



# WOKINGHAM BOROUGH COUNCIL

A Meeting of the **HEALTH AND WELLBEING BOARD SUB COMMITTEE** will be held at the Civic Offices, Shute End, Wokingham RG40 1BN on **MONDAY 16 NOVEMBER 2015 AT 7.00 PM**

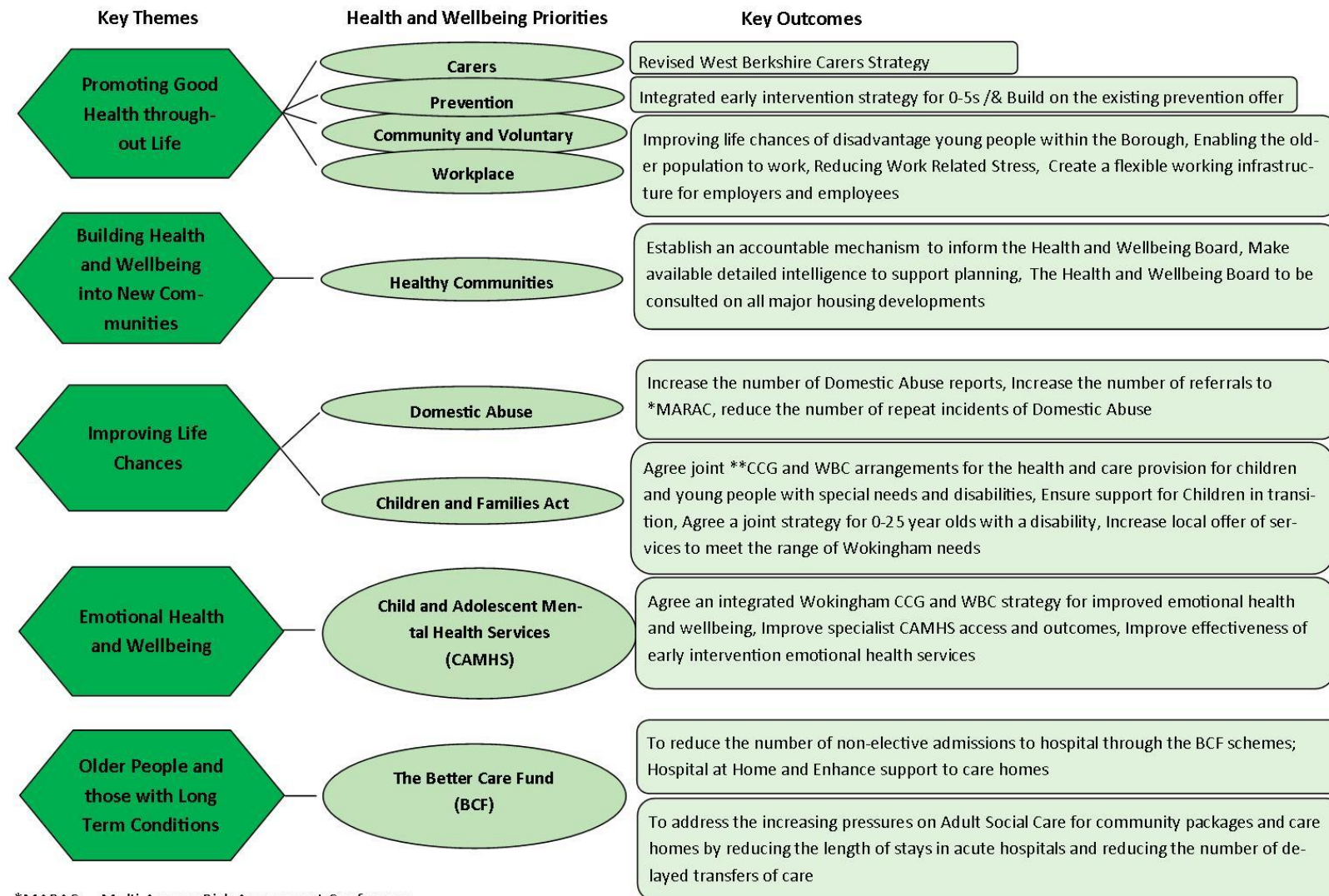
A handwritten signature in black ink, appearing to read 'Andy Couldrick', written in a cursive style.

Andy Couldrick  
Chief Executive  
Published on 6 November 2015

This meeting will be filmed for inclusion on the Council's website.

Please note that other people may film, record, tweet or blog from this meeting. The use of these images or recordings is not under the Council's control.

