

**Proposal:** Surgery Extension

**Applicant:** NHS Kent and Medway CCG

**Ward(s):** Kemsing

**RECOMMENDATION:** That the **£117,380** applied for, as set out in the report, for scheme “Extension to Kemsing Surgery” be approved on the following grounds:

*Principal Criteria met*

- Strong social benefit to the community
- There is evidence to show partnership working
- Sufficient information has been submitted to show that the scheme will be delivered as planning permission has been granted.
- The project is identified in an adopted strategy/plan
- Strong link between new development and the scheme
- Clear public benefit
- Vital community benefits
- There is community support for the project.

Principal Criteria not met:

- Poor evidence has been submitted to show that there is a strong economic and environmental benefit to the community.
- Poor evidence has been provided to show that funding has been maximised as they asking for 61% of the overall total.

**Introduction**

- 1 CIL money is sought to fund a scheme, which aims to provide a new first floor at the Doctors Surgery in Kemsing.
- 2 Members may recall that £114,646.00 funding was applied for at the last CIL Spending Board (Dec 2019). The project was refused on the following grounds:
  - funding for the scheme was not approved on the basis that other proposed schemes have been given greater priority;

- the requirement for working in partnership had not been clearly demonstrated in the application;
  - the scheme had not clearly demonstrated whether it had maximised funding sources / CIL funding from the relevant town or parish council(s).
- 3 There were also concerns over who would benefit from the extension if the business was sold off or it stopped being a doctor surgery. These concerns have been addressed in the new submission.
- 4 The application was received before the application deadline closed on 31<sup>st</sup> December 2020. This proposal has not been previously considered by the CIL Spending Board.

### **Description of Proposal**

- 5 The proposal will include a first floor extension to the Kemsing Branch of the Otford Medical Practice.
- 6 Planning permission for this scheme has already been granted. The delivery of the scheme will take place in 2 phases. The first phase was completed in early 2020 and has created 2 additional clinical rooms.
- 7 The second phase, for which the CIL money will contribute to, will create a further 3 clinical rooms, patient's toilets and extended waiting area. A new patient touchscreen and Jayex display screen/patient call screen will also be installed.
- 8 The first phase was part funded by the partners at the practice and a capital contribution from the NHS England Minor Improvement Grant Scheme (successful bid). The partners will also part fund the second phase and are seeking a capital contribution towards this.
- 9 The NHS CCG predict that the proposed development in the area would result in the need to increase the capacity of the surgery by 22%. Providing the extension, will allow the facilitation of medical services to the local population within the practice catchment area, allowing for the population to continue to see a local GP and maximise medical coverage at a local level.

### **Funding**

- 10 The NHS CCG has estimated that the total cost of the project to extend the Kemsing Medical Practice is £193,000.

- 11 They have identified the following additional funding sources and grants to support their application to the Board:
- a. Kemsing Parish Council (£10, 000) - from CIL. 5.2% of total funding.
  - b. Otford Medical Practice Partners (£65,620) - 34% of total funding.
- 12 Therefore, currently, to meet the funding gap for the full cost of the project, the NHS CCG has applied to the Board for £117,380 of CIL funding. This equates to 61% of the total project cost.

### **Representations and Support**

- 13 The application is supported by the following local representatives and organisations:
- Kemsing Parish Council, who have confirmed in writing that they will donate £10 000 of their CIL money to the project.
  - The Chair of the Otford Medical Practice Patient Participation Group has also written in support.
  - Cllr Gough - Kent County Councillor is also in support of this proposal.

### **Lead Officers Appraisal of Bid**

#### *Principal Criteria met*

- Strong social benefit to the community
- There is evidence to show partnership working
- Sufficient information has been submitted to show that the scheme will be delivered as planning permission has been granted.
- The project is identified in an adopted strategy/plan
- Strong link between new development and the scheme
- Clear public benefit
- Vital community benefits
- There is community support for the project.

#### Principal Criteria not met:

- Poor evidence has been submitted to show that there is a strong economic and environmental benefit to the community.
- Poor evidence has been provided to show that funding has been maximised as they asking for 61% of the overall total.

### **Appraisal**

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

- 14 When considering an application for CIL funding from the Board, it must be demonstrated that there are clear economic, social and environmental benefits to the scheme proposed. This enhances the case as to whether the scheme should receive CIL funding.
- 15 The proposal would clearly provide a strong social benefit. It will provide vital services for the all the community supporting patients of all ages. The NHS states that “*Augmenting this can only improve social cohesion in the village and surrounding area and maintain ethos and spirit*”.
- 16 The proposal will also provide an environmental benefit, by reducing the need to drive elsewhere to these services.
- 17 The NHS state that this proposal would provide an economic benefit to the community, it will foster community spirit and maintain the attractiveness of the village to current and new residents.

