

Decision under Delegated Powers**Officer Requesting Decision**

Developer Contributions Monitoring Officer

Officer Making the Decision

Head of Planning and Growth

Recommendation

That the sum of £50,861.75 of section 106 monies that has been received as a contribution towards the provision of increasing capacity and towards operation or improvement and maintenance at Woodbrook Medical Practice, Loughborough be paid to Leicestershire and Rutland CCG as a contribution towards reimbursing the costs of providing 3 additional multipurpose consultation rooms at Woodbrook Medical Practice, Loughborough.

Reason

The release of this funding is in accordance with the relevant clauses in the section 106 agreements attached to planning permission P/14/2404/2 which states; contribution “towards the operational improvement and maintenance of healthcare facilities at Woodbrook Medical Practice, Loughborough” and P/17/2604/2 which states; “to increase capacity at either or both the Woodbrook Medical Centre and Park View Surgery”. The additional multipurpose consultation rooms at the practice will increase the capacity, enabling more patients to access primary care.

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

6 February 2024

Background

Planning permission was granted for the erection of 34 dwellings and a 62 apartment complex with associated facilities infrastructure and parking at Moseley Building, 105 Derby Road, Loughborough (P/14/2404/2) including a Section 106 agreement that made provision for a healthcare contribution totalling £48,329.82 + indexation and interest towards the operational improvement and maintenance of healthcare facilities at Woodbrook Medical Practice Loughborough.

When considering the proposals in relation to application P/14/2404/2 (Moseley Building, 105 Derby Road, Loughborough) NHS England stated that the development would result in increased demand for primary care services at any GP Practice in Loughborough, residents from the new development were likely to register at any Loughborough Practice. At the time of commenting, GP practices in Loughborough were either at full capacity or the demand is exceeding capacity. At the point of signing the s106 agreement the only medical practice named was Woodbrook Medical Practice.

Planning permission was also granted for the redevelopment and conversion of existing Mill Building to residential-led mixed use development including new 5-8 storey buildings to create a total of 210, 1 and 2 bedroom flats and commercial space (P/17/2604/2) including a Section 106 agreement that made provision for a healthcare contribution totalling £45,821.00 + indexation and interest to increase capacity at either or at both the Woodbrook Medical Centre and Park View Surgery.

NHS England stated that the development would impact on both the Woodbrook Medical Practice and Park View Surgery as both are in close proximity to the development. It was outlined by the NHS that neither practice could increase the footprint of the practices though, with internal reconfiguration and refurbishment or areas additional clinical treatment rooms can add capacity.

Park View Surgery Loughborough completed refurbishment works to increase capacity byway of making clinical space multifunctional in 2020, £21,255.00 was transferred to the CCG in 2020 on DD125 2020 leaving a residual amount of £25,758.44.

Subsequent to the above planning permissions, Leicestershire and Rutland CCG have been working with Woodbrook Medical Practice to increase capacity at the practice.

The practice intends to reconfigure the existing building to increase capacity and allow wider access to primary care services to patients. The internal reconfigurations will add 3 consulting rooms to the ground floor and enable an office area to be created in the currently unused space on the upper floor of the main premises.

The creation of the multipurpose rooms will enable the rooms to be used by all clinical teams, increasing the amount of appointments and procedures the practice can undertake.

Remodelling the practice will increase current and future clinical capacity for core and enhances primary care services.

The full cost of the project is £50,861.75 (including VAT).

With a breakdown as outlined below:

Description	Amount
Decorators	£17,580.00
Flooring	£18,877.04
Plumbing	£3,820.00
Base units	£1,499.00
Cupboard units	£1,208.00
Sinks	£324.00
Taps	£404.82
Worktops	£315.00
Saniflo	£1,079.98
Bariatric couch	£2,520.00
Standard couch x 2	£2,773.94
Practice chairs x 3	£509.97
Total	£50,861.75

Having reviewed the costs associated with reconfiguration to Woodbrook Medical Practice, Loughborough Officers are content that the request would support the provision of additional capacity to address the population growth arising from these developments and that the proposed works are in keeping with the provisions of the respective S106s.

Application	Purpose	Amount	Expiry date
P/14/2404/2 Former Moseley Site 105 Derby Road, Loughborough	Allocation for Woodbrook Medical Centre. Healthcare towards operation or improvement and maintenance of healthcare facilities of Woodbrook Medical Practice	£25,103.31	04/10/2024
P/17/2604/2 – Morley Street, Loughborough	To increase capacity at either or both of Woodbrook Medical Centre or Park View Surgery.	£25,758.44	15/02/2024
	Total	£50,861.75	

Financial Implications

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

The scheme will be added into the capital plan 2022/23

Risk Management

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
			Very Low (1 - 2)	

Key Decision

No

Background Papers

All contained on planning files P/14/2404/2 and P/17/2604/2