

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. Officers from Hillingdon Clinical Commissioning Group (CCG) and LBH are continuing to work together to allocate the s106 health facilities contributions held by the Council towards schemes to improve the provision of health facilities in the Borough. In the last financial year, a total of £336,658 has been allocated and spent towards eligible schemes, in order to ensure that contributions are spent within the relevant time frames and to maximum effect to provide viable improvements for the benefit of local communities. All of the s106 health facilities contributions which had a spend deadline in 2015/16 have now been allocated and spent towards approved schemes. There are currently no deadlines for spending health contributions in 2016/17 and HCCG are now proposing that any further contributions are earmarked towards longer term schemes to be implemented as part of Hillingdon CCG Estates Strategy (see paragraph 10).

Proposed new health centre in the Yiewsley and West Drayton area

2. Despite a comprehensive property search, Kirk House in High Street, Yiewsley, remains the only suitable site option to provide a new health centre in the Yiewsley/West Drayton area. Options are being explored with Central and North West London Foundation Trust (CNWL), who currently lease the site, but any proposals will also be subject to negotiation with the land owners. HCCG has so far "earmarked" a total of £425,341 from eight separate s106 health contributions currently held by the Council towards a suitable scheme.
3. In the mean time, the CCG is proposing some short term investment at the existing Yiewsley Health Centre, in order to help deal with the immediate pressures on primary health care and GP services in the area. A bid for funding has been made to NHS England and a decision is expected in October 2016. 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 invested the funds from the s106 contribution formerly held at H/23/209K (£37,723) towards 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 was 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. 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. There is nothing further to report at this stage.

S106 health contributions held by the Council

9. Appendix 1 attached to this report details all of the s106 health facilities contributions held by the Council as at 30th June 2016. The Council has received three further contributions since the last report to the Board in June, these have been added to Appendix 1 and are

highlighted in bold. As at 30th June 2016, the Council holds a total of £1,145,920 towards the provision of health care facilities in the Borough.

10. In June, it was reported to the Board that in order to obtain best value from the s106 funds available, Hillingdon CCG propose that these funds should be used towards the delivery of a "hub" service to support a wide range of primary care and out of hospital services across the Borough.
11. 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)
12. The CCG has therefore "earmarked" 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.
13. 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 30th June 2016, there is £2,429,426 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 £1,391,977 is available to be utilised towards the provision of facilities for health and £536,895 of these contributions have no time limits attached to them.

The proposed new Yiewsley Health Centre development project on the former Yiewsley Pool site 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 another suitable scheme.

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. Funds totalling £1,110,301 are provisionally earmarked towards proposed health hub schemes as follows:-

Proposed Health Hub Scheme	Amount
North Hub	175,983
Uxbridge / West Drayton Hub	505,075
New Yiewsley Health Centre	425,341
Pine Medical Centre	3,902
Total Earmarked	1,110,301

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.