



JOINT COMMITTEE (SPELTHORNE)

DATE: 22 NOVEMBER 2021

LEAD OFFICER: JOANNA GHAZALEH, INFRASTRUCTURE DELIVERY COORDINATOR, SBC

SUBJECT: APPROVAL OF CIL FUNDING – VARIOUS PROJECTS
CIL PROGRESS REPORT

DIVISION: LOWER SUNBURY & HALLIFORD; STAINES

SUMMARY OF ISSUE:

Spelthorne Borough Council introduced CIL in April 2015. To date, receipts in excess of £7million have been received.

Since 2020 there has been a focus on the allocation and spending of CIL. The CIL Task Group meets in order to review Strategic CIL Bids. Following consideration, bids deemed appropriate for CIL funding are presented to the Joint Committee with recommendation for approval.

The CIL Task Group met on 30 September 2021 to consider bids received. As a result of that meeting, two bids, with a total of £471,760 CIL requested, are recommended to the Joint Committee for approval.

RECOMMENDATIONS:

The Joint Committee (Spelthorne) is asked to agree that:

- (i) Strategic CIL funding of £400,000 is agreed to Surrey County Council Education – Bishop Wand Expansion (Annexe 1).
- (ii) Strategic CIL funding of £71,760 is agreed to the CCG – Staines Health Group - Reconfiguration to create two new clinical rooms (Annexe 2).

REASONS FOR RECOMMENDATIONS:

The Community Infrastructure Levy (CIL) Regulations require the Council to use CIL towards funding the provision, improvement, replacement, operation or maintenance of infrastructure required to support the development of its area. The above applications have been considered in context of existing and upcoming development within Spelthorne. The above schemes meet the general criteria to be considered for CIL funding, and it is recommended funding is granted.

1. INTRODUCTION AND BACKGROUND:

- 1.1 Spelthorne Borough Council has been collecting CIL since April 2015, in which time receipts in excess of £7 million has been received.
- 1.2 The Terms of Reference for the CIL Task Group were agreed by the Joint Committee in July 2021. The CIL Task Group meets to consider bids for Strategic CIL funding. Bids considered to meet both Spelthorne's strategic objectives, as well as the general CIL criteria, are recommended to the

Spelthorne Joint Committee for approval. The Joint Committee is the decision-making body with regards to CIL Strategic Funding.

- 1.3 The CIL Task Group met on 30 September 2021 to consider bids received. As a result of that meeting, two bids, with a total of £471,760 CIL requested, are recommended to the Joint Committee for approval.

2. ANALYSIS:

- 2.1 The CIL Regulations require the Council to use CIL towards funding the provision, improvement, replacement, operation or maintenance of infrastructure required to support the development of its area.
- 2.2 Amendments to the CIL Regulations in September 2019 replaced the Regulation 123 list with the requirement for the Council to produce an annual Infrastructure Funding Statement (IFS). The first IFS was published in December 2020.
- 2.3 An IFS must be published annually to illustrate a summary of all financial contributions relating CIL within the Borough. It must include a statement of infrastructure projects which Spelthorne intends wholly or partly fund through CIL.
- 2.4 As a part of the new IFS requirement, along with work on the forthcoming Local Plan and Infrastructure Delivery Plan (IDP) officers met with a range of infrastructure providers and stakeholders in order to gauge their needs over a 15-year period.
- 2.5 As a part of this work, Strategic CIL bids were encouraged, two of which are being recommended to the Joint Committee for CIL funding.
- 2.6 The two recommended bids have been considered in context of existing and upcoming development within Spelthorne. The schemes meet the general criteria to be considered for CIL funding, and it is recommended funding is granted.

3. OPTIONS:

- 3.1 **Surrey County Council Education – Bishop Wand Expansion (Appendix A)**
- 3.2 This scheme proposes The Bishop Wand C of E School is expanded from a Published Admissions Numbers (PAN) of 186 (6 forms of entry) at year 7 to a PAN of 210 (7 forms of entry) from September 2022.
- 3.3 The school will be enlarged from a 930-place to a 1050-place secondary school, and an additional classroom will be built to accommodate an expansion in the sixth form from 180 places to 220 places. The total school capacity (11 – 18 years) will be increased from 1110 to 1270.
- 3.4 Spelthorne is experiencing a significant increase in the demand for school places, reflecting both a rise in birth rate up to 2016 and increase in house building and migration within the area.

