

Agenda Item 7.

| | |
|-----------------------------|---|
| TITLE | Section 106 payment to Wokingham Medical Centre |
| FOR CONSIDERATION BY | Health and Wellbeing Sub Committee on 16 November 2015 |
| WARD: | Emmbrook, Evendons; Norreys; Westcott; and Wokingham Without, directly, and all other wards indirectly. |
| DIRECTOR: | 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 pace 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

| | |
|---|---|
| Contact: Darrell Gale | Service: Public Health |
| Telephone No: (0118) 908 8293 | Email: Darrell.gale@wokingham.gov.uk |
| Date 6 th November 2015 | Version No: 1 |

Appendix 1

Tel: (0118) 974 6479 (Direct Line)
Email: 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**

| |
|------------------------------------|
| Development & Regeneration Service |
| Development Management Team |
| P.O. Box 157 |
| Shute End, Wokingham |
| Berkshire RG40 1WR |
| Tel: (0118) 974 6000 |
| Fax: (0118) 974 6484 |
| Minicom No: (0118) 974 6991 |
| DX: 33506 - Wokingham |

Dear Vipin,

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

This page is intentionally left blank