

<b>Title of Report</b>	<b>UPDATE ON SECTION 106 CONTRIBUTIONS FOR HEALTH</b>	
<b>Presented by</b>	Chris Elston Head of Planning and Infrastructure	
<b>Background Papers</b>	<a href="#">Report to Policy and Development Group – 6 March 2019</a>	<b>Public Report:</b> Yes
<b>Financial Implications</b>	The cost of monitoring S106 Agreements is met from within existing budgets.	
	<b>Signed off by the Section 151 Officer:</b> Yes	
<b>Legal Implications</b>	Considered as part of drafting of the report	
	<b>Signed off by the Deputy Monitoring Officer:</b> Yes	
<b>Staffing and Corporate Implications</b>	None identified	
	<b>Signed off by the Acting Head of Paid Service:</b> Yes	
<b>Purpose of Report</b>	To provide an update concerning the Section 106 money that has been secured to be spent on health within the District.	
<b>Reason agenda item submitted to Scrutiny Committee</b>	Requested by Councillor Eynon at the meeting of this committee on 23 October 2019.	
<b>Recommendations</b>	<b>THAT MEMBERS NOTE THE POSITION IN TERMS OF S106 MONIES FOR HEALTH</b>	

## 1. BACKGROUND

- 1.1 This report provides an update in respect of funds for health secured as part of Section 106 Agreements as requested by Councillor Eynon at the meeting of this Committee on 23 October 2019.
- 1.2 A report on this matter was previously considered by the then Policy and Development Group on 6 March 2019 when it was reported that as at 31 January 2019 the council was holding £1,272,335.28 for health.
- 1.3 This report outlines
  - Monies paid out to GP practices spent during the 2019/20 financial year;
  - What monies are being held and for where; and
  - Steps being taken to ensure that monies are spent

## 2. DETAILS OF MONEY PAID OUT IN 2019/20

- 2.1 A total of £236,492.59 has been paid from S106 contributions towards improving healthcare facilities in the District in 2019/20. This is broken down as follows:

Table 1 – health section 106 monies paid during 2019/20 to date

<b>Site</b>	<b>Paid towards</b>	<b>Amount spent</b>
Land at Rosebank View Measham	Measham Surgery	£7,964.28
Ashby Road, Ibstock	Ibstock House Surgery	£119,386.15
Land at 117 Chapel Street, Ibstock	Ibstock House Surgery	£8,993.31
Land off Church Lane, Ravenstone	Ibstock House Surgery	£52,364.89
Loughborough Road, Thringstone	Whitwick Health Centre	£765.60
Land off Frearson Road, Donington Le Heath	Whitwick Road surgery	£7,926.50
Land at New Street, Measham, Phase 1	Measham Surgery	£8,061.72
Land adj Clare Farm, Station Road, Ibstock	Ibstock House Surgery	£29,190.71
RO Jennys Lane & Ibstock Road, Ravenstone (Phase 3)	Ibstock House Surgery	£1,839.43
<b>Total</b>		<b>£236,492.59</b>

2.2 The totals paid to each surgery are:

Table 2 – monies paid by surgery

Measham Surgery	£16,026
Ibstock House Surgery	£211,774.49
Whitwick Health Centre	£765.60
Whitwick Road surgery	£7,926.50

2.3 The improvements at Ibstock house Surgery involve a significant extension to the premises granted under planning permission 17/01881/FUL. However, it is understood that a review of the proposals is being undertaken by the Practice, as the cost is higher than anticipated. Should this require a change to the proposals then a further delay is likely whilst a revised planning application is considered. However, an additional £53,000 for Ibstock Surgery has been received towards the end of the financial year. It is not known at this time whether these additional funds will address the shortfall or not. Officers will continue to liaise with the West Leicestershire Clinical Commissioning Group (WLCCG) to ensure that this matter gets resolved as speedily as possible.

2.4 It should be noted that not all of the monies will be spent on actual physical works, but instead include payment to towards the costs of facilitating such works. For example, this might include the cost of getting plans prepared by architects. This is the case, for example, in respect of Whitwick Road surgery. Therefore, whilst monies may have been utilised it is not always the case that this will be evidenced by onsite physical works.

### **3.0 DETAILS OF MONEY HELD**

- 3.1 As at the end of March 2020 the council was holding £1,307,599.16 for health. Table 3 below summarises the areas where this money is to be spent and provides a comparison to January 2019 as reported previously to this committee.

