



JOINT COMMITTEE (SPELTHORNE)

DATE: 18 JULY 2022

LEAD OFFICER: JOANNA GHAZALEH, INFRASTRUCTURE DELIVERY COORDINATOR, SBC

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

DIVISIONS: ALL

SUMMARY OF ISSUE:

The CIL Task Group met on 21 June 2022, and subsequently with representatives from the NHS on the 30 June 2022 to discuss a Strategic CIL Bid for Sunbury Health Centre. The amount of CIL requested is £848,587, and the scheme is recommended to the Joint Committee for approval.

On 21 June 2022 the CIL Task Group also discussed an internal bid from the Council's Leisure department for various football pitches across the Borough. It was agreed the bid, for £68,050, would be recommended to the Joint Committee for approval.

The total amount of CIL to consider at this meeting is £916,637.

RECOMMENDATIONS:

The Joint Committee (Spelthorne) is asked to agree that

- (i) Strategic CIL funding of £848,587 is agreed to the NHS – Sunbury Health Centre (Appendix 1).
- (i) Strategic CIL funding of £68,050 is agreed to Spelthorne Borough Council (Leisure) - Grass football pitch improvements (Appendix 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 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.

- 1.2 A bid for Sunbury Health Centre was first considered in May 2021, however at the time Members chose not to recommend the bid for approval due to further information on the scheme being required.
- 1.3 In June 2022 an amended bid for the Sunbury Health Centre was received. The CIL Task Group met with the NHS representatives on 30 June 2022. The outcome of the meeting was to recommend this scheme for approval now Members have received satisfactory responses and clarification from the NHS on particular aspects of the project.
- 1.4 The Infrastructure Delivery Plan (IDP) identifies healthcare as one of the infrastructure priorities for Spelthorne. The amended scheme for Sunbury Health Centre aims to future-proof the facility, and takes into account not only current deficiencies, but the population growth and demand over the coming years.
- 1.5 The bid for football pitch improvements across the Borough is also being recommended for approval.
- 1.6 This bid was originally received as a Local CIL bid, however, on consideration it was agreed the funding would be best placed under Strategic CIL as the scheme is Borough-wide and in line with the Council's Playing Pitch Strategy.

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 As an evidence base for the upcoming Local Plan, the Infrastructure Delivery Plan (IDP) was published in May 2022. The document details existing, and required infrastructure across the Borough, and highlights existing and/or potential funding gaps.
- 2.3 The IDP identifies the Borough's infrastructure requirements and is used as a tool to inform how CIL should be allocated, and where S106 obligations should be secured.
- 2.4 Both funding toward healthcare and towards outdoors leisure facilities were identified in the IDP as an area with a potential funding gap.
- 2.5 The two recommended bids have been considered in context of existing and upcoming development within Spelthorne. Both schemes meet the general criteria and are appropriate for CIL funding, and it is recommended funding is granted.

3. OPTIONS

NHS – Sunbury Health Centre (Appendix 1)

- 3.1 This bid is for a programme of works to Sunbury Health Centre to facilitate population growth in Spelthorne and provide better patient care for residents now and in the future.

- 3.2 The total patient population managed from Sunbury Health Centre is currently c19,500. The practice has seen a sustained growth of nearly 6% since 2016 and with ONS local population forecast this is set to grow by a further 5% to 2030.
- 3.3 The internal reconfiguration which includes the conversion and remodelling of existing ground floor administrative space to create clinical rooms, and the subdivision of existing large clinical space to create an additional 4 clinical rooms, will allow for an additional 480 clinical appointments per week.
- 3.4 Reassurance has been given from the NHS that the 480 additional appointments per week will be funded and resourced directly from the service provider.
- 3.5 During the meeting on 30 June, between the CIL Task Group and the NHS, it was made explicitly clear that CIL funding is only paid upon completion and construction sign off. This was understood by the NHS and they were able to confirm that CIL payment on completion would not have a negative impact on their cash flow.
- 3.6 It was further understood that the proposed works would cause no, or very minimal, disruption to primary care services.
- 3.7 In conclusion, the CIL Task Group were satisfied with the clarification received from the NHS on some of the finer points of the proposal. The CIL Task Group recognise the importance of allocating CIL towards key infrastructure projects to support growth in Spelthorne.
- 3.8 The total amount of CIL requested for this scheme is £848,587, and the scheme is recommended for approval.

