

GRANTS DETERMINATION (CABINET) SUB- COMMITTEE

2ND SUPPLEMENTARY AGENDA

MAYOR

Mayor John Biggs

MEMBERS

Councillor Sirajul Islam	(Statutory Deputy Mayor and Cabinet Member for Housing)
Councillor Denise Jones	(Cabinet Member for Health & Adult Services)
Councillor Asma Begum	(Cabinet Member for Community Safety)

Deputies:

Councillor Abdul Mukit MBE	(Cabinet Member for Culture and Youth)
Councillor David Edgar	(Cabinet Member for Resources)
Councillor Amina Ali	(Cabinet Member for Environment)

[The quorum for the meeting is 3 Members]

MEETING DETAILS

Tuesday, 13 March 2018 at 5.00 p.m.
**Council Chamber, 1st Floor, Town Hall, Mulberry Place, London, E14
2BG**

The meeting is open to the public to attend.

Further Information

The public are welcome to attend meetings of the Grants Determination Sub-Committee.

Contact for further enquiries:

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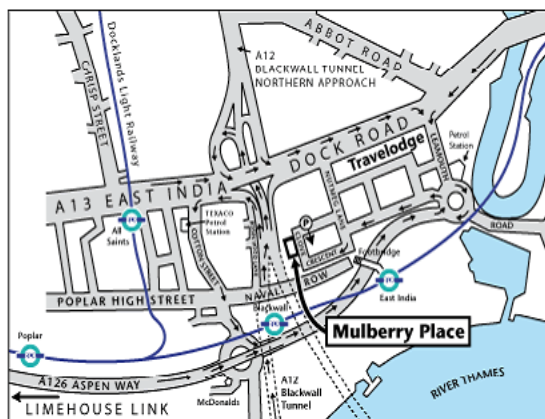
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6 .1 Goodman's Fields NHS Provision - Committee Grant

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Cabinet Decision – Grants Determination Sub-Committee 13 March 2018	 TOWER HAMLETS
Report of: Denise Radley, Corporate Director, Health, Adults and Community	Classification: Unrestricted
Goodman’s field: Approval of the Allocation of S106 and CIL Funding, totalling £ 4,824,474.	

Originating Officer(s)	Matthew Phelan, Healthy Environments Programme Lead, Public Health
Wards affected	Goodman’s Fields: Shadwell, Stepney Green and Whitechapel Wards
Key Decision?	Yes
Community Plan Theme	A healthy and supportive community

Addendum

Following attending scrutiny of 8 March 2018, the following additional material was requested from the report.

3. Details of the Report

3.2 Clarification on what community health services mean.

Community health services provide a wide range of care, from supporting patients to manage long-term conditions, to treating those who are seriously ill with complex conditions. Teams of nurses and therapists coordinate care, working with professions including GPs and social care workers. Additionally community health provides preventative and health improvement services, often with partners from local government and the third sector.

The majority of these services are commissioned by Tower Hamlets Clinical Commissioning Group (CCG), but additional examples include the council’s smoking cessation services, sexual health services or Fit 4 Life weight management services, all commissioned by Tower Hamlets Public Health team.

3.7 Clarification on what elements of the build are eligible for VAT payment.

With regards to VAT liabilities for this project, the CCG has received advice from Bauer VAT Consultants Ltd, as follows: Whereas ‘normal businesses’ are entitled to recover VAT on goods/services used in the course of business, the NHS is severely restricted on precisely what services it is able to recover VAT on; the specifics of

which are included in the COS guidance. To give some context, local authorities, under the Section 33 of the VAT Act 1994, are unrestricted on VAT recovery, however the NHS are dictated by different Section 41 (Contracted Out Services) and face restrictions on what they are entitled to recover VAT on. In conjunction with the COS Guidance, the NHS must have an 'in-house-ability' to conduct the services; an example where this would not occur would be on statutory building inspections, the NHS could not conduct this service in-house therefore they would be unable to recover the VAT on the inspection. Taking account of further advice received from Quantity Surveyors, Currie & Brown Holdings Ltd, we estimate that 3.58% of the total project cost will be VAT recoverable. A sum equivalent to this percentage has been deducted from the estimated VAT total in Table 4 above.

