

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 £252,859.37 received in respect of a section 106 agreement attached to planning permissions P/10/2845/2, P/12/1740/2, P/13/1646/2, P/13/1008/2 and P/14/0058/2

The money will be paid to NHS England in order to fund works to extend, alter and provide additional healthcare facilities at Alpine House Surgery, Mountsorrel.

Reason

The release of this funding is in accordance with the relevant clauses in the section 106 agreement attached to planning permission P/10/2845/2, P/12/1740/2, P/13/1646/2, P/13/1008/2 and P/14/0058/2 as outlined below.

PA number	Location	Contribution	Amount
P/10/2845/2	S&S Contacting Ltd 117 Boundary Road Mountsorrel	Towards improved healthcare facilities at Alpine House Surgery in Mountsorrel.	£1,041.12
P/12/1740/2	Charles Church Former Rothley Church of England Primary School, Mountsorrel	Health Facilities contribution - improving existing altering or providing medical and healthcare facilities at the GP Surgery Alpine House.	£11,113.91
P/13/1646/2	Charles Church Land at Brookfield Farm Hallfields Lane Rothley	Providing extra consulting rooms and associated space at the GP surgery known as Alpine House Surgery at Rothley Road, Mountsorrel and for no other purpose.	£112,269.53
P/13/1008/2	Jelson Homes Land off Halstead Road Mountsorrel	Towards improving and/or extending the Alpine House Surgery in Mountsorrel in accordance with the provisions of the 106 and for no other purpose.	£58,649.11
P/14/0058/2	Charles Church Land off West Cross Lane Mountsorrel	Providing extra consulting rooms and associated space at the GP surgery known as Alpine House Surgery at Rothley Road, Mountsorrel and for no other purpose.	£69,785.70

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



1 March 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/10/2845/2, P/12/1740/2, P/13/1646/2, P/13/1008/2 and P/14/0058/2 Charnwood Borough Council received and total sum of £252,859.37 (subject to indexation) as a contribution towards improving the healthcare facilities at Alpine House Surgery, Mountsorrel. The medical practice has requested this funding in order to extend and practice and refit a treatment room in order to perform more complex treatments in-house.

A business case has been received from Alpine House Surgery, Mountsorrel to expand the practice to accommodate it's increased patient list, expanding clinical team and additional external support staff needed to support more complex patient needs. 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 and patients also having more complex needs.

The practice has moved to delivering a telephone triage/consultation model and, it is unlikely that they will return to the previous model. Moving to telephone triage was a planned project prior to the current global pandemic.

The practice accommodates a number of administrative support staff employed directly by the practice and further clinical support staff employed via the Primary Care Network which includes Social Prescribers and Pharmacists. Due to the confidential nature of these roles private spaces are needed where staff can contact and discuss patient needs though these do not necessarily need to be completed face-to-face.

The business case received requires 4 additional new fully equipped consultations rooms and cleaning store which will be positioned on the ground floor of the building of the additional 4 consultation rooms required only 2 will be the standard 16-metre square size and the other 2 rooms being 13 metre square each.

The smaller rooms will be used flexibly as either, private remote consulting spaces for our clinical support staff, such as pharmacists, who do not require face to face

appointments with patients or they will be used as simple examination rooms and this space can be shared.

By allowing greater flexibility in rooms more clinicians can be accommodated working in the building, using the smaller examination rooms as a shared space to book patients in for any face-to-face appointments that may be required. For example; two or more clinicians working concurrently with the telephone triage model, as long as they have a confidential space in which to call, they do not need a traditional sized consulting room. Some patients will require a face-to-face examination, therefore, once a telephone triage appointment has identified that a patient will need to be face-to-face clinicians book a patient's appointment in the shared exam room.

The practice is keen to use the building flexibly in order to increase capacity for patients and using the space in the most efficient way possibly.

The business case also requires the upgrade and refurbishment of an existing treatment room, which will allow for the practice to provide more complex minor procedures. Refurbishing the treatment room will include replacing the flooring to make it compliant with the latest relevant standards, upgrade of the coach and air change system; the air change system is an infection control requirement which allows for more complex minor procedures to be completed within the local service without patients having to travel to hospital for procedures. The practice will consider making this room available to external services in order to increase capacity for the practices own registered list and collaborative PCN patients.

The cost breakdown is outlined below.

Delivery Cost	Cost
Preliminaries	
Including site supervision, skips and insurance	£11,000.00
New Build Section	
Site Clearance	£3000.00
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
General items	
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
Total	£193,700.00
Contingency add 5%	£9,685.00
VAT at 20%	£38,740.00
Construction Sub Total Costs	£242,125.00

Cost breakdown for the Air Exchange System including installation.

Description	
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
Sub Total	£10,800.00

Total delivery cost	£252,925.00
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The practice has confirmed it will meet the shortfall between costs and S106 contributions received.

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/10/2845/2, P/12/1740/2, P/13/1646/2, P/13/1008/2 and P/14/0058/2