*There is sufficient evidence to show strong partnership working.*

- 18 There is a formal partnership between the CCG, Kemsing Parish Council and Otford Medical Practice GP Partners through funding.

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

- 19 This project is listed as a priority in the Council’s Infrastructure Funding statement, which supports the increase in the capacity of Otford Health Services.
- 20 The Council’s Infrastructure Delivery Plan, which identifies that the growth in and around northern Sevenoaks will have an impact on general practice capacity, specifically Otford Medical Practice,
- 21 The need for the scheme is also identified in the current CCG Estates Strategy - which recognises the growth in northern Sevenoaks and the impact of that.

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

- 22 The CCG has reviewed the Sevenoaks District Council Local Plan in order to provide an assessment of housing growth and the practice boundaries that this falls within. The analysis shows that within the Otford Medical Practice boundary there will be an estimated 1000 new houses; this takes into account existing permissions and allocations in the local plan.
- 23 The above includes the proposed developments at Halsted (c 635 dwellings) fall within the boundary of the Otford Medical Practice.

- 24 It is therefore clear that this project will provide infrastructure, which will support new development in its area.

Sufficient evidence has been provided to show a clear public benefit to the scheme:

- 25 This project is providing a vital benefit for all ages of the community. The NHS CCG have shown that this project is providing for a clear need created by the increase of development in the area.

Sufficient evidence has been submitted to show that the scheme will be delivered

- 26 Sufficient evidence has been provided to show that there is clear management of the project, as it is clearly planned with timescales in place. The project already benefits from planning permission.
- 27 The planning permission requires an archaeologist to oversee excavation of the foundation trenches, which is still required to be carried out.

Strong community support for the project

- 28 This bid has received support from the Patient Participation Group.
- 29 Please note - to address the concerns raised by the CIL Spending Board, a formal agreement will be put in place between NHS England, the CCG and the GP contractor, which will set out the terms and conditions of the grant. A condition would be that the premises remain in use for the delivery of NHS services for at least 10 Years (time period informed by value of project) in accordance with the NHS General Medical Services Premises Cost Directions 2013. Should the premises cease to be used for NHS services during this time a proportion of the grant would be repayable.
- 30 It is noted in the CIL Spending Board in December 2019 that questions were raised regarding protection of the CIL funding within a building owned by the Practice. This has been covered as following the meeting last year a template grant agreement was shared with the legal officer at SDC. Officers advised in the meeting last year that a similar action to that described above could be possible as a clause in any legal agreement with the granting of CIL funding.
- 31 In regards to the other areas of concern, the partnerships have now been made more formal and the Parish Council have donated some of their CIL money to the project.

Application Considerations - Weakly Performing Criteria

- 32 When carrying out the assessment of this funding application, Officers felt that the application did not perform as strongly against the following criteria:

- Poor evidence has been submitted to show that there is a strong economic and environmental benefit to the community.
- Insufficient evidence has been provided to show that funding has been maximised as they asking for 61% of the overall total.

### **Conclusion**

- 33 The NHS CCG have submitted an application to the CIL Board to consider awarding CIL money towards the extension of Kemsing Doctors Surgery to increase its capacity.
- 34 The need for the scheme has been demonstrated and there is a clear social and public benefit to this project. The proposal is identified in the Council's Infrastructure Funding Statement and Infrastructure Delivery Plan. It is noted that the applicant is asking for 61% of the funding in comparison to the total project cost, however the need for this scheme outweighs this. This project has applied for CIL funding previously. The NHS CCG have addressed the reasons for refusal and have submitted a revised bid.
- 35 After reviewing the application and subsequent supporting evidence, it is recommended by Officers that £117,380 of CIL funding be approved to support the delivery of the project. It is clearly demonstrated that the scheme provides clear public benefits and approving this bid would provide good value for CIL money applied for, compared to the cost of the overall project.
- 36 Due to concerns raised at the previous CIL Spending Board, officers recommend that the application enters into a legal agreement to ensure that the applicant spends the CIL money as to what is laid out in the bid and also that a legal agreement is entered into as laid out in paragraph 29 which seeks to ensure that if the property ceases to be used for NHS services that a proportion of the CIL money would be repayable.

### **Background Papers**

<b>Appendices</b>	Original bidding proforma and supporting information
<b>Background Papers</b>	None
<b>Contact Officer(s)</b>	Claire Pamberi ex 7221/Carlyn Kan ex 7264
<b>Richard Morris</b>	Deputy Chief Executive and Chief Officer - Planning and Regulatory Services