

## Response ID ANON-UB58-Q9X3-S

Submitted to SDC Community Infrastructure Levy (CIL) Spending Board - Applications for CIL Funding  
Submitted on 2022-07-05 14:10:40

## Your Details

1 What is your name?

Name:  
Joanna Brown

2 What is your email address?

Email:  
joanna.brown32@nhs.net

3 What is your organisation?

Organisation:  
Kent Community NHS Foundation Trust

4 Position/ Role in organisation

Position/ Role in organisation:  
Project Co-ordinator/Community liaison

## Section 1- Project Details

5 Scheme Name

Please type your answer into the text box:

Edenbridge Memorial Health Centre

6 Description of the Scheme

Please type your answer into the text box:

To provide new integrated health care facility at Four Elms Road, Edenbridge. This facility will provide integrated health care for the local population and comprises of general practice facilities and community health. It is a shared accommodation between GP practice, KCHFT and Maidstone and Tunbridge Wells Trust.

The services provided in the new facility will comprise of GP consulting rooms, dispensary, phlebotomy, KCHFT outpatients, X-ray, audiology, minor injuries, midwifery, day care centre, gym/physio and patient transport. These services will enhance patient journey and pathways for the local community and social care transformation.

The existing GP practice building is not fit for purpose due to its size and ability to meet a growing population need. Edenbridge Medical Practice serves 12,400 people in and around Edenbridge and this is expected to rise to above 15,000 by 2026.

The existing Memorial community hospital is not sustainable for the future due to the age and condition with a life cycle of under 5 years old, it will be hard to keep up with the modern standards of care in the future and retain staff. The identified backlog maintenance costs to bring the current accommodation up to standard will be invested into the new facility.

We are always looking to improve the care we deliver and therefore we carried out a public consultation because we believe a combined hospital and surgery provides an exciting opportunity to deliver an innovative healthcare service for the town, which is fit for future generations and promotes sustainability.

During the three month consultation from 1 February to 26 April 2017, more than 1,000 people responded by completing the survey (1,159), writing letters or emails, attending public meetings or talking to staff at roadshows. All responses were collated and analysed by the University of Kent.

The response rate was high and the outcome was conclusive. 94 per cent of those who responded to the survey supported moving to a combined hospital / surgery and 79 per cent supported the preferred option (1a – a new building on a new site with no inpatient beds).

The facility is being designed to be the cornerstone for delivery of local care for this area of west Kent. It needs to be flexible to make sure that people receive a seamless and integrated service. The aim of this new building is to maximise the use of space that provides flexibility for the people that visit it. It will be procured as an ultra-sustainable building, anticipated as a net-zero carbon design with technology that will reduce pollution, primary energy consumption, and utilise bio diversity enhancements to further aid to health promotion and wellbeing in the community. There will be clear targets to deliver efficiency savings through much lower running and operational costs. A fully funded fund management programme will ensure the investment in the building is protected and always compliant.

7 Is this scheme promoted by your organisation in partnership with another organisation(s)?

Yes

8 If you answered YES to question 6, please provide the following details:

Please type your answer into the text box:

Edenbridge Medical Practice - Dr Anna-Louise Malan  
Kent and Medway Integrated Care Board - Paul Bentley (ICB)

The letters of support will be provided in due course

The proposed Edenbridge Memorial Health Centre is to be developed in partnership with the GP practice, KCHFT and ICB. The funding for the proposed building is provided by University Superannuation Scheme (USS) and the Partnership is entering into a head lease arrangement with USS. The GP practice has entered into a sub sublease with KCHFT

The project affordability was achieved within the DV valuation parameters. This was achieved through robust tendering process. The accommodation is shared between KCHFT and the GP Practice at 58.77:41.23 respectively

9 Is planning permission required for the scheme?

Yes

10 If you answered YES to question 8, has this been applied for?

Yes

Please type your answer into the text box:

11 If planning permission has been granted – please give details and a reference number.

Please type your answer into the text box:

