

# UPDATE: ALLOCATION OF S106 HEALTH FACILITIES CONTRIBUTIONS

<b>Relevant Board Member(s)</b>	Councillor Ray Puddifoot
<b>Organisation</b>	London Borough of Hillingdon
<b>Report author</b>	Jales Tippell, Administration Directorate
<b>Papers with report</b>	None

## **1. HEADLINE INFORMATION**

<b>Summary</b>	This paper updates the Board of the progress being made in allocating and spending contributions towards the provision of healthcare facilities in the Borough.
<b>Contribution to plans and strategies</b>	Joint Health & Wellbeing Strategy
<b>Financial Cost</b>	None.
<b>Relevant Policy Overview &amp; Scrutiny Committee</b>	Social Services, Housing and Public Health Residents' and Environmental Services External Services
<b>Ward(s) affected</b>	N/A

## **2. RECOMMENDATION**

**That the Board notes the progress being made towards the allocation and spend of s106 healthcare facilities contributions within the Borough.**

## **3. UPDATE ON PROGRESS**

1. Since the last report to the Health and Wellbeing Board in December 2013, a further meeting has been held between officers from the Council's Public Health Service, NHS Property Services and the Council's S106 Monitoring Officer to discuss progress and move identified schemes forward.

### **GP expansion schemes**

King Edwards Medical Centre – Additional GP consulting room

2. A total of £20,000 from two s106 health facilities contributions currently held by the Council has now been formally allocated to this scheme (Cabinet Member Decision 06/12/2013). The scheme involves internal alterations to provide an additional GP

consulting room and is due to be completed in February 2014. Subject to a formal request, the funds are now due to be transferred to NHS Property Services who will be responsible for ensuring that the scheme is delivered in line with the Service Level Agreement.

#### Southcote Medical Centre – Extension to existing premises

3. The proposed scheme involves an extension to the current premises to provide an additional GP consulting room, clinical training room and increased waiting area. A Cabinet Member report to formally request the allocation and release of funds from the s106 health facilities contribution held at H/15/205F (£184,653) towards this scheme was approved by the Leader and the Cabinet Member for Finance, Property and Business Services on 9 January 2014. Subject to a formal request from NHS Property Services, the funds will now be transferred towards the cost of implementing the scheme.

#### Wallasey Medical Centre – Extension to existing premises

4. This scheme to extend the existing GP surgery to provide two GP consulting rooms and a clinical training room has recently been completed. A Cabinet Member report to request formal allocation and release of the funds held at H/19/231G (£193,305) towards the scheme was formally approved on 17 January 2014 and funds will be released to NHS Property Services to ensure that the funds are applied retrospectively towards the legitimate costs associated with the scheme.

#### Pine Medical Centre – Additional GP consulting room

5. This scheme involves the conversion of an existing meeting room into a GP consulting room. Subject to the practice providing further details of the scheme, a Cabinet Member report will be formally submitted to the Leader and the Cabinet Member for Finance, Property and Business Services in February, in order for a formal decision to be made to allow £1,800 from the contribution held at H/18/219C to be released towards the scheme.

### **Proposed ‘Health Zone’ in Hayes**

6. The idea of a “health zone” to provide health check assessments and health advice on issues such as diabetes, obesity, heart disease or smoking has been supported by all parties and discussions to identify a suitable location within the Hayes area have been ongoing. One option considered would be to equip a room at the new Hesa Centre and the capital costs of equipping a room for this purpose are currently being explored. However, to set up an early intervention service at the centre would also require a new revenue commitment to which the Council’s Public Health Service could not commit at the present time. This proposal will not therefore be pursued for the time being.

### **Hesa Health Centre expansion**

7. NHS Property Services has advised that the works contracts and licences for this scheme have now been signed by NHS Property Services and that the four week mobilisation period for the works began on site in the week beginning 13 January 2014. The works are expected to take a year to complete and an amended work programme will be provided to the Council as soon as it becomes available.

8. Now that the works contracts for the scheme have been signed, and following a formal request from NHS Property Services, the three s106 contributions totalling £264,818, which have already been formally allocated towards this scheme (Cabinet Member Decision 06/04/11), have now been transferred under the terms of the SLA, to be spent towards the cost of implementing the scheme.
9. NHS Property Services has also confirmed that they have invested over and above the s106 allocation towards developing the HESA scheme, which has a budget in excess of £1 million and that the deadline for spending the contribution held at H/4/140H (£53,496) has therefore been met.

### **Proposed new Yiewsley Health Centre (former Yiewsley Pool site)**

10. A planning application to redevelop the former Yiewsley Pool site to provide a new health centre, gym and 12 supported housing units was submitted in early December (planning reference 18344/APP/2013/3564). The proposed scheme will provide purpose built accommodation for three GP Practices currently located in the Yiewsley area, as well as community services space to provide other medical support services such as physiotherapy, phlebotomy and podiatry.
11. Subject to planning approval, the Yiewsley Health Centre scheme is expected to start on site after May 2014 and complete by November 2015. The funding required to meet the fitting out costs associated with the scheme are therefore not likely to be needed until 2015/2016. As this will be too late to spend the three s106 contributions currently earmarked towards these costs, NHS Property Services has verbally agreed to the Council utilising these contributions (totalling £70,672) towards the costs associated with the submission of the planning application.
12. Following confirmation of NHS Property Services' support for this proposal, a Cabinet Member report will be formally submitted to the Leader and the Cabinet Member for Finance, Property and Business Services in February in order for a formal decision to be made to allow the monies to be released towards the scheme.