Table 3 – summary of S106 monies held by area

Area	Total 2019	Total 2020
Ashby de la Zouch	£720,402.45	£840,782.13
Coalville	£173,851.74	£218,487.48
Kegworth	£117,648.95	£119,432.63
Ibstock	£210,451.43	£53,878.72
Measham	£49,980.71	£75,018.20
Total	£1,272,335.28	£1,307,599.16

- 3.2 It will be noted that no money is currently being held in respect of Castle Donington, but it is the case that further monies will be due in the future as new developments proceed. The reference to Coalville is to the wider urban area, including Hugglescote, Thringstone and Whitwick.
- 3.3 The responsibility for developing proposals for using S106 monies lies with the WLCCG but also the individual Practices who need to develop a Business Case for their proposals. The Planning Policy Team Manager meets with a representative of the WLCCG on a quarterly basis to review progress.
- 3.4 It can be seen that despite some £236,492.59 having been spent in 2019/20, the total amount of money now held for health provision across the district is more than that reported in January 2019. There is more available in all areas, other than Ibstock. To some extent this reflects the fact that many developments are now at the stage at which payments are due.
- 3.5 The most significant amount of money held relates to Ashby de la Zouch. Members will be aware that there has been a significant change in terms of GP provision in Ashby over the last couple of years. The original health centre at North Street has closed and new premises constructed as part of the Holywell Spring Farm development on Burton Road. In addition, following concerns identified by the Care Quality Commission in 2017 in respect of The Surgery on North Street, the WCLGG worked to find a solution to these concerns but ultimately it was decided to close The Surgery in autumn 2019.
- 3.6 At the same time as seeking to resolve the issues related to The Surgery on North Street, the WLCCG has been working with the operators of the Ashby Health Centre (Castle Medical Group) to develop proposals for improving the provision of facilities at the site. When the facility was developed the WLCCG had sought to ‘future proof’ provision as it knew that additional growth was planned in Ashby de la Zouch. Therefore, the building incorporated an empty wing for future use. Now that the issues with The Surgery have been resolved, and hence clarity is available regarding what premises are available for the longer term, a Business Case has been developed for proposals for fitting out these rooms and other improvements, including additional car parking provision. These have been approved by the Primary Care Commission Committee.
- 3.7 Some of the monies held for Ashby de la Zouch should have been spent already. Due to the issues outlined above, this has not been possible. However, the developers who have paid these monies have been approached by officers and all have agreed that the monies can still be used to make the necessary health provision. They have not sought to trigger their right for the monies to be paid back.

3.8 In view of the above, a request to draw most of the funds held by the Council for Ashby de la Zouch has been received. Officers are seeking some additional information from the WLCCG but it is hoped to be able to sign this off in the very near future. It is understood that once this is done then the improvements will be undertaken as soon as possible.

3.9 In terms of other surgeries:

- Hugglescote – there are ongoing discussions with the developer of adjoining land (David Wilson Homes) for the transfer of additional land which will then facilitate an expansion of the surgery. Monies are due to be spent by spring 2022 at the earliest.
- Whitwick Road, Coalville – initial plans and a Business Case have been drawn up for expansion, but additional financial resources beyond those available from s106 Agreements (about £28,000) will be necessary. Money is due to be spent by autumn 2022.
- Whitwick Health Centre –The money available has been split between the two practices which operate out of these premises. One has to date not spent there allocation (about £7,300) but a meeting has recently been held with the Practice, the WLCCG and officers. The Practice are looking at ways to utilise the funds to enhance patient care. The monies are to be spent by autumn 2022.
- Measham – the WLCCG are currently considering proposals for fitting out consulting rooms. The available money (about £75,000) is to be spent by early 2023 at the earliest.
- Kegworth – this falls within the remit of the Rushcliffe CCG. One of the S106 Agreements which provides money for improvements has recently been renegotiated so as to provide additional time (to 2030) before the available money (£110,000) is to be spent. The remaining monies (about £9,000) are to be spent by summer 2023. Officers have had a discussion with a representative of the Practice to discuss some initial ideas and these will be progressed.

<b>Policies and other considerations, as appropriate</b>	
Council Priorities:	Our communities are safe, healthy and connected
Policy Considerations:	None discernible
Safeguarding:	None discernible
Equalities/Diversity:	None
Customer Impact:	None discernible
Economic and Social Impact:	Enhanced healthcare provision at specific practices will benefit those communities served by them. A healthy population will also benefit the local economy if people are able to work.
Environment and Climate Change:	None discernible
Consultation/Community Engagement:	None
Risks:	Monies received as part of S106 Agreements normally have to be spent within a specified period. It is important that the spending of such monies be monitored to avoid a situation where the money has to be paid back to the developer/applicant.
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