

# Environment and Sustainability (E&S) Committee



23<sup>rd</sup> January 2024

<b>Title</b>	Approval of Community Infrastructure Levy (CIL) funding – Various
<b>Purpose of the report</b>	To make a decision
<b>Report Author</b>	Joanna Ghazaleh – Infrastructure Delivery Coordinator Ann Biggs – Service Lead for Strategic Planning and Enterprise
<b>Ward(s) Affected</b>	All Wards
<b>Exempt</b>	No
<b>Exemption Reason</b>	N/A
<b>Corporate Priority</b>	Community
<b>Recommendations</b>	<p><b>Committee is asked to:</b></p> <p>Following consideration by the CIL Task Group, the following schemes are recommended to the E&amp;S Committee for approval. The E&amp;S Committee is asked to approve CIL funding for the following;</p> <ul style="list-style-type: none"> <li>• Visit Staines / Surrey Police – Installation of 3 Automatic Number Plate Recognition (ANPR) Cameras £43,189.04 (inc VAT)</li> <li>• Studholme Medical Centre / NHS - Medical Centre Extension £627,061 (inc VAT)</li> </ul>
<b>Reason for Recommendation</b>	The CIL Regulations require the Council to use CIL towards funding the provision, improvement, replacement, operation or maintenance of infrastructure required to support the development of its area. The above applications have been considered in context of existing and upcoming development within Spelthorne. The above schemes meet the general criteria to be considered for CIL funding, and following consideration by the CIL Task Group, it is recommended funding is granted.

## 1. Summary of the report

What is the situation	Why we want to do something
<ul style="list-style-type: none"> <li>Following consideration by the CIL Task Group, two infrastructure schemes are being recommended to the E&amp;S Committee to be granted CIL funding.</li> </ul>	<ul style="list-style-type: none"> <li>The Council is required to allocate CIL funding to infrastructure projects required to support growth in the area. Two infrastructure providers have submitted applications for CIL funding.</li> </ul>
This is what we want to do about it	These are the next steps
<ul style="list-style-type: none"> <li>Approve CIL funding towards these schemes which have already been reviewed by the CIL Task Group. This will improve infrastructure in the Borough, as well as ensure the Council is utilising CIL funding as required.</li> </ul>	<ul style="list-style-type: none"> <li>Approve CIL funding. Both applicants are then required to enter into a funding / legal agreement with the Council to ensure the CIL funding is used as required.</li> </ul>

- 1.1 The CIL Task Group meets to consider bids for Strategic CIL funding. Bids considered to meet both Spelthorne's strategic objectives, as well as the general CIL criteria, are recommended to the Environment and Sustainability (E&S) Committee for approval. The E&S Committee is the decision-making body with regards to CIL Strategic Funding.
  - 1.2 A bid for the installation of 3 ANPR Cameras was received from Visit Staines (joint with Surrey Police) in the 2022-2023 Strategic CIL bidding cycle. The scheme was considered by the CIL Task Group on the 22nd November 2023. It was decided to recommend this bid for £43,189.04 to the E&S Committee for approval.
  - 1.3 A bid for extension of the Studholme Medical Centre, Ashford, was received directly from the Practice (joint with the NHS) in the 2022-2023 Strategic CIL bidding cycle. The scheme was considered by the CIL Task Group on the 22nd November 2023. It was decided to recommend this bid for £627,061 to the E&S Committee for approval.
- 2. Key issues**
- 2.1 The CIL Regulations require the Council to use CIL towards funding the provision, improvement, replacement, operation or maintenance of infrastructure required to support the development of its area.
  - 2.2 As an evidence base for the upcoming Local Plan, the Infrastructure Delivery Plan (IDP) was published in May 2022. The document details existing, and required infrastructure across the Borough, and highlights existing and/or potential funding gaps.
  - 2.3 The IDP identifies the Borough's infrastructure requirements and is used as a tool to inform how CIL should be allocated, and where S106 obligations should be secured.

- 2.4 Funding toward both policing & healthcare are identified in the IDP as areas where funding gaps exists.
- 2.5 These bids have been considered in context of existing and upcoming development within Spelthorne. The schemes meet the general criteria and are appropriate for CIL funding, therefore it is recommended funding is granted.
- 2.6 The CIL Regulations require CIL funds to be used towards infrastructure essential to support growth. Should funding not be granted towards these schemes, which have been considered to meet the required criteria, there is a risk of the infrastructure needs of Spelthorne not being met, and the Council not using CIL as required by legislation.