### **St Andrews Park**

13. NHS Property Services and the CCG are continuing discussions with the site developer, VSM, to identify a larger alternative site for the proposed health centre.
14. Proposals to create a health hub on the site are generally supported by local GPs and community services and discussions to establish on site requirements are ongoing. The CCG is also in the process of preparing a strategic case for the provision of a health hub on the site and developing an outline business case for submission to NHS England.

### **FINANCIAL IMPLICATIONS**

As reported in the second s106 quarterly report, there is £1,334k of Social Services, Health and Housing s106 contributions available of which £41k has been identified as a contribution for affordable housing and £49k towards a social services scheme. The remaining £1,244k is available to be utilised towards the provision of facilities for health. It is worth noting that £108k of the health contributions have no time limits attached to them.

The proposals for the allocation of contributions and their time limits can be summarised as follows:

Allocated to Hesa Health Centre Hayes: - Funds transferred to NHS PS Jan 2014

<b>S106 Funding Reference</b>	<b>Development</b>	<b>Amount</b>	<b>Time Limit to Spend</b>
H/4/140H	MOD Records Office, Hayes	£53,496	Jan 2014
H/6/170C	11-21 Clayton Rd, Hayes	£30,527	Aug 2014
H/7/149D	Hayes Goods Yard	£180,795	Nov 2014
<b>Total</b>		<b>£264,818</b>	

Earmarked to proposed new Yiewsley Health Centre:

<b>S106 Funding Reference</b>	<b>Development</b>	<b>Amount</b>	<b>Time Limit to Spend</b>
H/5/161C	Fmr Honeywell Site, West Drayton	£51,118	Mar 2014
H/14/206C	111 – 117 High St, Yiewsley	£10,651	Aug 2014
H/1/152C	Fmr Middlesex Lodge, Hillingdon	£8,903	Jul 2014
<b>Total</b>		<b>£70,672</b>	

Allocated to expansion at Southcote Clinic

<b>S106 Funding Reference</b>	<b>Development</b>	<b>Amount</b>	<b>Time Limit to Spend</b>
H/15/205F	RAF Eastcote, Ruislip	£185,968	Sept 2014
<b>Total</b>		<b>£185,968</b>	

Allocated to King Edwards Medical Centre

<b>S106 Funding Reference</b>	<b>Development</b>	<b>Amount</b>	<b>Time Limit to Spend</b>
H/12/197B	Windmill P.H, Ruislip	£11,440	Feb 2014
H/9/184C	31-46 Pembroke Road, Ruislip	£8,560	Jul 2015
<b>Total</b>		<b>£20,000</b>	

Allocated towards expansion of GP Practice in Wallasey Road

<b>S106 Funding Reference</b>	<b>Development</b>	<b>Amount</b>	<b>Time Limit to Spend</b>
H/19/231G	RAF West Ruislip, Ickenham	£193,305	Nov 2017
<b>Total</b>		<b>£193,305</b>	

The above s106 contributions are at risk of being returned to the developers if they are not utilised by the dates stipulated above with the exception of the contributions for the Hesa Health Centre totalling £264,818 which were transferred to NHS Property Services on 8 January 2014.

## **LEGAL IMPLICATIONS**

Under the provisions of section 111 of the Local Government Act 1972, a local authority has the power to do anything which is calculated to facilitate, or is conducive or incidental to the discharge of any of its functions. The work be carried out in accordance within this report would fall within the range of activities permitted by Section 111.

Regulation 122 (2) of the Community Infrastructure Levy Regulations 2010 states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

1. necessary to make the development acceptable in planning terms;
2. directly related to the development; and
3. fairly and reasonably related in scale and kind to the development.

Circular 2005/05 goes further than Regulation 122 and suggests that a planning obligation must also be:

4. relevant to planning; and
5. reasonable in all other respects.

The monies must not be used for any other purpose other than the purposes provided in the relevant section 106 agreement. Where monies are not spent within the time limits prescribed in those agreements, such monies should be returned to the payee.

When the Council receives formal bids to release funds, each proposed scheme will need to be assessed and reported to the Leader and Cabinet Member for Finance, Property and Business Services in order for the monies to be released. As part of that process, the Council's Legal Services will review the proposal and the section 106 agreement that secures the funding, to ensure that the Council is permitted to spend the section 106 monies on each proposed scheme. The content of the section 106 agreements in relation to King Edwards Medical Centre, Southcote Medical Centre, Wallasey Medical Centre, Pine Medical Centre referred to in this report have been assessed and approved in line with those procedures prior to release of the capital monies for the schemes.

The use of section 106 monies for future scheme mentioned in the report will need to be assessed against their respective agreements when these are finalised on a case by case basis.

## **BACKGROUND PAPERS**

None.