3.9 NHS Property Services will lead the development on behalf of Tower hamlets CCG.

Section 106/CIL Context

5.9 Section 106 (S106) of the Town and Country Planning Act 1990 allows a Local Planning Authority (LPA) to enter into a legally-binding agreement or planning obligation with a developer over a related issue. Planning Obligations/S106 agreements are legal agreements negotiated between a LPA and a developer, with the intention of making acceptable development which would otherwise be unacceptable in planning terms.

5.10 CIL is a £ per square metre charge on most new development. In April 2015, the council adopted its own CIL Charging Schedule. CIL must be spent on the provision, improvement, replacement, operation or maintenance of infrastructure, where a specific project or type of project is set out in the Council's Regulation 123 List.

5.11 On the 5th January 2016, the Mayor in Cabinet agreed the implementation of a new Infrastructure Delivery Framework which will help ensure the process concerning the approval and funding of infrastructure using CIL/S106 will be appropriately informed and transparent.

S106

5.12 Section 106 (S106) of the Town and Country Planning Act 1990 allows a LPA to enter into a legally-binding agreement or planning obligation with a developer over a related issue. Planning Obligations/S106 agreements are legal agreements negotiated, between a LPA and a developer, with the intention of making acceptable development which would otherwise be unacceptable in planning terms.

5.13 This S106 PID is part of the Tower Hamlets Council S106 Delivery Portfolio and is aligned with the agreed Heads of Terms (HoT) for the Deed creating Planning Obligations and undertakings for the developments in the table below

PA number	Site	Expiry date comment	Expiry date	Funding Requirement	Amount Received	Amount applied to project
PA/11/03388	25-77 Knapp road	10 years from date of practical completion of the whole development	TBC	provision of additional health facilities	£8,611.00	2,033.79
PA/08/00305	Former Bishops Challoner School, Christian St	No expiry date mentioned		Health facilities within the vicinity of the development **	300,417.00	300,417.00
PA/11/01120	Land bounded by Limehouse Cut and St Annes Row	10 years from date of payment	03/06/2025	mitigate the demand of the additional population on healthcare facilities	£591,578.46	£94,899
PA/10/01481	60 Commercial Road	no expiry date		additional healthcare facilities in the Whitechapel wards area and/or shadwell ward area	184,859.96	184,859.96
PA/13/00862	213-217 Bow Common Road	expended or committed within 10 years from date of practical completion	TBC	towards the provision of additional health facilities	56,262.37	56,262.37
PA/14/02607	Barchester Street	All or any part of the financial contributions paid for the purposes specified within FIVE years of payment or SEVEN years in the case of sums which the council is under a binding contractual obligation to pay at the expiration of the said five years which have not been expended at	08/11/2022	provision and or improvement of health care and well being facilities in the borough	171,291.00	171,291.00

		that date.				
PA/14/01428	Meridian Gate, Marsh Wall	in the event that all or part of any financial contribution has not been expended (or committed for expenditure) within 5 years from the date upon which it is paid, to repay the unexpended balance of such contribution (or any part not already committed)	13/12/2022	towards health facilities within the Council's administrative areas.	519,720.09	519,720.09
Total						£1,329,483.21

Background documents – Equalities Impact Assessment

Stage 1A – Overview of the proposal

This project proposes to relocate the Whitechapel and City Wellbeing GP practices from their existing under-sized premises to a new health centre within the Goodman's Fields development at Aldgate. The new Goodman's Fields Health Centre will provide the increased capacity needed to mitigate the impact of population growth in the South West Locality of Tower Hamlets.

This project will have borough-wide benefits. Collectively the current registered patient lists of both 'City Wellbeing Practice' and 'Whitechapel Practice' patient lists total in excess of £15.8k in the Whitechapel ward alone. A further 3.2k patients are registered from Shadwell and 891 from Stepney Green and a further 2081 patients registered across 17 other wards. The new facility will allow patients to access a wider range of community and specialist health services that will be provided from the site.