## Wokingham's Health and Wellbeing Strategy 2014-2017



\*MARAC— Multi Agency Risk Assessment Conference

\*\*CCG and WBC—Clinical Commissioning Groups and Wokingham Borough Council

## MEMBERSHIP OF THE HEALTH AND WELLBEING BOARD SUB COMMITTEE

Nick Campbell-White	Healthwatch
Mark Cupit	Strategic Development Location Delivery
Darrell Gale	WBC Consultant in Public Health
Charlotte Haitham Taylor	WBC
Julian McGhee-Sumner	WBC
Stuart Rowbotham	Director of Health and Wellbeing
Katie Summers	NHS Wokingham Clinical Commissioning Group
Kevin Ward	Health and Wellbeing Board Partnership Groups
Dr Johan Zylstra	NHS Wokingham Clinical Commissioning Group

ITEM NO.	WARD	SUBJECT	PAGE NO.
1.		<b>APOLOGIES</b> To receive any apologies for absence.	
2.		<b>DECLARATION OF INTEREST</b> To receive any declarations of interest.	
3.		<b>PUBLIC QUESTION TIME</b> To answer any public questions.  A period of 30 minutes will be allowed for members of the public to ask questions submitted under notice.  The Council welcomes questions from members of the public about the work of this Committee.  Subject to meeting certain timescales, questions can relate to general issues concerned with the work of the Committee or an item which is on the Agenda for this meeting. For full details of the procedure for submitting questions please contact the Democratic Services Section on the numbers given below or go to <a href="http://www.wokingham.gov.uk/publicquestions">www.wokingham.gov.uk/publicquestions</a>	
4.		<b>MEMBER QUESTION TIME</b> To answer any Member questions.	
5.		<b>ELECTION OF CHAIRMAN FOR THE 2015/16 MUNICIPAL YEAR</b> To elect a Chairman for the 2015/16 municipal year.	
6.		<b>ELECTION OF VICE CHAIRMAN FOR 2015/16 MUNICIPAL YEAR</b> To elect a Vice Chairman for the 2015/16 municipal year.	

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|-----|--|---|---------|
| 7.  | Emmbrook;<br>Ewendons;<br>Norreys;<br>Wescott;<br>Wokingham<br>Without | <b>SECTION 106 PAYMENT TO WOKINGHAM MEDICAL CENTRE</b><br>To receive a report on Wokingham Medical Centre.  | 5 - 10  |
| 8.  | None Specific  | <b>SECTION 106 AND CIL PAYMENTS TO SUPPORT INCREASED PRIMARY CARE INFRASTRUCTURE</b><br>To consider a report regarding Section 106 and CIL payments to support increased primary care infrastructure. | 11 - 14 |
| 9.  | None Specific  | <b>MAKING THE BEST USE OF COMMUNITY HOSPITALS</b><br>To discuss making the best use of community hospitals.   |         |
| 10. | None Specific  | <b>NHS PRIMARY CARE TRANSFORMATION FUND</b><br>To discuss the NHS Primary Care Transformation Fund.   |         |
| 11. | None Specific  | <b>WORK PROGRAMME</b><br>To discuss a work programme for future meetings.   |         |

**Any other items which the Chairman decides are urgent**

A Supplementary Agenda will be issued by the Chief Executive if there are any other items to consider under the heading.

**CONTACT OFFICER**

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# Agenda Item 7.

<b>TITLE</b>	Section 106 payment to Wokingham Medical Centre
<b>FOR CONSIDERATION BY</b>	Health and Wellbeing Sub Committee on 16 November 2015
<b>WARD:</b>	Emmbrook, Evendons; Norreys; Westcott; and Wokingham Without, directly, and all other wards indirectly.
<b>DIRECTOR:</b>	Stuart Rowbotham, Director, Health and Wellbeing

## **OUTCOMES/BENEFITS TO THE COMMUNITY**

With the major population growth deriving from the building of Wokingham Borough's Strategic Development Locations (SDLs) and other housing growth, ensuring that all residents have access to high-quality and responsive primary healthcare services is an important outcome for the Authority.

The support for increased infrastructure provision in primary healthcare through the release of capital funding from Section 106 and Community Infrastructure Levy (CIL) contributions is one mechanism that the Council can use to ensure existing and new residents have access to the high quality primary healthcare provision that meets their needs.

## **RECOMMENDATION**

That the subcommittee agrees to recommend that the Executive approves the release of a capital payment of £150,000 from Section 106 to Wokingham Medical Centre as specified in the report.

