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**Leicester, Leicestershire & Rutland ICB Commissioning Group
Charnwood Borough Council**

Development REF: **P/21/2639/2**
Resubmission Date: **08/09/2023**

<p>Impact of new development on GP practice</p>	<p>We acknowledge your letter for the above development which identifies a proposed housing development of 195 dwellings. We note that based on census data 2021, a household averages of 2.42 patients per dwelling. The housing development will result in a minimum population increase of 471.9 patients. This figure would evidently be higher dependent on the number of bedrooms in each dwelling.</p> <p>Housing developments have known to put additional pressure on healthcare infrastructure and their requirements based in Primary, Community and Secondary Care facilities.</p> <p>To ensure that the health and well-being of the local community is protected, S106 funding is essential to help mitigate/support the needs arising from an increase in population and is used towards increasing access to these services.</p>						
<p>GP practice most likely to be affected by growth and therefore directly related to the housing development</p>	<p>The practice(s) that are close to this development:</p> <table border="1" data-bbox="411 1518 1433 1664"> <thead> <tr> <th data-bbox="419 1518 991 1554">Practice / List Size</th> <th data-bbox="999 1518 1425 1554">Distance from development</th> </tr> </thead> <tbody> <tr> <td data-bbox="419 1570 991 1606">The County Practice – 12,858</td> <td data-bbox="999 1570 1425 1606">1.1 mile</td> </tr> <tr> <td data-bbox="419 1608 991 1644">The Jubilee Medical Practice - 12,100</td> <td data-bbox="999 1608 1425 1644">1.1 mile</td> </tr> </tbody> </table>	Practice / List Size	Distance from development	The County Practice – 12,858	1.1 mile	The Jubilee Medical Practice - 12,100	1.1 mile
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<p>Commissioner comment on proposed provision of health care facility within the development</p>	<p>GP Practices are contracted to provide healthcare provision for its registered patients. A Practice is not able to refuse registration of new patients unless they have gone through a rigorous process and have been given approval to have a 'closed list'. Such cases are very rare and Leicester, Leicestershire & Rutland have 2 out of 130 practices with a closed list.</p> <p>Any increase in patient registrations at a practice impacts a GPs clinical capacity and adds to their need of increasing that capacity. We are requesting S106 healthcare contributions to support that increase and improve primary care services for the area.</p> <p>Due to the length of time applications can take to reach formal approval, and S106 funds agreed and secured, LLR ICB will agree at that point as to where the funding is best placed. The Estates team welcome early engagement with the council to ensure the S106 agreement contains the right level of detail.</p>							
<p>S106 Health care contribution calculation, ensuring fair and reasonably related in scale and kind to the development identified:</p>	<p>For the identified practice to expand to meet the population increase, average calculations for health centres, clinics, and group practice surgeries from the Building Cost Information Service (BCIS) 2022 have been used which indicate the cost of providing additional accommodation for 471.9 patients is as follows.</p> <table border="1" data-bbox="411 1066 1474 1256"> <tr> <td style="text-align: center;"> Additional patients to be accommodated 471.9 </td> <td style="text-align: center;">x</td> <td style="text-align: center;"> Standard area m²/person 0.08 </td> <td style="text-align: center;">x</td> <td style="text-align: center;"> Cost of extension including fees £/m² £2,516 </td> <td style="text-align: center;">=</td> <td style="text-align: center;"> Total cost £94,984.03 </td> </tr> </table>	Additional patients to be accommodated 471.9	x	Standard area m ² /person 0.08	x	Cost of extension including fees £/m ² £2,516	=	Total cost £94,984.03
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<p>Financial Contribution requested and impact on phased contributions</p>	<p>The contribution requested would be £94,984.03</p> <p>The ICB would also like the council to carefully consider the developer occupancy trigger points and have the opportunity to review the S106 agreement ahead of signing.</p> <p>The practice is already experiencing capacity issues in relation to it premises and would need to increase facilities to meet the needs resulting from this development; therefore, both the ICB and the practice would wish for any contributions to be released prior to first occupation.</p>							