Spelthorne Borough Council (Leisure) - Grass football pitch improvements (Appendix 2)

- 3.9 This bid is towards a project to make improvements to Local Authority owned, community accessible grass football pitches within Spelthorne to ensure sufficient good quality pitches are available to meet the boroughs needs.
- 3.10 The Spelthorne Playing Pitch Strategy (2019) assessed the quality of and the supply and demand for all community accessible football pitches in the borough. The strategy identified that there is currently a deficit for most types/sizes of football pitches in the borough and that this deficit is likely to increase with the expected rise in population in the coming years.
- 3.11 The Playing Pitch Strategy acknowledges that without improvement and /or enhanced maintenance there is a possibility that pitches may be lost. Poor pitches are more likely to be taken out of action decreasing the number available and increasing the deficit.
- 3.12 The Playing Pitch Strategy highlighted there are currently not enough pitches to meet demand, and based on projected population growth, there will be a further increase in demand. Some of the suggestions to meet this demand include reinstating un-used and disused pitches such as Cedars Recreation Ground, Staines Park and Laleham Park. Additionally, the strategy suggests improving existing grass pitch carrying capacity.

3.13 Pitch locations are as follows;

- Ashford Recreation Ground
- Bishop Duppas Recreation Ground
- Cedars Recreation Ground
- Kenyngton Recreation Ground
- Laleham Park
- Lammas Recreation Ground
- Littleton Recreation Ground
- Long Lane Recreation Ground
- Shepperton Recreation Ground

The cost per pitch is detailed in the document 'Estimated cost per pitch' - (Appendix 3)

3.14 This bid was initially received as a Local CIL bid. Following discussions with the Local CIL Spending Boards and the CIL Task Group, it was decided the bid would be better funded through Strategic CIL as the project is in line with a strategic Council policy.

3.15 In conclusion, the CIL Task Group were satisfied the project is essential to maintain outdoor recreational facilities across the Borough.

3.16 The total amount of CIL requested for this scheme is £68,050, 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 IMPLICATION

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 4) for projections and charts.

5.3 Where schemes are 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 and improving the facilities at Sunbury Health Group, the number of appointments per week can be significantly increased, therefore benefitting the local community.
- 6.4 The improvements to the playing pitches, identified as a need in the Playing Pitch Strategy, will improve the quality of outdoor leisure facilities, and in turn should lead to an increase in demand for usage. Furthermore, this scheme promotes access to leisure facilities, in turn encouraging an active and healthy lifestyle.

7. LOCALISM

- 7.1 The proposed improvements to the Sunbury Health Centre will allow an increase on 480 additional clinical appointments per week. Confirmation from the NHS has been received with regards to funding and resourcing these additional appointments. This is a significant increase to appointments and therefore will have a positive impact on those who use this facility.
- 7.2 The improvements to the playing pitches, identified as a need in the Playing Pitch Strategy, will improve the quality of outdoor leisure facilities, and in turn should lead to an increase in demand for usage. Furthermore, this scheme promotes access to leisure facilities, in turn encouraging an active and healthy lifestyle.

8. OTHER IMPLICATIONS

Area assessed:	Direct Implications:
Crime and Disorder	No significant implications arising from this report
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 proposed improvements to the Sunbury Health Centre will allow an increase on 480 additional clinical appointments per week. Confirmation from the NHS has been received with regards to funding and resourcing these additional appointments. This is a significant increase to appointments and therefore will have a positive impact on those who use this facility.

The improvements to the playing pitches, identified as a need in the Playing Pitch Strategy, will improve the quality of outdoor leisure facilities, and in turn should lead to an increase in demand for usage. Furthermore, this scheme

promotes access to leisure facilities, in turn encouraging an active and healthy lifestyle.

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 the Infrastructure Delivery Plan (IDP) and Local Plan, which focus on growth in the Borough over a 15-year period.
- 9.2 Both healthcare and green infrastructure have been identified in the IDP as areas where funding gaps exist, and therefore CIL funding is appropriate.
- 9.3 In conclusion, it is recommended that the Joint Committee approves a total funding of £916,637 for the following schemes and amounts:
- 9.4 NHS – Sunbury Health Centre (£848,587)
- 9.5 Spelthorne Borough Council (Leisure) - Grass football pitch improvements (£68,050)

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 All Strategic CIL funding will be subject to a legal agreement. Following approval from the Joint Committee, work on the agreement will commence.
- 10.3 The Council will expect to be provided with an estimated completion date of the project, the date at which funds will be transferred.
- 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 legal agreement.

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Consulted:

CIL Task Group Members
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Councillor Malcolm Beecher

Group Head Regeneration & Growth – Heather Morgan
Strategic Planning Manager – Ann Biggs
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Annexes:

Appendix 1 – NHS Sunbury Health Centre Bid
Appendix 2 – SBC (Leisure) Playing Pitch Bid
Appendix 3 – Estimated Cost Per Site
Appendix 4 – CIL Progress Report

Sources/background papers:

N/A

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