- 3.5 Housing growth that has taken place in Sunbury in recent years with Sunbury East having experienced a 9.6% increase in dwelling stock since 2011. Since 2015 when CIL was introduced, the two Sunbury wards have seen in excess of 450 new homes. This housing growth has had a knock-on impact on the need for education provision.
- 3.6 Surrey's forecasting for secondary places in Spelthorne projects a deficit of places in the next 10 years. This proposed expansion will provide additional school places needed in the borough. Bishop Wand also provide sixth form places for pupils from other schools in the local area as well as pupils leaving year 11 at Bishop Wand.
- 3.7 The current expansions are an efficient way to meet current demand as well as the projected demand from future development.
- 3.8 The CIL contribution will be used towards the total capital costs of the building requirements for the expansion of secondary and sixth form places.
- 3.9 Should this bid not be agreed, building works will likely proceed, however refusal may cause potential delays whilst alternative funding is sought.
- 3.10 The total amount of CIL requested for this scheme is £400,000, and the scheme is recommended for approval.
- 3.11 **CCG - Staines Health Group - Reconfiguration to create two new clinical rooms (Appendix B)**
- 3.12 This bid proposes the reconfiguration of an underutilised room into two new clinical rooms.
- 3.13 The creation of two new rooms will increase GP appointments by an additional 240 clinical appointments per week.
- 3.14 Population growth coupled with rise in patients over 65 and long-term conditions means that the practice requires additional consulting space.
- 3.15 Additional space will allow the practice to offer more concurrent access to GP and Nurse clinics, greatly improve patient satisfaction and reduce secondary care workload, and patients will have better access to GP care.
- 3.16 This proposal to increase GP clinical consulting space aims to address the urgent short-term need.
- 3.17 The CCG and GP Practices have no access to NHS capital funds for this project, therefore should this bid not be agreed, the project is unlikely to proceed.
- 3.18 The total amount of CIL requested for this scheme is £71,760, and the scheme is recommended for approval.

4. CONSULTATIONS:

- 4.1 There is no requirement for consultation for the allocation of Strategic CIL funding.

5. FINANCIAL AND VALUE FOR MONEY IMPLICATIONS:

- 5.1 The fundamental purpose of CIL is to support infrastructure required as a result of growth in an area. The schemes recommended above meet these criteria. They are scheme which will benefit the current, and future residents of the Borough.
- 5.2 Forecasting has been undertaken to ensure the Council has sufficient CIL funds to commit the requested amount of money to each scheme. It has been confirmed that the Council can commit to funding the above schemes whilst maintaining a £1 million reserve. Please see CIL Progress Report (Appendix C) for projections and charts.
- 5.3 Where the scheme, such as the Bishop Wand Expansion, is only partially reliant on CIL funding, it is understood that the remaining amount has been secured through alternative sources.
- 5.4 As CIL funding is used towards on capital projects, it is understood any revenue costs have been secured through alternative sources.

6. EQUALITIES AND DIVERSITY IMPLICATIONS:

- 6.1 The supported projects recommended for CIL funding would bring a number of benefits with regards to equalities and diversity across the Borough.
- 6.2 The two recommended projects would create enhanced local facilities for the residents of Spelthorne, regardless of their demographic.
- 6.3 One of the recommended schemes focuses on healthcare provision in the Borough. By increasing capacity at Staines Health Group, the number of appointments per week can be significantly increased, therefore benefitting the local community.
- 6.4 The expansion at Bishop Wand is a part of Surrey's wider education strategy. Through Surrey's work it was identified that additional secondary and sixth form places would be needed by 2022. Therefore, this expansion project will aim to meet these objectives.

7. LOCALISM:

- 7.1 The reconfiguration of the Staines Health Group to create two new clinical rooms will increase capacity, therefore resulting in significantly more appointments being made available to the community.
- 7.2 The expansion of Bishop Wand will increase the number of secondary and sixth form places available. Through Surrey's education programme, this increase in provision is required in order to avoid a deficit in secondary and sixth form places by 2022.

8. OTHER IMPLICATIONS:

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| Area assessed: | Direct Implications: |
| Crime and Disorder | No significant implications arising from this report |

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| Sustainability (including Climate Change and Carbon Emissions) | No significant implications arising from this report |
| Corporate Parenting/Looked After Children | No significant implications arising from this report |
| Safeguarding responsibilities for vulnerable children and adults | No significant implications arising from this report |
| Public Health | Set out below |

8.1 Public Health implications

The reconfiguration of the Staines Health Group to create two new clinical rooms will increase capacity, therefore resulting in significantly more appointments being made available to the community.

9. CONCLUSION AND RECOMMENDATIONS:

- 9.1 The purpose of CIL is to fund infrastructure required as a result of growth. The Council is aware of current infrastructure requirements through its active engagement with key infrastructure providers, particularly highlighted by work on the upcoming Infrastructure Delivery Plan (IDP) and Local Plan, which focus on growth in the Borough over a 15-year period.
- 9.2 The annual requirement to publish an Infrastructure Funding Statement (IFS) highlights the need for a transparent mechanism whereby CIL is allocated to projects meeting the general criteria for funding.
- 9.3 In conclusion, it is recommended that the Joint Committee approves a total funding of £471,760 for the following schemes and amounts:
- 9.4 Surrey County Council Education – Bishop Wand Expansion (£400,000)
- 9.5 CCG – Reconfiguration of Staines Health Centre (£71,760)

10. WHAT HAPPENS NEXT:

- 10.1 Following approval from the Joint Committee, award letters will be sent to applicants to make them aware of the outcome.
- 10.2 The Council will expect to be provided with an estimated completion date of the project, the date at which funds will be transferred.
- 10.3 There will be the possibility of funding projects in phases, on the provision of evidence of funding required.
- 10.4 All projects awarded CIL funding are expected to commence within 12 months of the award date. This will be set out in the terms included in the award letters.

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Consulted:

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Annexes:

Appendix A – Surrey Education – Bishop Wand Expansion Bid
Appendix B – CCG – Reconfiguration of Staines Health Group Bid
Appendix C – CIL Progress Report

Sources/background papers:

N/A