Planning permission was granted by Sevenoaks District Council  
Application No 19/01682/FUL

12 Please provide details of any other consent required if appropriate (e.g. conservation, Listed Buildings, other Government bodies), including the date it was applied for/granted:

Please type your answer into the text box:

N/A

## Section 2 - Need for the Scheme

13 List of projects or development that result in the need for this scheme:

Please type your answer into the text box:

The GP practice requires to relocate due to the demand of a growing population due to recent and up and coming housing developments in the Edenbridge Area

The existing Edenbridge Memorial Hospital premises are not fit for purpose hence it is a requirement for the facilities to be relocated to the new Edenbridge Memorial Health Centre

The surrounding land is to be developed for additional housing and school facilities to meet the local demographic needs

The above will bring forward housing, education and healthcare in an integrated, sustainable and coherent manner - Kent wide local care and ICB planning

14 How is the scheme related to these developments?

Please type your answer into the text box:

The scheme will lead towards achieving healthcare needs of the children, young people and their families as well as providers and commissioners. It will further interface with NHS Local Transformation Plan which provides Sustainability and Transformation Partnerships (ST) and Integrated Care Systems (ICS) which can improve CYPMH services in their local NHS Long Term Plan, which is created by local NHS organisations and councils together to improve health and care.

Please upload any supporting documents:

No file uploaded

15 Please provide an explanation of the 'public benefit' of the scheme proposed for residents in Sevenoaks District, in terms of: Economic

Please type your answer into the text box:

The economic case for Edenbridge is well rehearsed in terms of the clinical and structural case for change.

The new clinical model is developed in meet the core drivers of change encompassing demographics, need to increase local capacity through integrated

teams to reduce demand on non-elective and elective care, and appropriate application of technology in a revised operating model. This translates into an objective to integrate primary and community services to one location, provide safe access to services and maximise the care provided in a community location. This model of care will have particular significance for patients requiring management of long term conditions. In parallel with the clinical vision is the reality of the capacity and fabric of the existing Medical Practice and Edenbridge War Memorial Hospital. These are not appropriate to deliver the future clinical model of care. The project is in line with aspirations of the emerging local plan, and will provide employment opportunities, improved connection to other assets in the area, integrated services and community services

16 Please provide an explanation of the 'public benefit' of the scheme proposed for residents in Sevenoaks District, in terms of: Social

Please type your answer into the text box:

The planned activity, resources and investment are based on the needs of the local population and providers, including staff numbers, skills and roles, waiting times and access to information.

The improved support aims to provide implementation of Mental Health Support Teams. Plans to project collaborative practice with children, young people and families and involving schools; the use of evidence-based interventions; and regular feedback of outcome monitoring to children, young people and families in session and supervision.

The introduction digitisation data for clinical needs and facilities management of the services provided in the building.

The service delivery will be monitored and measured against key performance indicators that track improvement. Plans should be signed off by local governance systems including Health and Wellbeing Boards. Through refreshing their plans ICBs should engage with other local commissioners, including schools and colleges, providers and children and young people so they can report on progress on the previous year(s) and to support delivery of existing and future plans.

The project's aims and principle enshrine social prescribing and connections with other social organisation through sign-posting within the centre. It will address aspects of social isolation connecting health and other agencies through community organisations and other health - including encouraging health recreational use of the land and giving Edenbridge a signature project of an exemplary health and wellbeing in action.

17 Please provide an explanation of the 'public benefit' of the scheme proposed for residents in Sevenoaks District, in terms of: Environmental

Please type your answer into the text box:

The Project design as a very special health care building with sustainability at its core. It addresses environment, concern/policy for increased biodiversity, renewable production, and a zero aim for the building and its energy, in use, to be net carbon neutral. The centre addresses local flooding issues with a SUD system and connectivity transport systems in the town and beyond.

18 Is the need for the scheme identified in any adopted strategy/plan? E.g. Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan. If so, which?

