


Cabinet Decision – Grants Determination Sub-Committee 3rd JULY 2019	 TOWER HAMLETS
Report of: Denise Radley, Corporate Director, Health, Adults and Community	Classification: Unrestricted
Aberfeldy WellOne: Approval of the Allocation of S106 totalling £500K	

Originating Officer(s)	Matthew Quin, Healthy Environments Programme Lead, Public Health
Wards affected	Lansbury, Limehouse, Poplar and Blackwall & Cubitt Town Wards
Key Decision?	Yes
Community Plan Theme	Better Health and Wellbeing

Executive Summary:

This report relates to the grant of up to £500k to Poplar Harca to develop the integrated health and wellbeing facility at Aberfeldy Village. The development will improve the facility by creating a community wellbeing space for use by local user groups and visitors brought to the site and those who are using the new modern, fit for purpose health centre.

The vision of the development is driven by the aspiration of Tower Hamlets Together partners to go beyond the provision of health services and provide a space which helps people address the wider range of issues impacting on their health and wellbeing in a way that is shaped and developed around their needs and preferences.

This aligns with principles of the NHS Long Term plan for people to have more control over their health, to have access to integrated services and be supported to link to local assets and services (eg through social prescribing).

Health and wellness is at the core of WellOne. In an area of high deprivation, historically poor health outcomes, rapid population growth and changing demography, the facility will provide modern, integrated health, wellbeing and community services. It will be a setting for community support, empowerment and connection to promote health and wellbeing and these are the core values driving the ambitions of the project.

Special Circumstances Justifying Urgent Consideration

It has not been possible to provide 5 clear days' notice of this report due to reasons set out in the legal comments (see section 5.5). Specifically, 'at the current time the

Council has not completed the process of identifying the appropriate developments from which the relevant S.106 monies may be drawn. However, due to the reporting process timescales the request for the delegation to enter into the appropriate grant agreement is proceeding at this point. The committee should note that this decision cannot be made until such time as the use of s.106 funds has been approved in accordance with recommendation 2.

Nevertheless it is recommended that the report be considered because the next meeting of the Grants Determination Sub-Committee is in September and delaying until then would have significant impact on the progression of a major programme.

Recommendations:

The Grants Determination Sub-Committee is recommended to:

1. Approve the grant funding of £500k to Poplar Harca to fit out the community space to complement the integrated health and wellbeing facility, Aberfeldy WellOne subject to the approval of the Corporate Director Resources that the S.106 funds can be released for this purpose in accordance with the relevant S.106 agreement(s).
2. Authorise the Corporate Director Health Adults and Community to enter into all agreements and other documents to give effect to the grant following the approval that the relevant S.106 funds can be released in line with recommendation 1.

1. REASONS FOR THE DECISIONS

- 1.1 Tower Hamlets is one of the most deprived boroughs in the country and the population is expected to reach nearly 315,000 by 2020¹. Both NHS Tower Hamlets Commissioning Strategic Plan 2012 - 2015 and the Tower Hamlets 2016 - 2020 Health and Wellbeing Strategy highlight the development of health premises and the refurbishment of facilities as key to supporting both the integration and localisation of services linked with local area partnerships. The commissioning strategic plan describes the course of action to improve health outcomes for the local population and has a commitment to improve the quality of life for everyone in the borough by working in partnership with key stakeholders.
- 1.2 Rapid population growth, stimulated by new development in the borough, is driving increased demand for health and care provision in areas of high growth. The proposed new health and community facilities will help build the extra capacity required to meet the increasing demand for primary care, social care and community care in the area.

¹ GLA Population Project, 2014 round , Short Term Trend

- 1.3 Poplar Harca has been working in partnership with Tower Hamlets Clinical Commissioning Group, the Aberfeldy Practice and the London Borough of Tower Hamlets for a number of years to realise the WellOne vision in partnership with the community.
- 1.4 Meeting the needs of the community has been at the heart of the development of WellOne and the following reports published between 2015 – 2017 outlined key insights into establishing an integrated Health and Wellness centre. The reports are as follows:
 - Community Consultation on Health and Happiness (2017)
 - Community Consultation Report (2015)
 - Vision & Values Workshops (April 2015)

