

REPORT TO CABINET GRANTS PANEL

RELEASE OF S.106 CONTRIBUTIONS FOR NORTHLANDS WOOD 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. Northlands Wood Medical Centre is requesting the release of S106 Infrastructure contributions to create an additional Consulting Room.

Recommendation

2. It is recommended that £55,833.66 (100% of the total build and set up costs) be released to Northlands Wood Medical Centre from contributions arising from developments at land to the east of Gravelye Lane and north of Lyoth Lane (PL3-000199) and land known as Wilmington Way (P35/641).
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Background

3. Northlands Wood Medical Centre is a leasehold property owned by GPG No. 1 Ltd, who own a number of medical practices in the area, and leased by the GPs who in partnership run the Centre. The term of the lease is from 28th November 2003 and runs for 22 years, therefore more than five years remain on the lease.
4. The practice is a purpose built medical centre and many of the rooms are generous in proportion. The Medical Centre would like to utilise the space in one of these rooms by dividing it to create an additional consulting room that can be used by a nurse or GP. This would increase the overall capacity of the Centre.
5. Haywards Heath has seen recent significant development in the area which has resulted in a sizable increase in the number of residents on the patient list. The practice therefore needs to employ more staff to meet the ever increasing demands of the growing local population. Northlands Wood Medical Centre believe without this work being undertaken there is a significant risk it may have to close its list to new patients in the near future.

Financial Implications

6. 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
P35/641	£3,711.12	Land known as Wilmington Way
Total	£56,518.00	

7. Northlands Wood 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.
8. Northlands Wood 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.
9. No S106 funding will be released to Northlands Wood Medical Centre until Mid Sussex District Council (MSDC) is in receipt of the contractors invoice(s).

Legal Implications

10. 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 Lindfield Medical Practice.
11. The planning permission for the development at the land known as Wilmington Way for 185 dwellings secured financial contributions towards local community infrastructure in the central area.
12. 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.
13. The project is considered to represent appropriate expenditure of the contributions from the above agreements.
14. The project is considered to be beneficial.
15. Northlands Wood Medical Centre will submit a signed copy of the building contract prior to the release of S106 funding.
16. Northlands Wood Medical Centre has contacted the owner of the property (GPG No. 1 Ltd) who has provided written confirmation of their full support for the project and have provided in principle consent to the intended works (subject to completion of a formal Licence for Alterations).

Programme

17. Northlands Wood Medical Centre has sought three tenders and has chosen their preferred builder (J H Builders).
18. Northlands Wood Medical Centre anticipate the project will be completed within 12 months of being notified by MSDC that the funding has been approved.

19. Northlands Wood Medical Centre has given assurances that once the work has commenced (envisaged Spring 2018), completion will be approximately 10 weeks later.

Statutory consents

20. Northlands Wood Medical Centre has employed Coster & Co Architects to draw up the plans and manage the project on their behalf. This company have confirmed no planning permission is required as there is no change of use, increase in floor space or external alterations and thus planning consents are not required.
21. Building regulation compliance is to be achieved by a building notice procedure as no significant structural alterations are necessary.
22. The selected contractor will be required to issue a building notice and liaise with the appropriate building control disciplines.

Equalities Impact

23. Northlands Wood Medical Centre have given assurances all work undertaken will be fully compliant with the Disability Discrimination Act 2005 as well as all other current legislation and building regulations.