

**Leicester, Leicestershire & Rutland Integrated Care Board
Consultation Comments to Charnwood Borough Council**

Re: Development REF: **P/20/2380/2**

Response Date: **30/09/2022**

<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 150 dwellings. We note that based on census data 2021, a household averages at 2.42 patients per dwelling. The housing development will result in a minimum population increase of 363 patients. This figure would evidently be higher depending on the number of bedrooms in each dwelling.</p> <p>The calculation below shows the likely impact of the new population in terms of the number of additional consultations. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.</p> <p>The calculation below shows the likely impact of the total increased population in terms of the number of additional consultations and treatment rooms, at the practice which will be required by local general practice healthcare.</p> <table border="1" data-bbox="408 1330 1477 1675"> <thead> <tr> <th></th> <th>Consulting Room</th> <th>Treatment Room</th> </tr> </thead> <tbody> <tr> <td>Proposed Population</td> <td colspan="2">363</td> </tr> <tr> <td>Access Rate</td> <td colspan="2">5260 x 1000 patients</td> </tr> <tr> <td>Anticipated Annual Contacts</td> <td>1909.38</td> <td>1909.38</td> </tr> <tr> <td>Assume 100% patient use of room</td> <td>1909.38</td> <td>381.876</td> </tr> <tr> <td>Assume surgery open 50 weeks per year</td> <td>38.1876</td> <td>7.63752</td> </tr> <tr> <td>Appointment Duration</td> <td>15 mins</td> <td>20 mins</td> </tr> <tr> <td>Patient appointment time per week</td> <td>9.5469</td> <td>2.54584</td> </tr> </tbody> </table>		Consulting Room	Treatment Room	Proposed Population	363		Access Rate	5260 x 1000 patients		Anticipated Annual Contacts	1909.38	1909.38	Assume 100% patient use of room	1909.38	381.876	Assume surgery open 50 weeks per year	38.1876	7.63752	Appointment Duration	15 mins	20 mins	Patient appointment time per week	9.5469	2.54584
	Consulting Room	Treatment Room																							
Proposed Population	363																								
Access Rate	5260 x 1000 patients																								
Anticipated Annual Contacts	1909.38	1909.38																							
Assume 100% patient use of room	1909.38	381.876																							
Assume surgery open 50 weeks per year	38.1876	7.63752																							
Appointment Duration	15 mins	20 mins																							
Patient appointment time per week	9.5469	2.54584																							
<p>GP practice most likely to be affected by growth and therefore directly related to the housing development</p>	<p>The practices that are close to this development:</p> <table data-bbox="421 1794 1299 1980"> <tr> <td>The County Practice Syston Health Centre Melton Road, Syston Leicester LE7 2EQ List Size 12,658</td> <td>The Jubilee Medical Practice Syston Health Centre 1330 Melton Road, Syston Leicester LE7 2EQ List Size 12,331</td> </tr> </table>	The County Practice Syston Health Centre Melton Road, Syston Leicester LE7 2EQ List Size 12,658	The Jubilee Medical Practice Syston Health Centre 1330 Melton Road, Syston Leicester LE7 2EQ List Size 12,331																						
The County Practice Syston Health Centre Melton Road, Syston Leicester LE7 2EQ List Size 12,658	The Jubilee Medical Practice Syston Health Centre 1330 Melton Road, Syston Leicester LE7 2EQ List Size 12,331																								

<p>Commissioner comment on proposed provision of health care facility within the development</p>	<p>The practices listed above have seen significant increase in patient registration and demand for appointments over the past 5 years.</p> <p>We would therefore request S106 healthcare contributions to increase and improve primary care services in the area in order to support the practices supporting this development.</p>							
<p>S106 Health care contribution calculation, ensuring fair and reasonably related in scale and kind to the development identified:</p>	<p>For each of the identified practices to expand to meet their share of 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 363 patients is as follows;</p> <table border="1" data-bbox="405 730 1477 965"> <tr> <td data-bbox="405 730 643 965"> <p>Additional patients to be accommodated 363</p> </td> <td data-bbox="643 730 699 965"> <p>x</p> </td> <td data-bbox="699 730 967 965"> <p>Standard area m²/person Based on total list size of approx. = 0.0869 24,989</p> </td> <td data-bbox="967 730 1007 965"> <p>x</p> </td> <td data-bbox="1007 730 1230 965"> <p>Cost of extension including fees £/m² £2.516</p> </td> <td data-bbox="1230 730 1270 965"> <p>=</p> </td> <td data-bbox="1270 730 1477 965"> <p>Total Cost £79,366.47</p> </td> </tr> </table>	<p>Additional patients to be accommodated 363</p>	<p>x</p>	<p>Standard area m²/person Based on total list size of approx. = 0.0869 24,989</p>	<p>x</p>	<p>Cost of extension including fees £/m² £2.516</p>	<p>=</p>	<p>Total Cost £79,366.47</p>
<p>Additional patients to be accommodated 363</p>	<p>x</p>	<p>Standard area m²/person Based on total list size of approx. = 0.0869 24,989</p>	<p>x</p>	<p>Cost of extension including fees £/m² £2.516</p>	<p>=</p>	<p>Total Cost £79,366.47</p>		
<p>Financial Contribution requested and impact on phased contributions</p>	<p>The contribution requested would be £79,366.47</p> <p>The ICB would also like the council to carefully consider the developer occupancy trigger points included in any section 106 agreement.</p> <p>The practices are already experiencing capacity issues in relation to their premises and would need to increase facilities to meet the needs resultant of this development; therefore both the ICB and the practice would wish for any contributions to be released prior to first occupation.</p>							