.

ACTION – Draft Risk Register for SRG to be created and circulated for agreement of group, to aid reporting to DSG

Actions agreed in meeting:

Action Ref.	Description	Lead	Target date / Milestone
1	Circulate ToR for Community Safety Working Group once agreed at forthcoming meeting for offline approval.	SZC	09/12/2025 – complete.
2	Quorate SRG members to meet to discuss SCC bid in relation to the School and Early Years Capacity Contribution. Offline decision to be made.	All	12/12/2025 – complete.
3	Consideration of formal reporting of risks going forward, SRG to develop draft Risk Register	SZC	15/01/2026.