

Proposal	Edenbridge Integrated Health and Wellbeing Centre
Applicant	Kent Community Health NHS Foundation Trust
Ward(s)	Edenbridge North and East Edenbridge South and West

RECOMMENDATION: That the **£600,000** applied for, as set out in the report, for scheme to provide an integrated health care facility at Four Elms Road, Edenbridge be approved on the following grounds:

- Strong economic, social and environmental benefits to the community;
- Will help to achieve net zero targets
- Partnership working with other organisations;
- The scheme forms part of a planned strategy to address the need for Infrastructure.
- Evidence has been submitted to show that the scheme will be delivered
- Strong local support for the scheme;
- Clear public benefit

Introduction

- 1 The Kent Community Health NHS Foundation Trust (KCHFT) is one of the largest NHS community health providers in England, serving a population of approximately 1.4 million people across Kent. The KCHFT is currently constructing an integrated care facility for the local population of Edenbridge, which will comprise of general practice and community health facilities.
- 2 The application for CIL funds was received before the application deadline closed on 17th July 2022. This proposal was previously considered by the CIL Spending Board in December 2019, where £600,000 was agreed to be spent

towards the project. The applicant has stated that the current economic climate has resulted in negotiating the contract sums to reflect increases in materials, labour and inflation. The additional sum of £600,000 will go towards these increased costs.

Description of Proposal

- 3 The applicant (KCHFT) is in the process of creating a brand new health and wellbeing centre in Edenbridge. It is proposed the current Medical Practice and services at the Edenbridge War Memorial Hospital are moved into a single integrated building to provide a number of medical and community health services. These will include GP consulting rooms, dispensary, outpatients, X Ray, audiology, minor injuries, midwifery, day care centre, gym/physio and patient transport.
- 4 The creation of an integrated Health and Wellbeing Centre would also look to provide the associated infrastructure to support the development including an energy centre, car parking and community areas. The building is proposed to be an ultra sustainable building anticipated as a net zero carbon design with technology that will reduce pollution, primary energy consumption.

Funding

- 5 The KCHFT originally stated that the Health and Well Being Centre would cost an estimated £12.5 million. This would include the construction of the building and associated works. It was stated at the time that it was indicative cost and would be subject to change. The total project cost is now likely to be 13.5 million due to increases in materials, labour and inflation.
- 6 KHCFT have identified the following additional funding sources and grants to support their application to the Board:
 - Development Investment - £11 million agreed
 - £1 million from the part proceeds of the sale of Edenbridge Memorial Hospital.
 - Edenbridge Town Council £200,000 agreed.
 - Previous CIL funding from SDC - £600,000
- 7 It should be noted that work has commenced on site and anticipated completion is October 2023.

- 8 Therefore to meet the funding gap for the full cost of the project, the academy has applied to the Board for a further £600,000 of CIL funding. Even with both payments, this equates to 8% of the total project cost.

Representations and Support

- 9 The application submitted indicates that the applicant is working in partnership with Edenbridge Medical Practice and Kent Medway Integrated Care Board to deliver the scheme.
- 10 The application is supported by the following local representatives and organisations:
- Chair of League of Friends of Edenbridge Hospital.
 - Chair of the Patient Participation Group for Edenbridge
 - Supported through a Public Consultation
 - Chief Executive Officer, Kent and Medway Integrated Care Board
 - GP Medical Practice
 - A Local Member

Lead Officers Appraisal of Bid

Principal Criteria met

- Strong social, economic and environmental benefits to the community
- Strong local support for the scheme.
- Partnership working with other organisations
- The project is identified in an adopted strategy/plan
- Evidence has been submitted to show that the project will be delivered.
- Clear public benefit
- The project will contribute towards achieving our Net Zero ambitions

Principal Criteria not met:

- The project has already benefited from CIL

Appraisal

Strong economic, social and environmental benefits to the community

- 11 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.

