

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	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

1. Since the last report to the Health and Wellbeing Board in September, 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.

Proposals for allocation

2. At the meeting, NHS Property Services confirmed that, where s106 contributions are not eligible to be allocated towards either the Hesa scheme or the Yiewsley Pool development, a fair and transparent process has been developed to allow GP practices in the area to express an interest in spending these contributions towards eligible schemes.

3. This process was agreed with the London wide Medical Committee (LMC) in August and a letter was subsequently sent out to all GPs in the Borough setting out criteria for requesting s106 allocation and inviting them to submit applications for premises improvements which would meet s106 legal requirements.
4. The first round of bids has now been assessed by an NHS Panel and four bids totalling approximately £390k are to be submitted to the Council for funding from s106 health contributions. The only information on these 4 schemes that has been submitted to the Council to date is as follows:
 - The expansion of the GP practice at 1 Wallasey Crescent, Ickenham – H/19/231G (£184,745).
 - The expansion of the GP practice at Southcote Clinic, Southcote Rise, Ruislip – H/15/205F (£184,653).
 - Additional clinical room at Pine Medical Centre, Fredora Avenue, Hayes – H/18/219C (£1,800).
 - Improvements at King Edward Medical Centre, King Edwards Road, Ruislip – H/12/197B (£11,440) and H/19/231G (£8,560).
5. The bids have been approved by the NHS Panel subject to the Council's s106 allocation process. Therefore, in line with the Service Level Agreement, the Council now needs to receive a formal request to allocate and release the funds towards these schemes. This will require NHS Property Services to provide further details and a business case for each of the proposed schemes. The schemes will then be assessed against the relevant legal agreement and reported to the Leader and the Cabinet Member for Finance, Property and Business Services in order for the monies to be released towards the schemes.

Proposed 'Health Zone' at Elers Road Clinic, Hayes

6. There are ongoing discussions between the Interim Director of Public Health and Deputy Director of Estates, NHS Property Services to enable joint working and agree public health priorities for spending some health facilities contributions in the Borough.
7. One option currently being explored is a proposal to equip a room at the Elers Road Clinic in Hayes as a "health zone" to provide health check assessments and health advice on issues such as diabetes, obesity, heart disease or smoking. This proposal is currently being discussed with the CCG with regard to the possible revenue implications associated with such a scheme.
8. It should be noted that, if this scheme is progressed, it is likely to compete with the Hesa scheme to receive s106 funding in the Hayes area. The Council, CCG and NHS Property Services will therefore need to agree which scheme will take priority and where to invest further s106 contributions in order to best meet the priorities for healthcare in the Borough before requesting allocations towards either scheme.

Hesa Health Centre expansion

9. 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, following further amendments to the designs to address compliance

issues, the scheme is expected to start on site at the end of October. A new work programme is to be provided to the Council as soon as it becomes available.

Proposed new Yiewsley Health Centre (former Yiewsley Pool site)

10. Three of the s106 health contributions that have spend deadlines in 2014 are currently earmarked towards this scheme, subject to a request for formal allocation. These contributions total £70,672 and the first contribution must be spent by February 2014.
11. NHS England has now confirmed the additional revenue implications associated with this scheme. There is, however, a further delay on the scheme due to a shortfall in available funding towards the capital costs associated with fitting out and decanting GP services to the new centre. Discussions are ongoing between NHS Property Services and the Council as to how this shortfall might be met.

St Andrews Park

12. NHS Property Services has confirmed to VSM that a health care facility is required on this site. Given that the size of the facility required is significantly larger than that provided for in the s106 agreement, this will be a commercial arrangement between the NHS and the developer. A position meeting took place between the CCG, NHS Property Services and VSM on 26 September 2013 and options for an alternative location for a larger health facility are being explored.

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 and £49k towards a social services scheme. The remainder £1,172k 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 allocation of those contributions with time limits in 2014 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	

Earmarked to 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
H/1/152C	Fmr Middlesex Lodge, Hillingdon	£8,903	Jul 2014
Total		£70,672	

Earmarked to expansion at Southcote Clinic:

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

Earmarked to King Edwards Medical Centre

S106 Funding Reference	Scheme	Amount	Time Limit to Spend
H/12/197B	Windmill P.H, Ruislip	£11,440	Feb 2014
Total		£11,440	

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 £391k 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 the 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

None.