

UPDATE: ALLOCATION OF S106 HEALTH FACILITIES CONTRIBUTIONS

Relevant Board Member(s)	Councillor Ray Puddifoot
Organisation	London Borough of Hillingdon
Report author	Jales Tippell, Residents Services
Papers with report	None

1. HEADLINE INFORMATION

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

Proposals for allocation

1. In the short time since the last report to the Health and Wellbeing Board in July, there is limited progress to report. However, 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 the future process for allocating S106 health facilities contributions and to move identified schemes forward. A further progress meeting is due to be held on 12 September 2013.
2. At the meeting held in July, NHS Property Services confirmed the following:

- Three strategic hubs for expansion of out of hospital services have been agreed for development in the Borough. These are to be provided at the Hesa Health Centre in Hayes, Mount Vernon hospital in Northwood and a new health centre to be located at St Andrews Park, Uxbridge. It is intended that, where possible, any s106 contributions taken from new developments in the area of these hubs will be proposed to spend towards supporting their development.
 - Where s106 contributions are not eligible to be allocated towards one of these schemes, NHS Property Services has developed a process that it considers to be fair and transparent and allows GP practices in the area to express an interest in spending these contributions towards eligible schemes. This process has been agreed with the London wide Medical Committee (LMC) and the first round of applications assessed by NHS Property Services. Approximately £300k of the available funding is expected to be signed off by NHS Property Services imminently. When the Council receives formal bids to release funds, each proposed scheme will need to be assessed and reported to the Leader and the Cabinet Member for Finance, Property and Business Services in order for the monies to be released.
 - The contribution received from the redevelopment of the former RAF Eastcote Lime Grove, Ruislip (£184,653 held at H/15/205F) is not located in a hub area and will therefore be included as part of the proposed GP consultation process. This contribution must be allocated and spent towards an eligible scheme before the spend deadline of September 2014.
3. The Interim Director of Public Health and Deputy Director of Estates, NHS Property Services are due to meet in the week beginning 9 September 2013 to discuss joint working and agree public health priorities for spending S106 health facilities contributions in the Borough.

Hesa Health Centre expansion

4. Three S106 health contributions totalling £264,818 are currently allocated towards this scheme, the first of which is to be spent before January 2014. NHS Property Services has advised that the contract documents for the extension of the Hesa have now been drawn up. However, a new time frame and programme of works are still to be provided to the Council.

Proposed new Yiewsley Health Centre (former Yiewsley Pool site)

5. There are two S106 health contributions totalling £61,769 which are currently earmarked towards the proposed new health centre on the former Yiewsley Pool site, subject to a request for formal allocation. These contributions are to be spent by February/March 2014. The CCG and NHS Property Services have now confirmed their support for this scheme, subject to NHS England approving the updated costs of the project. The NHS England Board is due to consider this matter at a meeting on 9 September 2013. A further verbal update will be given at the meeting.

St Andrews Park

6. NHS Property Services has an obligation to inform VSM (the developer) in writing as to whether they still require a healthcare facility on site. This was due in August 2012. NHS Property Services has verbally confirmed that it will not be taking up the on site

healthcare facility required by the legal agreement to be delivered by the developer at St Andrews Park, as this will be too small for their purposes. Instead of this, a financial contribution of £624,507 will therefore be payable as stated within the S106 legal agreement. The developer (VSM) is keen in principle to provide a larger facility on site than that originally agreed. But this will require a new location on the site and will therefore need to be a commercial arrangement between the NHS and developer. Negotiations between the developer and NHS Property Services with regard to the size and type of facility required for the site is ongoing. However, to date this information has not been received. If this situation remains, VSM will have no obligation to provide a site within St Andrews Park and NHS Property Services may have a challenge to find another suitable site in the Uxbridge area.

FINANCIAL IMPLICATIONS

As reported in the first quarterly report there is £1,262k of Social Services, Health and Housing S106 contributions available. Of which £41k has been identified as a contribution for affordable housing. The remainder, £1,221k, is available to be utilised towards the provision of facilities for health. It is worth noting that £89k of the health contributions have no time limits attached to them.

The proposals for the allocations above can be summarised as follows:

Hesa Health Centre Hayes:

S106 Funding Reference	Scheme	Amount	Time Limit to Spend
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
Total		£264,818	

Proposed New Yiewsley Health Centre:

S106 Funding Reference	Scheme	Amount	Time Limit to Spend
H/5/161C	Fmr Honeywell Site, West Drayton	£51,118	Mar 2014
H/14/206C	111 – 117 High St, Yiewsley	£10,651	Feb 2014
Total		£61,769	

Not currently earmarked/allocated to a specific scheme

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

All of the above S106 contributions are at risk of being returned to the developers if they are not utilised by the dates stipulated above, whilst the contribution held at H/4/140H for £53k needs to be utilised within the next four months.

LEGAL IMPLICATIONS

The monies referred to in this report are held by the Council for the purposes specified in each of the relevant legal agreements. Such monies should only be spent in accordance with the terms of those agreements. Where monies are not spent within the time limits prescribed in those agreements, such monies should be returned to the payee. Where officers are unsure whether monies held pursuant to particular agreements can be used for particular purposes, Legal Services should be consulted for advice on a case by case basis.

This paper indicates that NHS Property Services and the LMC have formulated proposals to spend £300k of S106 monies on schemes put forward by GP practices. 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 section will review the proposed scheme and the Section 106 agreement that secures the funding, to ensure that the Council has legal authority to spend the Section 106 monies on each proposed scheme

BACKGROUND PAPERS

NIL.