

Decision under Delegated Powers**Officer Requesting Decision**

Developer Contributions Monitoring Officer

Officer Making the Decision

Head of Planning and Growth

Recommendation

That the sum of £19,500 of section 106 monies that has been received as a contribution towards the cost of providing, expanding or improving the Healthcare provision at Charnwood Surgery, Linkfield Road, Mountsorrel be paid to Leicestershire and Rutland ICB to enable the practice to convert the reception area to incorporate an extra workstation for clinical triage and installation of a patient self check-in screen.

Reason

The release of this funding is in accordance with the relevant clauses in the section 106 agreement attached to planning permission P/18/0662/2 which states the contribution is to be used "towards the cost of providing, expanding or improving healthcare provision (which may include the purchase or extension or improvement of land and buildings) at Charnwood Surgery, Linkfield Road, Mountsorrel.

Authority for Decision

There is a delegation in the Constitution to all Heads of Service "to pay over section 106 Monies in respect of non-housing items received by the Borough Council as the responsible authority, but which will not result in expenditure by the Council and where the Head of Service by the Head of Finance and Property Services" (Item 8 on Page 8-15)

For all Heads of Service to approve the release of funds they must be satisfied that the works to be carried out fulfil the requirement as set out in the section 106 agreement and have written confirmation for the relevant body that the monies are used for their intended purpose. Any unspent monies after 5 years of receipt by the Borough Council shall be returned to the developer as per the relevant clause within the section 106 agreement.

Decision and Date

3 October 2024

Background

Planning permission was granted for the erection of 52 dwellings and associated open space, access, infrastructure, under reference P/18/0662/2 at Linkfield Farm, Land northeast of Loughborough Road, Mountsorrel. As part of the approval, a section 106 agreement was established on 11th June 2019 requiring a Healthcare Contribution of £25,758.24 plus indexation to be paid to Charnwood Borough Council.

In the assessment of the proposal P/18/0662/2 (Linkfield Farm, Land northeast of Loughborough Road, Mountsorrel) the ICB commented “The practice recruited a new partner in 2015 to meet the growing demands of the registered population, however, this increased capacity has resulted in the current clinical space being used to its maximum capacity. Charnwood Surgery provides a full list of primary care services within its current premises resource, however an influx of 126 patients could have significant impact due to the current premises constraints.”

Charnwood Borough Council received a total contribution of £28,622.45 towards the cost of providing, expanding or improving healthcare provision (which may include the purchase or extension or improvement of land and buildings) at Charnwood Surgery, Linkfield Road, Mountsorrel.

Charnwood Surgery is proposing an internal reconfiguration, which will include minor refurbishments to the reception area to provide additional capacity in response to additional demand arising from the development. Currently, the reception consists of two desks with a sliding glass window for patient-staff interaction. The surgery intends to replace the sliding window with a fixed screen to allow for the installation of a self-check-in screen (already purchased), allowing patients to check in for appointments independently and thereby reducing the increased burden on staff time and freeing up capacity to address the additional demands arising from the development.

As part of the internal reconfiguration, an additional workstation will be introduced to support clinical triage, ensuring patients are booked with the appropriate clinicians. This will help reduce the number of inappropriate or wasted appointments and improve overall clinical capacity. Furthermore, the additional workstation will enable the employment of more ARRS staff (Additional Roles Reimbursement Scheme), such as the pharmacy technician starting in the practice shortly. This technician will take on proactive pre-medication reviews, working alongside the pharmacist to further increase clinical capacity to meet demand arising from the development.

These changes are aimed at enhancing the surgery’s ability to serve more patients efficiently, improving both the quality of care and the capacity to handle increasing demand.

The full cost of the project is £19,500 (including VAT).

Financial Implications

The money has been received and there are no financial implications for Charnwood Borough Council

Risk Management

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
			Very Low (1 - 2)	

Key Decision

No

Background Papers

All contained on planning files P/18/0662/2