2. ALTERNATIVE OPTIONS

- Do nothing: Continuing development in Tower Hamlets and the resulting increase in population is increasing the demand on existing Primary Care Social Care and Community Care facilities and infrastructure. A failure to progress schemes such as this will lead to an overall decrease in availability and quality of the services to the population which would be an undesirable effect of regeneration in the Borough. The effect of doing nothing will: Lose necessary additional space for community provision
- Reduce the opportunity to promote health and wellbeing activities within Aberfeldy Village and the area which would be served by the centre
- Lose necessary additional space for health and health care professionals to engage with vulnerable residents
- Lose the ability to improve employment opportunities for local residents

3. Aberfeldy WellOne

- 3.1 The Aberfeldy WellOne vision is a shared approach to health, wellbeing and community services. It has been designed to enhance health improvement and reduce health inequalities of a growing and changing population.
- 3.2 Delivery of the vision will drive the planning and implementation of services, operations, building design and fit-out of the Aberfeldy New Village development. Within this space, the community will have a new state of the art health centre, new community hub and a café which will occupy the ground and first floor with a gross internal area of 1,366 m².
- 3.3 The heart of this programme is to better coordinate primary healthcare services, alongside social care, public health and community health services. The aim is to seek to improve both physical and mental health, It will also reduce isolation and connect people and cultures and seek other contributory

factors which impact on physical and mental health. The facility will also support children, young people and their families.

3.4 This proposal focusses on the part of the Wellone project which is the fit-out of an additional community space necessary to provide the community element of the WellOne vision.

3.5 This space will be an important part of the integrated centre, creating a hub for the community to meet and local health and community based user groups to use. This will promote wellbeing, facilitate community connectedness and reduce social isolation as part of the overall health offering available at the new facility.

3.9 The space will host various health and wellness sessions for local people and volunteers together with NHS staff to build a powerful collective to support local people. Evenings will see the space utilised for various adult education classes and other wellness and community activities and form part of the WellOne Community Programme. When required, the whole space will be able to be transformed for larger community and cultural events.

3.11 The intention will be to grow the programme with a strategically phased approach with an emphasis on quality and engagement. Activities proposed include:

- Employment support and skills development
- Advice and guidance
- Apprenticeships and enterprise development
- Talking therapies and mental health group sessions
- Sport, fitness and dance
- Children and young people
- Social networks and groups
- Complementary therapies and wellness activities (e.g. yoga, Tai Chi, reflexology)
- An LGBT parents group
- A gardening group
- Workplace club with creche

3.12

Poplar Harca is purchasing the leasehold of the health centre, community hub and café and therefore all will be owned by Poplar Harca over the term lease of 150 years.

Key Milestones	Owner	Date
Design completed	Poplar HARCA	June-19
Contractors appointed	Poplar HARCA	August-19
Contractors Start on site	Poplar HARCA	Sept-19
Contractors end on site	Poplar HARCA	June-20
Commissioning process start in conjunction with the Aberfeldy Practice/NHS commissioning process	Poplar HARCA	Jul-20
Facilities open to Public	Poplar HARCA	Oct-20
Project final account	Poplar HARCA	Mar-21

- 3.14 The project will be overseen by the WellOne Project Board which meets fortnightly. The Project Board consists of the Aberfeldy Practice, Poplar Harca, Tower Hamlets CCG, East London Foundation Trust (the delivery agency for the health centre), representatives from Poplar Harca's Development team and commissioned professional services. Public Health have been invited to sit on the project board to represent LBTH.
- 3.15 The funding will only be released to Poplar Harca once confirmation is received that the works have been satisfactorily completed. Public Health, as sponsor, will lead on reporting arrangements for this project through the monthly 'Health, Adults and Communities Capital Delivery Board'. Poplar Harca will report utilising capital reporting processes and protocols. Public Health will be invited to be a member of the WellOne Project Board as project sponsor.