Linked Reports, Appendices and Background Documents

Linked Report

- NONE

Appendices

- NONE

Background Documents

- Goodman's Fields Equalities Analysis

Officer contact details for documents:Author

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EQUALITY ANALYSIS QUALITY ASSURANCE CHECKLIST

<p>Name of 'proposal' and how has it been implemented (proposal can be a policy, service, function, strategy, project, procedure, restructure/savings proposal)</p>	<p>Maximising Health Infrastructure – Goodman's Fields Health Centre proposals for the relocation of the Whitechapel and City Wellbeing GP practices from their existing under-sized premises to a new health centre within the Goodman's Fields development at Aldgate.</p>
<p>Directorate / Service</p>	<p>Public Health</p>
<p>Lead Officer</p>	<p>Matthew Phelan</p>
<p>Signed Off By (inc date)</p>	<p>Abigail Knight</p>
<p>Summary – to be completed at the end of completing the QA (using Appendix A)</p>	<p>Example</p> <p> Proceed with implementation</p> <p>According to the 2011 census, 59% of the people living in this ward are BME, the proportion of socially rented households is almost double the London average and 13% of the population are classed as long term unemployed.</p> <p>Health inequalities research over the past decade has strongly indicated that low income and ethnic minority households are significantly more likely to experience poorer health outcomes. The Goodman's Fields Health Centre will therefore be increasing health service availability in a location of appropriate need.</p>

	<p>The Goodman's Fields Health Centre will be fully compliant with the requirements and philosophy of the 2010 Equality Act and the Disability Equality Duty contained within the Disability Discrimination Act. All referenced standards and planning guidance within these documents will be adhered to.</p> <p>I would therefore suggest that this project meet the criteria of the Public Equality Duty contained within the Equality Act 2010</p>
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Stage	Checklist Area / Question	Yes / No / Unsure	Comment (If the answer is no/unsure, please ask the question to the SPP Service Manager or nominated equality lead to clarify)
1	Overview of Proposal		
a	Are the outcomes of the proposals clear?	Yes	<p>This project proposes to relocate the Whitechapel and City Wellbeing GP practices from their existing under-sized premises to a new health centre within the Goodman's Fields development at Aldgate. The new Goodman's Fields Health Centre will provide the increased capacity needed to mitigate the impact of population growth in the South West Locality of Tower Hamlets.</p> <p>This project will have boroughwide benefits. Collectively the current registered patient lists of both 'City Wellbeing Practice' and 'Whitechapel Practice' Patient lists total in excess of £15.8k in the Whitechapel ward alone. A further 3.2k patients are registered from Shadwell and 891 from Stepney Green and a further 2081 patients registered across 17 other wards. The new facility will allow patients to access a wider range of community and specialist health services that will be provided from the site.</p>

b	Is it clear who will be or is likely to be affected by what is being proposed (inc service users and staff)? Is there information about the equality profile of those affected?	Yes	<p>The new Goodman's Fields Health Centre will provide the increased capacity needed to mitigate the impact of population growth in the South West Locality of Tower Hamlets</p> <p>This project will:</p> <ul style="list-style-type: none"> • deliver a new, fully equipped modern health facility with 24 clinical rooms in the South West Locality • deliver new health infrastructure with capacity for up to 25,000 registered patients • provide 50,400 new patient appointment slots in the North-East Locality, based on a utilisation rate of 60% • upgrade ICT and medical equipment to allow patients to take more control of their care and to allow more patient monitoring to be undertaken within primary care • enable an expansion of the primary care workforce in the South West Locality, equivalent to 1 GP per 1,800 new patients and associated support staff
2 Monitoring / Collecting Evidence / Data and Consultation			
a	Is there reliable qualitative and quantitative data to support claims made about impacts?	Yes	NHS Tower Hamlets Clinical Commissioning Group has developed a model with clinicians to enable projection of future demand for primary care services. The modelling exercise, which takes account of population growth and planned shifts in outpatient activity from hospital to primary care, has identified a requirement for the provision of seven additional clinical rooms in primary care to meet demand within the South West Locality by 2021/22.
	Is there sufficient evidence of local/regional/national research that can inform the analysis?	Yes	See above.
b	Has a reasonable attempt been made to ensure relevant knowledge and expertise (people, teams and	Yes	Significant local engagement has taken place on maximising healthcare infrastructure:

	partners) have been involved in the analysis?		<p>The Improving Health and Well Being Strategy, first developed in 2006 and refreshed in 2010 and 2012, sets out an ambitious programme to improve and develop local services and underpins the borough's vision to improve the quality of life for everyone who grows up, lives and works in Tower Hamlets.</p> <p>Furthermore, the NHS Tower Hamlets CCG Estates Strategy identifies a requirement to development new facilities in the South-East Locality to meet future demand for primary care services.</p>
c	Is there clear evidence of consultation with stakeholders and users from groups affected by the proposal?	Yes	<p>The Goodman's Field Project Board is in the process of developing a communications strategy that will aim to:</p> <ul style="list-style-type: none"> • provide clear, consistent information to stakeholders at key stages of the project • issue and publish the key messages to patients and key stakeholders • ensure that the parties delivering the project are aware of their communications responsibilities • raise awareness of the project via the local media • ensure patients and key stakeholders of Whitechapel Health and City Wellbeing practices are fully informed in a timely manner about the arrangements for the relocation to the new premises at Goodman's Fields.
3	Assessing Impact and Analysis		
a	Are there clear links between the sources of evidence (information, data etc) and the interpretation of impact amongst the nine protected characteristics?	Yes	A review of evidence was undertaken and twenty healthcare projects were identified in the current Infrastructure Delivery Plan (2016) to help meet the need for primary healthcare facilities in the borough. This includes the development of a new health facility at Goodman's Fields.
b	Is there a clear understanding of the way in which proposals applied in the same way can have unequal	Yes	See above.

	impact on different groups?		
4	Mitigation and Improvement Action Plan		
a	Is there an agreed action plan?	Yes	See the attached PID.
b	Have alternative options been explored	No	<p>As the 'The City Wellbeing Practice' operating at full capacity and 'The Whitechapel Practice' nearing full capacity, failure to deliver this development would create a potential risk of insufficient primary care capacity being available to meet demand for primary care services in the South West Locality of Tower Hamlets, resulting in reduced access, longer waiting times, and an increase in the volume of avoidable attendances at accident and emergency.</p> <p>Therefore the risk of missing the opportunity to support this PID would far outway the impact to the local resident's wellbeing.</p>
5	Quality Assurance and Monitoring		
a	Are there arrangements in place to review or audit the implementation of the proposal?	Yes	<p>The Project will be managed by NHS Tower Hamlets Clinical Commissioning Group who have established robust programme management arrangements to ensure consistent design and completion of S106 healthcare infrastructure schemes within the required programme and budget parameters.</p> <p>The Project Board will manage project delivery against programme milestones and the benefits realised against project objectives and the benefits sought. Project evaluation will be an integral part of the overall project management, contract management and commissioning processes.</p> <p>Public Health who sponsor this project are members of the programme board that oversee the NHS Health Infrastructure Programme.</p>

b	Is it clear how the progress will be monitored to track impact across the protected characteristics??	Yes	<p>The Goodman's Fields Health Centre will be fully compliant with the requirements and philosophy of the 2010 Equality Act and the Disability Equality Duty contained within the Disability Discrimination Act. All referenced standards and planning guidance within these documents will be adhered to.</p> <p>However, if services users experience is impacted, monitoring will take place through the NHS complaints procedure.</p>
6 Reporting Outcomes and Action Plan			
a	Does the executive summary contain sufficient information on the key findings arising from the assessment?	Yes	