## **SUMMARY OF REPORT**

The former Rectory Road and Tudor House Medical Practices based in Wokingham town centre have merged and have planned, built and now occupied a brand new state of the art primary healthcare facility in Rose Street, Wokingham. The expected growth of the population of Wokingham town wards, which form the catchment area of the practice due to the new housing of the North and South Wokingham SDLs, was one of the drivers for the expansion of facilities contained within the new building. Discussions are understood to have taken place between the Practice and the former Primary Care Trust that this met the then strategic vision to ensure facilities kept apace of growing patient number demands.

Based upon these discussions, Wokingham Borough Council made an offer of £150,000 capital contribution towards the building of the new surgery on the basis that it serves both existing and new residents in and around Wokingham Town Centre. Now that the requisite number of new home occupations has been reached, the Practice should now be paid this sum, for which Executive approval is required.

## Background

An agreement was made in November 2012 that capital funding from Section 106 contributions be made to the new practice. Appendix 1 is a copy of the agreement letter between WBC and Wokingham Medical Centre, in which the Council agrees to make a £150,000 contribution towards the above development of the new medical centre (planning application reference F/2012/0321).

Money is yet to be receipted as there have been delays caused by indexation queries between WBC and the developers. These have now been resolved.

### **FINANCIAL IMPLICATIONS OF THE RECOMMENDATION**

**The Council faces severe financial challenges over the coming years as a result of the austerity measures implemented by the Government and subsequent reductions to public sector funding. It is estimated that Wokingham Borough Council will be required to make budget reductions in excess of £20m over the next three years and all Executive decisions should be made in this context.**

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	£150,000	Yes	Capital
Next Financial Year (Year 2)	None agreed		
Following Financial Year (Year 3)	None agreed		

### **Other financial information relevant to the Recommendation/Decision**

None.

### **Cross-Council Implications**

As progress on the build out and occupation of homes in the Strategic Development Locations and at other major sites within the Borough proceeds; there will be increasing demand on primary care services and facilities. The Council has received recommendations made in the Grimes Report, which it commissioned in 2013, identifying sites and practices which were best suited to expansion to meet this increasing need. The Health and Wellbeing Committee Sub-Committee is responsible with other stakeholders to meet the health needs of a growing and changing population.

The Health and Wellbeing Board Sub Committee will act as a Programme Board to manage the planning of local primary care infrastructure across the Borough up to 2026. The Sub-committee will therefore make recommendations for future S106 and CIL capital payments to secure the new or improved facilities required.

### **List of Background Papers**

Terms of Reference of Health and Wellbeing Board Sub Committee  
Meeting the Health Needs of Wokingham Borough Council's Major Growth Areas;

Grimes Ltd. 2014  
Wokingham Borough Health and Wellbeing Strategy 2014-17  
Wokingham Needs Assessment (JSNA) 2014-15  
WBC Core Strategy - Development Plan Documents 2010

<b>Contact:</b> Darrell Gale	<b>Service:</b> Public Health
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<b>Date</b> 6 <sup>th</sup> November 2015	<b>Version No:</b> 1

## Appendix 1

Tel: (0118) 974 6479 (Direct Line)  
Email: [sandra.fryer@wokingham.gov.uk](mailto:sandra.fryer@wokingham.gov.uk)  
Fax: (0118) 974 6484  
Date: 22 November 2012  
My ref: [[Click here to type reference details](#)]  
Your ref: [[Click here and type recipient's reference](#)]  
File ref: Document4

Dr Vipin Bhardwaj  
Tudor House and Rectory Road Medical Practice  
14 Rectory Road  
Wokingham  
Berkshire  
RG40 1DH



**WOKINGHAM  
BOROUGH COUNCIL**

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Development & Regeneration Service  
Development Management Team  
P.O. Box 157

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Shute End, Wokingham  
Berkshire RG40 1WR

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Dear Vipan,

### **ASH COURT ADDITIONAL FUNDS FROM COUNCIL'S DEVELOPMENT PROGRAMME**

Thank you for your letter of 8 November 2012 and sorry I haven't been able to reply more promptly. I am writing to confirm our offer of £150,000 contribution to your new surgery which we understand will serve existing and new residents in and around Wokingham Town Centre.

On 4 April 2012 the Planning Committee resolved to grant outline planning permission for a development of 650 dwellings and associated development at Buckhurst Farm in Wokingham subject to legal agreements to secure infrastructure impact mitigation.

Negotiation of the detail of the legal agreement has been progressing steadily since and completion is imminent. It will secure a included a financial contribution of £220,600 towards the off-site provision of enhanced, additional facilities or new facilities for health purposes at within Wokingham . The contribution will be payable in payable in four instalments with the first instalment of £110,300 being prior to the occupation of 100 dwellings and three subsequent instalments of £36,667.67 payable prior to the occupation of 400, 500 and 600 Dwellings.

