

UPDATE: ALLOCATION OF S106 HEALTH FACILITIES CONTRIBUTIONS

Relevant Board Member(s)	Councillor Ray Puddifoot MBE
Organisation	London Borough of Hillingdon
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Papers with report	Appendix 1

1. HEADLINE INFORMATION

Summary	This paper updates the Board on 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 December 2015 a further meeting has been held between officers from NHS Property Services (NHSPS), Hillingdon Clinical Commissioning Group (CCG) and the Council's S106 Monitoring and Implementation officer to discuss progress and to work to bring schemes forward.

Proposed new health Centre in the Yiewsley and West Drayton area

2. Now that the proposed new health centre on the former Yiewsley Pool site is not going ahead, Hillingdon CCG has commissioned NHS PS to conduct a property search in the Yiewsley/West Drayton area to find an alternative site. The search has identified a few possible sites. One possibility is Kirk House in High Street, Yiewsley, which is currently leased by NHS PS, the CCG are therefore considering possible options to take forward.

3. NHS PS had previously "earmarked" a total of £398,438 from five separate s106 health contributions currently held by the Council towards the fitting out costs associated with the proposed new health centre. The majority of this funding is not subject to a time limit for spend and will therefore continue to be held towards a new scheme. However, the contribution held at H/23/209K (£37,723) must be used by the Council towards and eligible scheme, before March 2016.
4. The CCG has requested that this contribution is now allocated towards clinical improvements at the Otterfield Medical Centre in Otterfield Road Yiewsley. This is one of the practices which were expecting to move into the new health centre and, due to the delay, is now urgently in need of further investment to upgrade and improve facilities. The investment will ensure that the premises continue to be fit for purpose and can deliver healthcare services to the growing population in the area, until a new health centre can be provided.
5. This proposal is supported by NHS PS and a Cabinet Member Report to request that funds from the contribution held at H/23/209K (£37,723) are allocated and released towards a suitable scheme was submitted in February 2016. Cabinet Member Approval was subsequently received on 15/02/2016, and the funds transferred to HCCG to be used towards the scheme before the deadline. It is anticipated that the works will be completed by July 2016.

Proposed new health hub for Uxbridge (St Andrews Park)

6. Hillingdon Clinical Commissioning Group (HCCG), via its Out of Hospital Strategy and Strategic Service Delivery Plan, has identified a need to create a new Out of Hospital Hub in the Uxbridge and West Drayton area. The preferred option is for the new hub to be located within the town centre extension area of the St Andrews Park site.
7. The Council received a healthcare contribution (£624,507.94) from the developers of the St Andrews Park site (VSM) in August 2014 and, in accordance with Schedule 6 of the s106 agreement, VSM has therefore been released from their obligation to provide an on-site healthcare facility. Any agreement to provide a new health facility will therefore need to be a commercial arrangement between the two parties.
8. The CCG remains in contact with VSM and is continuing to discuss the possibility of securing a 1,500 sqm health centre in the North West of the site. NHS PS has advised that VSM has now come forward with a proposal for a standalone health centre, with associated parking. A meeting was also held in January between VSM and officers from NHS PS and Hillingdon CCG, to discuss possible lease options, should the proposal go ahead. Negotiations are therefore on-going between the two parties.
9. Any proposals for a future health facility on the St Andrews site have not been discussed with the Council's Planning Service. Any proposals will be subject to obtaining the relevant planning permissions.

Capacity improvements at Uxbridge Health Centre

10. In the interim, in order to help deal with the immediate pressures on primary health care and GP services, coming primarily from new developments in the area such as St Andrews

Park, Hillingdon CCG has proposed to provide increased clinical capacity at Uxbridge Health Centre.

11. A scheme to reconfigure the GP accommodation on the ground floor of the existing Health Centre, in order to provide 3 additional consultation rooms and an interview room commenced on site in July 2015 and completed in November 2015. Hillingdon CCG has advised that two newly qualified GPs have now also been engaged. It is anticipated that the scheme will provide adequate additional accommodation for the practice to service the immediate demand for GP services and further anticipated growth in population in the area in the short term.
12. A total of £273,000 from six separate s106 health facilities contributions were allocated and released towards this scheme (Cabinet Member decision 12/06/2015). These funds were subsequently transferred to the CCG in July 2015 and have been fully spent towards implementing the scheme.

S106 health contributions held by the Council

13. Appendix 1 attached to this report details all of the s106 health facilities contributions held by the Council as at 31st December 2015. New contributions received since the last report to the Board are highlighted in bold. As at 31st December 2015 the Council holds a total of £1,149,093 towards the provision of health care facilities in the Borough.
14. Officers are continuing to work with the CCG and NHS PS to allocate health contributions towards eligible schemes. In December, the CCG advised that NHS England had set aside a budget of £250 million in 2015/16, to be invested in primary care premises. This is to help manage the increase in demand for primary health care services in England and all local practices were invited to submit requests for funding to NHS England in August 2015. The successful practices have now been notified and a second round of bidding for a further £250 million to be made available in 2016/17 is now underway. Nominations for practices to receive this funding were to be made by HCCG by 4th March 2016. Once this bidding process has been completed and the results known, the CCG has advised that they will work with practices that have been unable to secure funding from NHS England, but have a viable scheme, to identify proposals which might be eligible to benefit from s106 funding.
15. All of the s106 health contributions which have a spend deadline in 2015/16 have now been allocated and largely spent towards eligible schemes. The contribution held at H/23/209K (£37,723), which was formerly earmarked towards the fitting out costs associated with the proposed new Yiewsley Health Centre, has now been allocated towards a scheme to improve clinical facilities at the Otterfield Medical Centre, Yiewsley (see paragraphs 4 and 5). These funds have subsequently been transferred to HCCG to be used towards the approved scheme, in line with the SLA.

FINANCIAL IMPLICATIONS

As at 31st December 2015, there are £2,186,542 of Social Services, Health and Housing S106 contributions available, of which £1,037,449 has been identified as a contribution for affordable housing. The remaining £1,149,093 is available to be utilised towards the provision of facilities for health and £511,218 of these contributions have no time limits attached to them.

The Yiewsley Health Centre development project is not going ahead. Of the £398,438 formally allocated to the scheme, only £37,723 (H/23/209K) has a deadline of March 2016. The remaining contributions have no time limits and therefore can be applied to suitable schemes as and when they are identified.

The S106 contribution held at H/23/209K for £37,723 which was approved towards improvements to Otterfield Medical Centre Yiewsley, was transferred to Hillingdon Clinical Commissioning Group on 24/02/16 before the deadline.

The Uxbridge Health Centre transfer included £177,358 from H/49/283B Former RAF Uxbridge (St Andrews Park), reducing the balance from £624,508 to £447,150.

Officers in conjunction with the CCG and NHSPS are actively working towards allocating the outstanding health contribution to eligible schemes.

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 to 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.

Any planning obligation must be relevant to planning and 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 use of section 106 monies for future schemes 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.