- 12 The proposal is a significant piece of infrastructure that would bring substantial social, economic and environmental benefits to the local community as well as the wider community.
- 13 In terms of economic needs, the project is in line with the emerging Local Plan. It will provide employment opportunities, improved connections to other assets, integrated services and community services. In terms of environmental needs, this project seeks to be environmentally friendly with zero carbon technologies, renewable energy and sustainable urban drainage solutions being worked into the design. It will also utilise bio diversity enhancements to further aid health promotion and well-being in the community.
- 14 In terms of social benefits it will provide a number of health and wellbeing services to support the whole community. This bid therefore performs strongly under this criteria.

There is sufficient evidence that the applicant has tried to help us achieve our Net Zero targets

- 15 One of the new priorities for CIL Spending, as laid out in the Councils Infrastructure Funding Statement, encourages projects to contribute to the Council achieve their Net Zero ambitions.
- 16 As stated above the project includes renewable energy and zero carbon technologies. Therefore, it has been clearly demonstrated that the applicant has tried to help us achieve Net Zero and therefore meets this criteria.

There is sufficient evidence to show strong partnership working.

- 17 Another key criterion for assessing the application is determining how the project will be delivered and whether any additional partners are included in the project delivery.
- 18 There is evidence in the application that the proposal will involve a number of organisations with the KCHFT including the Edenbridge Medical Practice and the Kent and Medway Integrated Care Board.
- 19 Therefore, it has been demonstrated that there is partnership working to facilitate the delivery of this proposal.

The project is identified in an adopted strategy/plan.

- 20 The Core Strategy identifies Edenbridge as the third largest town and is the centre for a large rural area in the south west of the District. So this project will not just support residents of the town but also the wider rural area. At the time of the last submission to the CIL Spending Board, the site was being considered as part of a mixed use allocation in the emerging Local Plan. Since this time, planning permission has been granted for the medical hub and the Development Control Committee have resolved to grant planning permission for the adjacent site, which includes housing, infrastructure provision and land for a school. This is subject to finalising the Section 106 Agreement. So there is a clear need for this development to support growth in this area.
- 21 This medical facility has also been identified in the Infrastructure Delivery Plan as being needed to support growth. In addition to this, it is also identified as a priority in the Council's Infrastructure Funding Statement.
- 22 It is therefore considered that that there is sufficient evidence to demonstrate that the project is clearly identified in an adopted strategy or plan and will support growth in this area.

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

- 23 The project has planning permission and the majority of the funding is now in place. In addition to this they have set up a Health Centre Project Board, which will meet monthly and oversee project management, progress and change control. They have also agreed to update SDC quarterly.
- 24 It is therefore clear that the project is well managed and the scheme will be delivered.

Strong community support for the project

- 25 As stated above the bid is supported by a number of organisations and it has the support of the Town Council who have allocated some of their own CIL money.
- 26 In addition to this, the applicant has also carried out a public survey. This showed that overall the view of local people was very positive of the plans. It was widely felt that GP and hospital services were already over-stretched and unable to meet needs. Almost all agreed that a combined hospital and surgery was the solution, and the great majority supported the preferred option that this should be on a new site and without inpatient beds.

- 27 The applicant has therefore provided sufficient evidence to show that the scheme has local support.

Application Considerations - Weakly Performing Criteria

- 28 When carrying out the assessment of this funding application, Officers felt that the application did not perform strongly against the following criteria:
- *Insufficient evidence has been provided to show that funding has been maximised.*
- 29 The applicant has indicated that there are a number of funding streams that have been secured including through development investment and they now have secured money from Edenbridge Town Council.
- 30 As the applicant has already received CIL money from Sevenoaks District Council towards this project, it was considered that the bid did not perform as strongly under this criteria. However if you add both sums of money including the amount of CIL already received and the amount of CIL applied for it would still only equate to 8% of the project so they are still not requesting a significant amount compared to the overall project.

Conclusion

- 31 The Kent Community NHS Trust Foundation Trust has submitted an application to the Board to consider a new integrated Health and Wellbeing centre in Edenbridge with associated works and infrastructure to support the development, including car parking, community areas and renewable energy centre.
- 32 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 asking for a small amount of funding in comparison to the total project cost.
- 33 After reviewing the application and subsequent supporting evidence, it is recommended by Officers that £600,000 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.

Background Papers

Appendices Original bidding proforma and supporting information

Background Papers None

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