It has been agreed that this money will be available for a range of health projects in and around the town centre of which £150,000.00 can be directed towards the new medical centre being developed at Ash Court, Rose Street, Wokingham (planning permission F/2012/0321 refers).

The applicant for Buckhurst Farm, David Wilson Homes, intends to submit details to comply with conditions and the first of a series of reserved matters applications by the end of the year with a view to work commencing on site in spring 2013 and first occupations in spring 2014. They anticipate achieving a build out rate of 100 dwellings per annum so, as far as it is possible to predict at this stage, the first instalment of the health contribution can be anticipated in Spring 2015.

There is also a planning permission in place for a development of 274 dwellings at Kentwood Farm in North Wokingham. This secures a further contribution of £147,960 towards health provision in and around Wokingham town centre to be phased in three instalments: two instalments of £54,000 payable prior to occupation of 100 and 200 dwellings and the third instalment of £39,960 payable prior to occupation of the 272nd dwelling. We expect the first



phase of houses to be completed in 2015. Some of this money can also be put to the Ash Court project.

I hope that this letter provides sufficient certainty to allow you to secure interim funding to progress the 'upgraded' proposals for Ash Court. If I can be of further assistance or your bank would like to speak to me directly please do not hesitate to contact me.

Yours sincerely,

Sandra Fryer

Development Delivery

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# Agenda Item 8.

<b>TITLE:</b>	Section 106 and CIL payments to support increased primary care infrastructure.
<b>FOR CONSIDERATION BY</b>	Health and Wellbeing Sub Committee on 16 November 2015
<b>WARD:</b>	None Specific
<b>DIRECTOR:</b>	Stuart Rowbotham, Director, Health and Wellbeing

## **OUTCOMES/BENEFITS TO THE COMMUNITY**

With the major population growth deriving from the building of Wokingham Borough's Strategic Development Locations (SLDs) and other housing growth, ensuring that all residents have access to high-quality and responsive primary healthcare services is an important outcome for the Authority.

The support for increased infrastructure provision in primary healthcare through the release of capital funding from Section 106 and Community Infrastructure Levy (CIL) contributions is one mechanism that the Council can use to ensure existing and new residents have access to the high quality primary healthcare provision that meets their needs.

## **RECOMMENDATION**

That the Health and Wellbeing Board Sub Committee notes the recommendations of the Grimes Report, and creates processes to assess and make recommendations for the allocation of Section 106 and CIL contributions to medical facilities to meeting the needs of the growing population.

## **SUMMARY OF REPORT**

One agreement has already been made between Wokingham Borough Council and a medical practice to contribute towards expanded primary healthcare provision.

Currently practices seeking to improve or expand their premises currently have access to a range of funding options including private financing / business mortgages, and also NHS England have a Primary Care Infrastructure Fund which opens to receive applications at regular intervals. This requires quite advanced planning usually in the form of having architects plans drawn up at the least. Section 106 allocations have been identified for medical facilities in those applications subject to Section 106. Those applications covered by CIL will have a total amount of capital allocation identified, but not specified for specific infrastructure needs.

When assessing allocation of S106 or CIL funds for medical facilities, the Health and Wellbeing Board Sub Committee should seek information from practices about their plans which cover the following points:

- How they meet the Grimes report recommendations
- Timescales for infrastructure delivery
- Timescales for staff recruitment

- |   |
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| <ul style="list-style-type: none"><li>• Applications for funding from other sources e.g. NHS England</li><li>• How they meet the Primary Care Strategic vision for Berkshire West</li></ul> |
|---|

## Background

Wokingham Borough Council appointed Grimes Ltd. in January 2014 to carry out a needs assessment for primary healthcare requirements in the Borough's Strategic Development Locations at Arborfield Garrison, South of M4, Wokingham North and Wokingham South. This assessment informs the requests for developer Section 106, Community Infrastructure Levy (CIL) and/or other funding contributions.

The Wokingham Core Strategy to 2026 identified a need to develop 13,232 new dwellings by 2026. The Wokingham strategy is to deliver the majority through four Strategic Development Locations and development across other areas as shown below in Table 1.

The Core Strategy aims to deliver sustainable growth which includes social, economic and environmental aspects. To ensure the SDLs are sustainable each will include a local centre comprising a range of shops as well as other services and amenities.

