

<b>Proposal</b>	Extension to Kemsing Surgery
<b>Applicant</b>	NHS West Kent Clinical Commissioning Group
<b>Ward(s)</b>	Kemsing

**RECOMMENDATION:** That the **£114,646.00** applied for, as set out in the report, for scheme “Extension to Kemsing Surgery” be refused on the following grounds:

- Funding for the scheme is not approved on the basis that other proposed schemes have been given greater priority;
- The requirement for working in partnership has not been clearly demonstrated in the application;
- The scheme has not clearly demonstrated whether it has maximised funding sources / CIL funding from the relevant town or parish council(s)

## Introduction

- 1 The NHS West Kent Clinical Commissioning Group (CCG) is a body of GPs and other healthcare professionals who are responsible for commissioning healthcare services across the West Kent region. For the avoidance of doubt, the West Kent CCG covers a majority of the Sevenoaks District except for the parishes of Hextable, Swanley, Crockenhill, Eynsford, Farningham, Horton Kirby & South Darenth, West Kingsdown, Fawkham, Hartley and Ash-cum-Ridley.
- 2 The application was received before the application deadline closed on Monday 30 September 2019. This proposal has not been previously considered by the CIL Spending Board.

## Description of Proposal

- 3 The proposal is to extend the first floor of the Kemsing Surgery, which is a satellite branch of the Otford Medical Practice. The purpose of the extension is to increase capacity for existing residents, as well as future developments which might impact medical services that the surgery currently provides. This will include the provision of five additional clinical rooms, facilities and an

extended patient waiting room. The scheme will be carried out in two phases.

## **Funding**

- 4 The West Kent CCG has estimated that the total cost of the project to carry out the first floor extension to the surgery will cost £173,706.00.
- 5 The West Kent CCG has identified the following additional funding sources and grants to support their application to the Board:
  - Funding provided from GP partners - £59,060
- 6 It should also be noted that no other sources of funding have been explored, including a bid to the relevant town or parish council for CIL funding. In this instance, it is confirmed by the applicant that no CIL funding bid has been made to Kemsing Parish Council. However, this is the first time that the applicant has submitted this project to CIL Spending Board for CIL funding.
- 7 Therefore to meet the funding gap for the full cost of the project, the West Kent CCG has applied to the Board for £114,646.00 of CIL funding.
- 8 The criteria by which we assess all CIL bids seeks to ensure that funding from other sources is maximised and there is therefore an expectation that CIL will not fund the majority of a project cost. It is the responsibility of the applicant to maximise all sources of funding before making an application to the CIL Spending Board for funding.
- 9 Members will note that the amount of funding requested by the CCG is significant against the total project cost (83%). However, the scheme has been assessed to have significant benefits to the local community, which are outlined in this report (paragraph 14 onwards).
- 10 Members may wish to consider whether the overall benefits of the scheme outweigh the amount of funding requested.

## **Representations and Support**

- 11 The application submitted indicates that the West Kent CCG will be working in partnership with the Otford Medical Practice to deliver this project. No other organisations have been identified to be working in partnership with the West Kent CCG to deliver this project.
- 12 The application is supported by the following local representatives and organisations:

- Cllr. Dee Morris (SDC Member for Kemsing)

## Lead Officers Appraisal of Bid

### *Principal Criteria met*

- Strong economic, social and environmental benefits to the community
- Sufficient evidence has been submitted to demonstrate a strong link between new development and the scheme

### *Appraisal*

#### *Strong economic, social and environmental benefits to the community*

- 13 Firstly, the application sets out a number of community benefits to the area, including social, economic and environmental gains. The applicant has demonstrated that the scheme will have significant impacts not just in the local project area but also provide benefits to the wider community and the surrounding villages.
- 14 The applicant argues that maintaining local health services provides a strong economic benefit to the local community as it allows residents to attend their local GP practice rather than travelling further afield, thus reducing costs for patients. This is also considered as an environmental benefit as it reduces the number of journeys to GP practices by private car, allowing patients to walk or cycle to the surgery. As the Kemsing Surgery is within a rural community, alternative health/medical services would only be accessible by car as there is limited public transport provision.
- 15 In relation to social benefits, it provides vital health and medical services which support patients of all ages in the local and wider community. By improving the surgery, it would improve social cohesion in the community, allowing GPs to support their patients better.

