

REPORT TO CABINET GRANTS PANEL

RELEASE OF S.106 CONTRIBUTIONS FOR LINDFIELD MEDICAL CENTRE HEALTH AND LOCAL COMMUNITY INFRASTRUCTURE

REPORT OF Contact Officer	Divisional Leader for Planning and Economy Elizabeth Lancaster, Infrastructure Officer, Planning Policy and Economic Development Email: Section106Monitoring@MidSussex.gov.uk Tel: 01444 477066
Wards affected	
Key decision	No

Purpose of Report

1. Lindfield Medical Centre is requesting the release of S106 Infrastructure contributions to create an additional Consulting Room.

Recommendation

2. It is recommended that £68,957.66 (100% of the total build and set up costs) be released to Lindfield Medical Centre from contributions arising from developments at land to the east of Gravelly Lane and north of Lyoth Lane (PL3-000199) and land north of Newton Road (P35/662).
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Background

3. Lindfield Medical Centre is a freehold property owned by the GP Partners. It was extended approximately 10 years ago providing two extra consulting rooms and four offices.
4. Currently there are nine clinical rooms which are shared between seven GP's, four practice nurses, two health care assistants and other health professionals who frequent the surgery on a weekly basis. Although not all clinical staff are present in the surgery every day, the Practice consider an additional consulting room would be a great benefit allowing each GP to have their own room, which in their absence could also be used by other clinicians.
5. The additional consultation room would be achieved by dividing a large treatment room into two consulting rooms. When the Medical Centre was built over 25 years ago, the large treatment room met the contemporary guidelines regarding size. However these guidelines have been revised and it is now considered this space could be better utilized.
6. Lindfield Medical Centre believe that without this work they will not be able to increase their staffing levels which are required to cope with the greater demand on services due to the recent housing developments in the area.

Financial Implications

7. This project is considered to represent an appropriate expenditure of the contributions from the agreements below.

S106 Agreement		
PL3-000199	£52,806.88	Land to the east of Gravelye Lane and north of Lyoth Lane
P35/662	£16,150.78	Land north of Newton Road.
Total	£68,957.66	

8. Lindfield Medical Centre has confirmed and acknowledged that should the actual project costs exceed the estimated total project costs there will be no increase in S106 funding.
9. Lindfield Medical Centre is not VAT registered (a letter of confirmation has been submitted from their accountant) and has requested the VAT be included when funds are released.
10. No S106 funding will be released to Lindfield Medical Centre until Mid Sussex District Council (MSDC) is in receipt of the contractors invoice(s).

Legal Implications

11. The planning permission for the development of land to the east of Gravelye Lane and north of Lyoth Lane for 230 dwellings secured financial contributions towards health provision to be expended on improvements to the Northlands Wood Practice and/or the Lindfield Medical Practice.
12. The planning permission for the development of land north of Newton Road for 120 dwellings secured financial contributions towards local community infrastructure.
13. As the S106 Agreement relating to land to the east of Gravelye Lane and north of Lyoth Lane secured financial contributions towards health provision to be expended on improvements to the Northlands Wood Practice and/or Lindfield Medical Practice, an officer decision was made that to ensure both Practices benefitted from the health contribution each Practice could apply for 50% of the received health contribution.
14. The project is considered to represent appropriate expenditure of the contributions from the above agreements.
15. The project is considered to be beneficial.
16. Lindfield Medical Centre will submit a signed copy of the building contract prior to the release of S106 funding.

Programme

17. Lindfield Medical Centre has sought three tenders and has chosen their preferred builder (P.D. Harris (Henfield) Ltd).
18. Lindfield Medical Centre anticipate the project will be completed within 12 months of being notified by MSDC that the funding has been approved.

19. Lindfield Medical Centre has given assurances that once the project has commenced, completion will be approximately three months later. This time factor takes into account that it may not be feasible for the builders to be on site all day every day.

Statutory consents.

20. Planning permission is required which Lindfield Medical Centre will seek to obtain utilising their capital.
21. A copy of the Decision Notice will be submitted prior to any release of S106 funding

Equalities impact

22. Lindfield Medical Centre have given assurances all work undertaken will confirm to the Disability Discrimination Act. 2005.