

**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 £86,716.46 of section 106 monies that has been received as a contribution “to allow for improvements to medical practices in the area to cater for additional patients” be paid to Leicestershire and Rutland ICB to enable the practice to reconfigure three consulting rooms.

**Reason**

The release of this funding is in accordance with the relevant clauses in the section 106 agreement attached to planning permission P/14/1687/2 which states the contribution is to be used “to allow for improvements to medical practices in the area to cater for additional patients”

**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**

8 November 2024

## Background

Planning permission was granted for up to 270 dwellings at land off Hathern Road, Shepshed (P/14/1687/2) a section 106 agreement was established on 7<sup>th</sup> November 2014 requiring a Healthcare Contribution £78,835.68 plus indexation to be paid to Charnwood Borough Council.

In the assessment of the proposal P/14/1687/2 (land off Hathern Road, Shepshed) the officers report stated to “manage an increased population within the existing premises. There would be a requirement to provide additional surgery facilities.”

Charnwood Borough Council received a total healthcare contribution of £101,968.92, which has been allocated between Forest House Surgery (£86,716.46) and Field Street Medical Practice (£16,252.46), based on patient list size, to support improvements to both medical practices.

Forest House Surgery, Shepshed has requested the full amount of their share of the contribution to support the conversion and reconfiguration of three consulting rooms at the practice. The proposed modifications will make these rooms fully accessible to mobility scooters and wheelchairs, including electric couches to assist elderly and disabled patients during examinations and screening procedures, and provide one room with a bariatric couch to ensure safe care for the 1,216 patients (10% of the practice’s population) who are classified as bariatric (over 100kg). This conversion will also ensure compliance with current legislation for internal fixtures.

Currently, these rooms are used solely for consultations and are unsuitable for interventional, nursing, or phlebotomy procedures. This limitation is hindering the expansion of our workforce, as they urgently require additional staff, including a new phlebotomist, but lack appropriate space for them to work.

Forest House Surgery is a priority for the ICB due to increasing pressure from housing and population growth. This project is Phase 1 of a 3-phased development plan for the practice, and the ICB supports the use of S106 funding to facilitate the expansion of clinical services.

## 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/14/1687/2**