4. COMMENTS OF THE CHIEF FINANCE OFFICER

- 4.1 The committee is requested to approve the release of up to £500,000 of section 106 / CIL grant funding to Poplar Harca, to fit out the community space and café as part of the integrated health and wellbeing facility developed within Aberfeldy Village.
- 4.2 Currently the Council has not completed the process of identifying the appropriate developments from which relevant section 106 funding can be used.
- 4.3 In addition to the identification of relevant section 106 funding, further financial due diligence of the business plan and potential state aid implications of the grant given the commercial nature of the café need to be undertaken. Once these conditions are satisfied approval of the Corporate Director Resources can be sought.
- 4.4 Following completion of the above activities, due to the reporting timescales in place, the report recommends authorising the Corporate Director Health Adults and Community to enter into all agreements and other documents to give effect to the grant following the approval that the relevant section 106 funds can be released. Funds will only be released to Poplar Harca on confirmation that works have been satisfactorily completed.
- 4.5 The community space and café will be operated by Poplar Harca in partnership with an experienced independent operator. A business plan for the operation of the café has been produced by Poplar Harca and reviewed by the Finance Team at the Council. Additional information around assumed activity levels has been provided and reviewed, and assurances provided around plans in place to control costs in line with sales. Gross margin for the café is in-line with industry standards. A theoretical rent figure for the café (estimated at £12,000 in year 1 of operation) will be used to partially fund the WellOne Programme Manager and planned community activities. This

requires further investigation to understand the potential state aid implications of this arrangement given the commerciality aspect.

- 4.6 A partnership agreement has been developed by the council's legal team and Poplar Harca to support the grant funding, setting out the terms of the grant, termination conditions and contract monitoring requirements. The partnership agreement clearly sets out that Poplar Harca must "use reasonable endeavours to operate and sustain the Community Café as a going concern, for the duration of the term, at all times". This provides further assurance
- 4.7 Further conditions relating to the pay back of grant funding in relation to tangible assets (such as catering equipment) if the community café can no longer be sustained as a going concern will be included in the partnership agreement before the grant documentation is finalised.

5. LEGAL COMMENTS

- 5.1 The Council has the legal power to make the grant as referred to in this report subject to the appropriate funds being made available.
- 5.2 The Council has the legal function "to take such steps as it considers appropriate for improving the health of the people in its area" as conferred by S.2B of the National Health Services Act 2006. As such the making of this grant will contribute to fulfilling this legal obligation.
- 5.3 The Council has a duty to ensure that all the money it spends (including money granted to third parties) achieves Best Value. This grant is subject to a rigorous monitoring process and the grant is not to be paid out until such time as the relevant works have been satisfactorily completed. Also, the Council is represented on the project board which has overall management of the project and the expenditure of the grant. This will significantly assist the Council in fulfilling this duty.
- 5.4 The payment of the grant is supported by a funding agreement, the terms of which allow for the Council to monitor and control the expenditure of the grant money in order to ensure that the money is only used for the purposes for which it has been granted.
- 5.5 At the current time the Council has not completed the process of identifying the appropriate developments from which the relevant S.106 monies may be drawn. However, due to the reporting process timescales the request for the delegation to enter into the appropriate grant agreement is proceeding at this point. The committee should note that this decision cannot be made until such time as the use of s.106 funds has been approved in accordance with recommendation 2.
- 5.6 As part of the public sector equality duty the Council is required to "advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it". Many people who will use the facility will be people who may be properly described as having a protected

characteristic and therefore the making of this grant will assist the COuncil to comply with this duty. .

6. ONE TOWER HAMLETS CONSIDERATIONS

6.1 An Equalities Analysis Initial Screening exercise was undertaken: it was agreed that this project will not adversely affect people with protected characteristics. New infrastructure for health and wellbeing services will provide additional resources for LBTH in partnership with Health and Community providers to tackle health inequalities and improve health outcomes for our residents.

6.2 The Health centre and community space will be fully compliant with philosophy of the 2010 Equalities Act. All referenced standards and planning guidance will be adhered to.

7. BEST VALUE (BV) IMPLICATIONS

7.1 The delivery of this project ensures the Council meets its S106 obligations and spends funds in accordance with the agreement. S106 funds have been identified in health and communities allocations.

8. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

8.1 There are no implications.

9. RISK MANAGEMENT IMPLICATIONS

9.1 There is a risk that if the project is not approved, the benefits identified for the project relating to integration of health and wellbeing facilities and maximising the role of community health alongside primary and social care would not be realised.

9.2 In addition if this is not approved then as it is proposing the delivery of works in accordance with S106 requirements then there is a risk of non-fulfilment of S106 requirements, particularly those which are time sensitive.

10. CRIME AND DISORDER REDUCTION IMPLICATIONS

10.1 There are no crime or disorder implications.

11. SAFEGUARDING IMPLICATIONS

11.1 There are no safeguarding implications

Linked Reports, Appendices and Background Documents

Linked Report

Appendices

- **NONE**

Background Documents

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