#### *Sufficient evidence has been submitted to demonstrate a strong link between new development and the scheme.*

- 16 As part of their submission, the applicant has identified developments in the area that have created a need for this particular scheme.
- 17 The applicant states that planned housing development in the new Sevenoaks Local Plan would increase pressure on medical services provided in the Otford Medical Practice boundary (circa 1,300 dwellings) which could result in approximately 2,900 patient registrations in the Plan period.

- 18 This growth would look to increase the existing patient list by an additional 27%.
- 19 The applicant has therefore sufficiently identified evidence to demonstrate that there is a strong link between the new development and the project, which is seeking funding.
- 20 Therefore, after careful consideration, the need for the scheme has been adequately demonstrated through the submitted application.

### Other considerations

#### *Requirement for Planning Permission*

- 21 An additional consideration of the criteria is which applications are assessed is whether a proposal has the appropriate consents in place to carry out the project.
- 22 The scheme would require planning permission, due to the nature of the works to be carried out. The West Kent CCG applied for planning permission for the first floor extension to the Kemsing Surgery and was granted planning permission in December 2018. The applicant has supplied information on the planning permissions granted as part of their CIL funding application.

#### *The project is identified in an adopted strategy/plan*

- 23 The proposed scheme has been identified in the Council's Infrastructure Delivery Plan, an evidence based document which supports the new Sevenoaks Local Plan. The applicant has also stated that the need to expand medical and health services in the northern Sevenoaks area has been recognised in the CCG GP Estates Strategy, in which the expansion of the Kemsing Surgery has been identified.

#### *Application Considerations - Weakly Performing Criteria*

- 24 When carrying out the assessment of this funding application, Officers felt that the application did not perform strongly against the following criteria:
  - **The applicant has not sufficiently demonstrated the requirement for working in partnership with other organisations**  
Within the applicant's application, it is clear that there is little partnership working to sufficiently satisfy this criteria, as the West Kent CCG is only working with the Otford Medical Practice to deliver the scheme. Also, the applicant has not engaged with the relevant local town or parish council, local community groups or the local Ward Members.

- The scheme not maximising funding sources / CIL funding from the relevant town or parish council(s)**  
 The applicant has been clear that additional funding has been sought through the application of grants, which have not been secured at present. Furthermore, the applicant has not explored any additional sources of funding including discussions with the relevant town or parish council(s).
- Other proposed schemes put forward to the Board have been given greater priority.**  
 A total of 26 projects have been put forward during the latest round of CIL funding for this CIL Spending Board. Whilst the project provides locally significant infrastructure, there were other projects which were considered more strategically significant in nature.

### Conclusion

- 25 The West Kent CCG has submitted an application to the Board to consider funding for expanding the Kemsing Surgery. The need for the scheme has been clearly demonstrated and there are a number of social, economic and environmental benefits. The proposal is formally identified in a number of plans and strategies and is supported by the local community. It is noted that the applicant is requesting a large proportion of CIL funding against the total cost of the project. It is noted has not benefited from CIL funding from the CIL Spending Board previously.
- 26 After reviewing the application and subsequent supporting evidence it is recommended by Officers that the funding request of £114,646.00 be refused. Whilst the project does provide a clear public benefit, the project does not maximise all sources of funding and the applicant has not adequately demonstrated that it is working in partnership with other organisations, including the relevant town or parish council, and local Ward Members. It is was also deemed that the project is more locally significant, in comparison to other infrastructure projects which were more strategic in nature.

<b>Appendices</b>	Original bidding proforma and supporting information
<b>Background Papers</b>	None
<b>Contact Officer</b>	Simon Taylor Ext. 7134

**Richard Morris**  
**Chief Officer Planning & Regulatory Services**