



JOINT COMMITTEE (SPELTHORNE)

DATE: 28 SEPTEMBER 2022

LEAD OFFICER: JOANNA GHAZALEH

SUBJECT: APPROVAL OF CIL FUNDING – NHS SUNBURY HEALTH CENTRE

DIVISION: LOWER SUNBURY AND HALLIFORD

SUMMARY OF ISSUE:

The CIL Task Group met with representatives from the NHS on 16 August 2022 to discuss a Strategic CIL Bid for Sunbury Health Centre. The original CIL bid (Appendix 1) was considered by the Joint Committee in July, but was put on hold pending further information relating to the sustainable transport options within the bid. The bid has now been revised to exclude the Electric Vehicle (EV) Charging points (Appendix 2).

The amended amount requested is £826,997.58 and the scheme is recommended to the Joint Committee for approval.

RECOMMENDATIONS:

The Joint Committee (Spelthorne) is asked to agree that

- (i) Strategic CIL funding of £826,997.58 is agreed to the NHS – Sunbury Health Centre.

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 considered by the Joint Committee on 18 July 2022. Members required further information specifically with regards to the sustainable transport options, and therefore the bid was placed on hold pending further information from the NHS.

- 1.3 On 16 August 2022 the CIL Task Group met with representatives of the NHS to discuss the transport options. It was decided that the EV Charging Points would be removed from the bid. This gives a revised figure of £826,997.58 being recommended to the Joint Committee for approval.
- 1.4 Following the meeting on 16 August, the NHS provided itemised costs of both the EV charging points (now removed) and bike racks. These figures can be found in Appendices 3 & 4 attached to this report.
- 1.5 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.

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 Funding toward healthcare is identified in the IDP as an area where a funding gap exists.
- 2.5 This bid has been considered in context of existing and upcoming development within Spelthorne. The scheme meets the general criteria and is appropriate for CIL funding, therefore it is recommended funding is granted.

3. OPTIONS

NHS – Sunbury Health Centre (Appendices 1 & 2)

- 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 £826,997.58 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.
- 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 capital projects, it is understood any revenue costs have been secured through alternative sources.

6. EQUALITIES AND DIVERSITY IMPLICATIONS

- 6.1 This scheme recommended for CIL funding would bring a number of benefits with regards to equalities and diversity across the Borough.
- 6.2 The scheme would create enhanced local facilities for the residents of Spelthorne, regardless of their demographic.
- 6.3 By increasing capacity and improving the facilities at Sunbury Health Group, the number of appointments per week can be significantly increased, thereby benefitting the local community.

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.

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.

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 keys 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 Healthcare has been identified in the IDP as areas where a funding gap exist, and therefore CIL funding is appropriate.
- 9.3 In conclusion, it is recommended that the Joint Committee approves the following scheme and amount:
- 9.4 NHS Sunbury Health Centre - £826,997.58

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:

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Councillor Malcolm Beecher

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Annexes:

Appendix 1 – NHS Sunbury Health Centre Bid (Original)
Appendix 2 – Sunbury Health Centre Additional Information
Appendix 3 – EV Charging & Bike Storage
Appendix 4 – EV Charging

Sources/background papers:

N/A

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