

## Decision under Delegated Powers

### Officer Requesting Decision

Planning Enforcement Assistant

### Officer Making the Decision

Head of Planning and Regeneration

### Recommendation

To authorise the release of £135,137.26 received in respect of a section 106 agreement attached to planning permissions P/10/0415/2 and P/10/1580/2

The money will be paid to NHS England in order to fund works to extend, alter and provide additional healthcare facilities at Sage Cross Surgery in Hathern.

### Reason

The release of this funding is in accordance with the relevant clauses in the section 106 agreement attached to planning permission P/10/0415/2 and P/10/1580/2

PA number	Location	Contribution	Amount	Expiry
P/10/0415/2	David Wilson Homes (East Midlands) - Land off Loughborough Road, Hathern	Healthcare contribution to improve healthcare facilities within Hathern.	£59,947.74	22 December 2022
P/10/1580/2	Cliffe Investments Ltd - Land South of Shepshed Road, Hathern	Contribution towards improved Healthcare facilities at Cross Street Surgery in Hathern.	£75,189.52	N/A

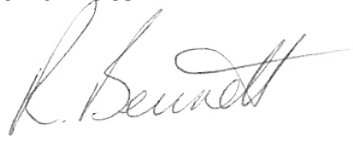
### Authority for Decision

There is a delegation in the Constitution to all Heads of Service “to pay over section 106 Monies in respect of non-housing items received by the Borough Council as the responsible authority, but which will not result in expenditure by the Council and where the Head of Service by the Head of Finance and Property Services” (Item 8 on Page 8-15)

For all Heads of Service to approve the release of funds they must be satisfied that the works to be carried out fulfil the requirement as set out in the section 106 agreement and have written confirmation for the relevant body that the monies are used for their intended purpose. Any unspent monies

after 5 years of receipt by the Borough Council shall be returned to the developer as per the relevant clause within the section 106 agreement.

### Decision and Date



15 September 2022

### Background

At the request of NHS England (and its predecessors), Charnwood Borough Council has been holding funds received for Section 106 healthcare contributions.

As part of the Section 106 agreements attached to P/10/0415/2 and P/10/1580/2 Charnwood Borough Council received a total sum of £135,137.26 (including indexation) as a contribution towards improving the healthcare facilities at Sage Cross Surgery, Hathern. The medical practice has requested £135,137.26 in order to implement changes, the projected costs are higher than the s106 money available to the practice so the short fall will be met by the practice themselves. The refurbishments include:

- Refit dispensary – the current dispensary doesn't have enough storage for all medications and surface area for PCs and fridges. The proposal incorporates a dispensing drawer so patients can collect medications easier and quicker without being inside the small serving area which is the current layout.
- Addition of a small side office within the dispensary for patients to discuss medical issues privately.
- Reconfigure the layout of the reception to create more space.
- Change a current storage room into a working consulting room to be able to serve more patients.
- Change and small store room into a dirty utility room, the practice currently doesn't have one.
- Ensure all floorings comply fully with all health and safety standards.
- Ensure consulting rooms comply fully with all health and safety standards.
- Remove the current planting to the front of the practice to extend the car park to create additional disabled parking.

The above works are needed to provide additional space and help the surgery run more effectively, serving more patients. The practice is struggling to accommodate all current staff who need private workspaces in order to contact patients confidentially, the increased demand for the service is due to the increase of residents within the locality of the medical practice.

The cost breakdown is outlined below.

Delivery Cost	Cost
<b>Upgrade to the Reception area</b>	

	£13,188.40
Including site supervision, skips and insurance	£11,000.00
<b>New Build Section</b>	
Site Clearance	£3,000.00
Foundations	£15,000.00
Brickwork and external walls	£24,000.00
Roofing works	£32,000.00
Internal fit out	£48,000.00
Telecommunications upgrade	£18,000.00
External paving and drainage modifications	£9,500.00
Update existing heating system to cope extension	£20,000.00
<b>General items</b>	
Building Control	£2,500.00
Planning applications and fees	£3,500.00
Planning condition discharge if required	£750.00
Designer fees	£5,500.00
CDMD	£950.00
<b>Total</b>	£193,700.00
Contingency add 5%	£9,685.00
VAT at 20%	£38,740.00
<b>Construction Total Costs</b>	<b>£242,125.00</b>

Cost breakdown for the Air Exchange System including installation.

<b>Description</b>	
Air exchange system for installation in the minor ops room	£6,500.00
Building work in connection with the installation	£2,500.00
VAT	£1800.00
<b>Total</b>	<b>£10,800.00</b>

<b>Total delivery cost</b>	<b>£252,925.00</b>
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### Financial Implications

The money has been received and there are no financial implications for Charnwood Borough Council

### Risk Management

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
There are no risks identified with this decision	Unlikely	None	Very Low (1 - 2)	N/A

### Key Decision:

No

**Background Papers:**

**All contained on planning files P/10/0415/2 and P/10/1580/2**