Please type your answer into the text box:

Yes. The draft Edenbridge Neighbourhood Plan gives the community a chance to shape the way the area develops over the years to 2030 – and beyond. The scheme is identified in the neighbourhood plan and will feature identified in reg 123 list

19 How does the scheme identify with the Council's Infrastructure Delivery Plan (IDP) and its priorities?

Please type your answer into the text box:

The Edenbridge Memorial Health Centre Scheme interfaces with the guidelines depicted in the Sevenoaks District Council IDP March 2019

The scheme is identified in the council infrastructure delivery plan to ensure that there is sufficient capacity for existing residents and to ensure that there is additional capacity to accommodate the future growth across the district

20 How does this project help the Council achieve its ambition to reduce net greenhouse gas emissions and achieve its Net Zero 2030 target?

Please type your answer into the text box:

Kent Community NHS Foundation Trust (KCNHSFT) made a statement about its sustainability strategy on 21st June 2020 . The strategy says that:

By 2026, KCHFT wants to:

- have 100 per cent green electricity across all its sites where possible
- generate 10 per cent of all energy use internally,
- have no waste going to landfill
- and achieve a 40 per cent reduction in our estate.

The KCHFT sustainability strategy version 2.0 'Our Green Plan' was published in January 2022 .

The Trust's carbon footprint associated with energy and transport was estimated to be at least 2.7 ktCO<sub>2</sub>e in 2019/20, with 14% associated with electricity and 9% with gas. This equates to 378 tCO<sub>2</sub>e for electricity and 243 tCO<sub>2</sub>e for gas.

The Edenbridge project is proposing for the building to be fully sufficient on electricity generated via solar panel PV and Battery System which will meet the Trust Net-Zero and the local authority initiatives.

### Section 3 - Funding

21 Total Project Cost:

Please type your answer into the text box:  
£13.5m

22 Funding required from CIL:

Please type your answer into the text box:  
£600k

23 Please identify other funding sources for this project, what contribution they are making and why these can not be used to fund the scheme in its entirety.

Please type your answer into the text box:

Previous CIL awards SDC £600k (paid) and Town Council £200k (agreed not paid)  
Anticipated funding of £1m from part proceeds of the eventual sale of Edenbridge Memorial Hospital site (pending, agreed in principle)  
Development investment £11m (agreed)

The current economic climate has resulted in renegotiating the contract sums to reflect increases in materials, labour and inflation. The additional sum of £600k will go towards funding the increased costs.

24 Is this bid for staged payments?

No

25 Will staged payments be accepted?

Yes

26 Please provide details of anticipated funding requirements and timetable.

Please type your answer into the text box:

Work has just begun on site and anticipated completion is October 2023

If it has to be staged payments they can be paid on a monthly basis commencing October 2022 to July 2023

It would be preferable to have it in one lump sum as soon as monies could be available

27 Has a bid(s) for CIL funding been made to relevant Town and Parish Councils?

Yes

Please type your answer into the text box:

Two bids to Edenbridge Town Council both in the sums of £100k

First awarded February 2019 and second November 2021

28 If this bid is being made by a Parish or Town Council and no CIL funds have been contributed by them, please provide an explanation for this.

Please type your answer into the text box:

N/A

29 Would the scheme be fully funded if the CIL contribution is agreed?

Yes

30 Has this scheme already benefited from CIL funding through the CIL Spending Board?

Yes

Please type your answer into the text box:

The current economic climate has resulted in renegotiating the contract sums to reflect increases in materials, labour and inflation. The additional sum of £600k will go towards funding the increased costs.