The Core Strategy was based on the Berkshire Strategic Housing Market Assessment (SMHA) produced by DTZ in 2007 and the GL Hearn Housing Options Advice Report (October 2010) which predicted household sizes in a range of 2.42 to 2.52 persons per dwelling by 2026. The Census of 2011 indicated that Wokingham has maintained an occupancy rate of 2.52 per dwelling.

The 2011 Census also indicated that the total population and number of households in Wokingham had not reached the expected levels identified in these planning reports. This may be due to national and international economic conditions delaying house building.

The 2.52 persons per dwelling figure will be used for developing capacity in General Practice as it creates a nominal 4% contingency in capacity planning over the minimum population prediction for 2026. Based on an average occupancy rate of 2.52 the Borough will see an increase in population of 33,280 persons totaling 185,020 household residents which equates to a 22% increase in resident population by 2026. If the population meets the low household size prediction of 2.42 the household resident population of Wokingham Borough would reach 183,761, representing a growth of 21%.

Discussions with NHS England have confirmed three key planning assumptions:

- 1 GP lists should include 1,850 patients per Whole Time Equivalent (WTE) GP;
- 2 Primary Care is moving towards a seven day a week delivery model;
- 3 Newly formed Practices should have a minimum of three WTE GPs.

Consequently it is likely that each SDL and other growth areas will require additional GP capacity shown in Table 1. This indicates requirement for an additional 18 WTE GPs by 2026.

	<b>North Wokingham</b>	<b>South Wokingham</b>	<b>Arborfield Garrison</b>	<b>South of M4</b>	<b>Non-SDL</b>	<b>Total</b>
New dwellings	1,500	2,500	3,500	3,000	2,732	<b>13,232</b>
New population (at 2.52 per dwelling)	3,773	6,288	8,803	7,545	6,871	<b>33,280</b>
GP WTE* (at 1,850 patients per WTE)	2.0	3.4	4.8	4.1	3.7	<b>18.0</b>

\*WTE: Whole Time Equivalent

It should be noted that Wokingham has a notional 70 whole time equivalent GPs supporting the population. Over the next 12 years it can be anticipated that between 33% and 40% of Wokingham's GPs may retire and the area will require a total of between 41 and 46 whole time equivalent GPs to be recruited to cover both population growth and retirements.

The Grimes Report does not examine primary health models as this is outside the remit of the Borough Council. Redesign of clinical pathways is the responsibility of NHS England and Wokingham Clinical Commissioning Group (CCG), who are working on a Berkshire West strategy at present. Table 2 below outlines the suggestions for GP premises expansions and the costs at 2014 prices to meet demand in the Borough.

**Table 2: Cost Proposals for developing GP estate in the Borough of Wokingham**

<b>SDL</b>	<b>Facilities expansion</b>	<b>Space required sq. m GIA</b>	<b>Overall cost (2014 prices) Excl. VAT</b>	<b>Overall cost (2014 prices) Incl. VAT</b>
North Wokingham South Wokingham	Expand Burma Hills Surgery 2 WTE GP	179	£408,436	£490,123
Arborfield	Develop new Health Centre 5 WTE GP	800	£2,724,494	£3,269,393
Non SDL	Expansion of Brookside surgery for 2 WTE GP	75	£171,132	£205,359
<b>Totals</b>		<b>1054</b>	<b>£3,304,062</b>	<b>£3,964,875</b>

The remaining WTE GPs were identified as being able to be accommodated in existing premises.

#### **FINANCIAL IMPLICATIONS OF THE RECOMMENDATION**

**The Council faces severe financial challenges over the coming years as a result of the austerity measures implemented by the Government and subsequent reductions to public sector funding. It is estimated that Wokingham Borough Council will be required to make budget reductions in excess of £20m over the next three years and all Executive decisions should be made in this context.**

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	£150,000 pre-agreed for Wokingham Medical Centre	Yes	Capital
Next Financial Year (Year 2)	None yet agreed		Capital
Following Financial Year (Year 3)	None yet agreed		Capital

**Other financial information relevant to the Recommendation/Decision**

None.

**Cross-Council Implications**

The Health and Wellbeing Board Sub Committee will act as a Programme Board to manage the planning of local primary care infrastructure across the Borough up to 2026. The Sub-committee will therefore make recommendations for future S106 and CIL capital payments to secure the new or improved facilities required.

Other infrastructure delivery mechanisms within the Borough (e.g. the Sustainable Communities Implementation Working Group) should have clear sight of the recommendations for S106 and CIL funding made by the Health and Wellbeing Board Sub Committee, to ensure strategic fit.

**List of Background Papers**

Terms of Reference of Health and Wellbeing Board Sub Committee  
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