

# UPDATE: ALLOCATION OF S106 HEALTH FACILITIES CONTRIBUTIONS

<b>Relevant Board Member(s)</b>	Councillor Ray Puddifoot MBE
<b>Organisation</b>	London Borough of Hillingdon
<b>Report author</b>	Nicola Wyatt, Residents Services
<b>Papers with report</b>	Appendix 1

## **1. HEADLINE INFORMATION**

<b>Summary</b>	This paper updates the Board on 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 and 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 Health and Wellbeing 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 April 2016, a further meeting has been held between officers from NHS Property Services (NHSPS), Hillingdon Clinical Commissioning Group (CCG) and the Council's Director of Public Health and 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. NHSPS is continuing to search for a suitable property/site to provide a new health centre in the Yiewsley/West Drayton area. This has so far proved difficult. Kirk House in High Street, Yiewsley, which is currently leased by NHSPS, remains the only site option currently being explored, but this will be subject to negotiation with the land owners. NHSPS has so far

"earmarked" a total of £360,715 from four separate s106 health contributions currently held by the Council towards a suitable scheme.

3. In the meantime, the CCG is proposing some short term investment in the existing Yiewsley Health Centre in order to help deal with the immediate pressures on primary health care and GP services in the area (see paragraph 11). In the longer term, however, the existing building has limited capacity to expand and, going forward, is no longer fit for purpose.

### **Clinical improvements to Otterfield Health Centre, Yiewsley**

4. In addition to the short term investment proposed at the existing Yiewsley Health Centre, Hillingdon CCG has also requested that funds from the s106 contribution held at H/23/209K (£37,723) are allocated and released towards a scheme to provide clinical improvements at the Otterfield Medical Centre in Otterfield Road Yiewsley (Cabinet Member Approval received 15/02/2016). This investment will help ensure that the premises continue to be fit for purpose and can deliver healthcare services until a new health centre can be provided.
5. The scheme to upgrade GP consulting rooms and refurbish the existing facilities to modern standards where practicable is currently under way. It is anticipated that the works will be completed in 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 consequently 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 private commercial arrangement between the two parties.
8. In April, NHSPS advised that VSM has now come forward with a proposal for a 1,500 sqm standalone health centre, with associated parking in the North West of the site. Discussions are continuing with VSM with regard to possible heads of terms and lease options, should the proposal go ahead.
9. 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, consistent with the outline planning permission for the wider Town Centre extension.

### **S106 health contributions held by the Council**

10. Appendix 1 attached to this report details all of the s106 health facilities contributions held by the Council as at 31 March 2016. The Council has not received any new contributions since the last report to the Board in April. As at 31 March 2016, the Council holds a total of £1,111,371 towards the provision of health care facilities in the Borough.

11. Officers are continuing to work with the CCG and NHSPS to allocate health contributions towards eligible schemes. In April, Hillingdon CCG advised that NHS England had set aside a budget of £250 million in 2016/17 to be invested in primary care premises across the country. However, HCCG has received only five nominations which meet the criteria for practices to receive funding and from these, two are now recommended to go forward to bid for funding. These are:
- Yiewsley Health Centre - Bid for short term investment to enable the practice to cope with increased demand for GP services in the area.
  - Investment in a new GP premises to replace the former surgery on Shakespeare Avenue, Hayes. The GP Practice has been housed in temporary accommodation in Elers Road since the building was sold in June 2015.
12. It was the intention of HCCG to work with practices that were unable to secure funding from NHS England but had a viable scheme to identify proposals which might be eligible to benefit from s106 funding. However, due to the lack of appropriate schemes coming forward, HCCG has decided that, in order to obtain best value from the s106 funds available, the funds should be earmarked towards the delivery of a "hub" service to support a wide range of primary care and out of hospital services across the Borough.
13. The new "hub" service is proposed to be delivered as part of Hillingdon CCG Estates Strategy and to support Hillingdon CCG Strategic Service Delivery Plan (SSDP). The Plan intends to provide a health hub service of between 2,700 and 3,600 m2 split over three locations across the Borough as follows:
- Uxbridge /West Drayton hub (St Andrews Park)
  - North hub (Mount Vernon site)
  - Hayes & Harlington (Hesa Medical Centre)
14. The CCG is therefore proposing to " earmark" the s106 health contributions currently held by the Council towards the provision of the health hubs as outlined in Appendix 1. A total of £533k from s106 contributions has already been allocated and spent towards the provision of the Hesa health hub which was completed in November 2015. A request to allocate individual contributions towards further schemes will be submitted as each scheme is brought forward.
15. All of the s106 health contributions which had a spend deadline in 2015/16 have now been allocated and spent towards eligible schemes. There are currently no deadlines for spending s106 health contributions in 2016/17.

## **FINANCIAL IMPLICATIONS**

As at 31 March 2016, there is £2,148,819 of Social Services, Housing, Health and Wellbeing s106 contributions available, of which £1,037,449 has been identified as a contribution for affordable housing. The remaining £1,111,370 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 and £360,715 was previously formally allocated to this scheme. These contributions have no time limits and therefore can be re-allocated to suitable schemes as and when they are identified.

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.