31 Has this scheme/land/building already benefited from funding from Sevenoaks District Council?

Yes

Please type your answer into the text box:

SDC has contributed in December 2018 from an award from CIL monies in the sum of £600k toward the Edenbridge Memorial Health Centre  
No other grants have been awarded

32 Has the project, at any stage, benefited from any CIL Exemptions as laid out in the Community Infrastructure Levy Regulations 2010 (as amended)

No

Please type your answer into the text box:

#### Section 4 - Deliverability

33 Does your organisation have the legal right to carry out the proposed scheme?

Yes

Please upload documentation for statutory provider support:  
No file uploaded

34 Anticipated start date for delivery of the scheme:

Please type your answer into the text box:  
23.06.2022

35 Anticipated finish date for the delivery of the scheme:

Please type your answer into the text box:  
20.10.2023

36 Anticipated date when CIL funding will need to be made available:

Please type your answer into the text box:  
October 2022

37 Does land need to be purchased to facilitate the scheme?

No

Please type your answer into the text box:

38 Please provide a consultation plan to let SDC know when they can expect progress reports on the project.

Please type your answer into the text box:

The Project will have a reporting structure - with quarterly reports provided to appropriate bodies including SDC  
The narrative received from the following project board membership will be reported appropriately to SDC.

Clinical  
Partnerships  
Finance  
Project management  
Integrated Care Board  
GP Practice  
Developer/Contractor  
Hard and Soft FM

39 Please provide details of the management and timescales of the project.

Please type your answer into the text box:

Edenbridge Memorial Health Centre project board has been established with membership of

Clinical  
Partnerships  
Finance  
Project management  
Integrated Care Board  
GP Practice  
Developer/Contractor  
Hard and Soft FM

The project board meets monthly and reports are received the above membership on project management, progress and change control. Any decisions

or approvals are given by the project board. Any urgent decisions are sought by the project board chair.

40 Has consultation been carried out on the scheme or is any planned?

Carried out

Please type your answer into the text box:

Public consultation was carried out in 2016 with overwhelming local support  
This was then analysed by Kent University - report attached

Please attach consultation document:  
Kent University Report.pdf was uploaded

41 Is a relevant SDC ward member(s) supportive of the scheme?

Yes

Please provide SDC ward member signature:  
No file uploaded

42 Is the relevant Town/Parish Council supportive of the scheme?

Yes

Please provide signature of a town/parish council chairman, clerk or chief executive.:  
No file uploaded

43 Do you have any other local support for the scheme?

Yes

Please type your answer into the text box:

Local MP  
GP Practice  
PPG  
League of Friends

All have been asked to send you a short supportive email to the above address

You may upload any documents demonstrating local support.:  
No file uploaded

## Section 5 - Maintenance

44 Which organisation will be responsible for ongoing maintenance?

Please type your answer into the text box:

Kent Community Health Foundation NHS Trust

45 Are funding arrangements in place for maintenance?

Yes

46 Please provide details.

Please type your answer into the text box:

KCHFT Estates department Hard and Soft FM

47 Please provide any further comments here.

Please type your answer into the text box:

N/A

## Section 6 - Supporting Information

48 You can provide any supporting documents for your application here.

If you wish to do so, please provide any additional documents.:  
Edenbridge Memorial Health Centre Contract Programme Rev G (16.05.2022).pdf was uploaded

If you wish to do so, please provide any additional documents.:  
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## Section 7 - Declaration and Further Information

### 49 Declaration

I agree to the Declaration as stated above

### 50 Name, role and contact details of the person that will be the contact for this bid:

Please type your answer into the text box:

Joanna Brown

joanna.brown32@nhs.net

### 51 Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid.

Please type your answer into the text box:

Shane Webber Deputy Director Corporate Service Shane.webber@nhs.net

Afzal Khan Project Director Afzal.khan3@nhs.net

Joanna Brown Project co-ordinator joanna.brown32@nhs.net

### 52 Name, role and contact details of the person that will be the point of contact and responsible for the Legal Contract.

Please type your answer into the text box:

Shane Webber

Deputy Director Corporate Service

Shane.webber@nhs.net

### 53 Name, role and contact details of the person that will be legally responsible for receiving the CIL funds.

Please type your answer into the text box:

Shane Webber

Deputy Director Corporate Services

Kent Community Health NHS Foundation Trust

Shane.webber@nhs.net

### 54 Full company/charity name

Please type your answer into the text box:  
Kent Community Health NHS Foundation Trust

55 Registered Charity Number:

Please type your answer into the text box:  
N/A