### **3. Options analysis and proposal**

#### Visit Staines / Surrey Police – Installation of 3 ANPR Cameras (Appendix A)

- 3.1 This project seeks funding towards the installation of 3 ANPR Cameras in Staines.
- 3.2 This is a joint crime prevention initiative between Visit Staines & Surrey Police. By installing three new ANPR, all entry / exit points to the town centre will be covered.
- 3.3 According to Visit Staines; 'With the development of the town centre, Staines became a hot-spot for small crimes and anti-social behaviour. By installing these three ANPR cameras we will aim to use ANPR technology to help detect, deter and disrupt criminal activity at a local, force, regional and national level.'
- 3.4 The ANPR cameras will be positioned in optimum locations to capture all vehicles going into and out of Staines town centre.
- 3.5 This project is supported by Surrey Police who will be responsible for the ongoing maintenance cost of the cameras.
- 3.6 The CIL Regulations require CIL funds to be used towards infrastructure essential to support growth. Should funding not be granted towards this scheme, which has been considered to meet the required criteria, there is a risk of the infrastructure needs of Spelthorne not being met, and the Council not using CIL as required by legislation.
- 3.7 The total amount of CIL requested for this scheme is £43,189.04 and the scheme is recommended for approval.

#### Studholme Medical Centre / NHS - Medical Centre Extension (Appendix B)

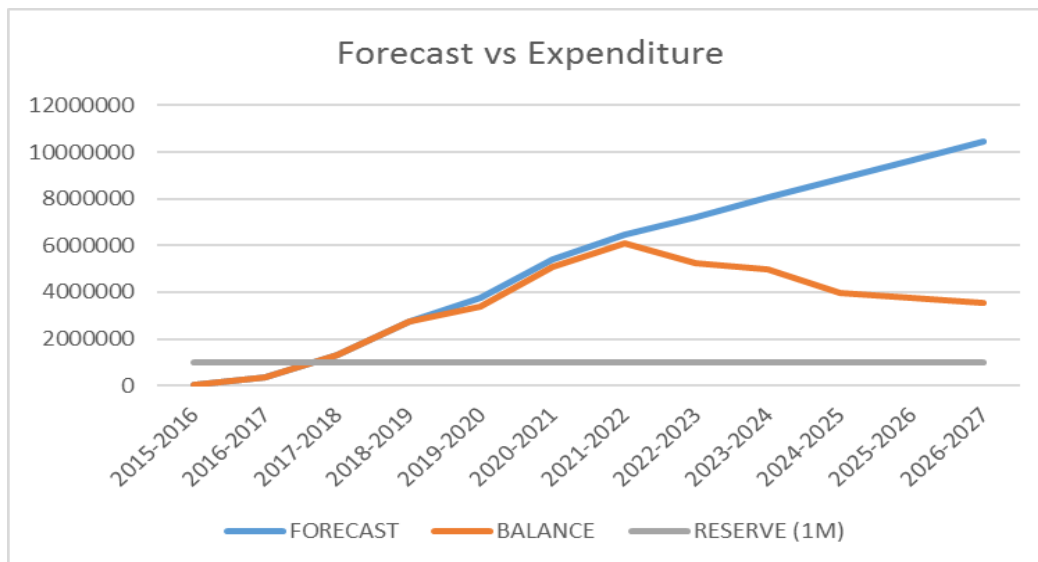
- 3.8 This project seeks funding to extend the ground floor of the existing Studholme Medical Centre to provide a total of 8 new clinical rooms, a clinical pharmacy room and a nurse treatment room with infection control ancillary rooms and patient WC. The total additional space is circa 226m<sup>2</sup> and is developed and designed to future proof the local GP services for the next 10 years.
- 3.9 The Studholme Medical Practice currently employs 50 staff and has a catchment area that spreads across Ashford. The Practice caters for 16,300

registered patients and has seen an increase of 862 newly registered patients in the last 12 months.

- 3.10 These Improvements will enable the Practice to recruit extra staff as part of the multi-disciplinary team. Funding via the NHS expansion scheme will allow the recruitment of two new clinical pharmacists, two practice based paramedics, two mental health practitioners as well as two new Practice based GPs.
- 3.11 These improvements, including the additional staff has the potential to provide an additional 720 appointments per week. Furthermore the nursing room could provide a further 120 nursing appointments per week. The Practice Manager has agreed to providing KPIs to demonstrate the above, which will be included in the Legal Agreement.
- 3.12 Reassurance has been given from the NHS Surrey Heartlands that once expansion is completed, there will be sufficient funding to resource additional GPs and Nurses. Furthermore it should be noted that with increased patient numbers NHS core funding increases proportionally allowing for the provision of staff to support a greater practice list size.
- 3.13 Planning permission (ref 22/01567/FUL) is already in place for this expansion, and the envisioned completion date will be January 2025.
- 3.14 The Studholme Practice manager has made tentative queries regarding staged payments for financing purposes. Please see further information on this point in Section 4 below.
- 3.15 The CIL Regulations require CIL funds to be used towards infrastructure essential to support growth. Should funding not be granted towards this scheme, which has been considered to meet the required criteria, there is a risk of the infrastructure needs of Spelthorne not being met, and the Council not using CIL as required by legislation.
- 3.16 The total amount of CIL requested for this scheme is £627,061 and the scheme is recommended for approval.

#### **4. Financial management comments**

- 4.1 The fundamental purpose of CIL is to support infrastructure required as a result of growth in an area. The schemes recommended above meet these criteria. They are scheme which will benefit the current, and future residents of the Borough.
- 4.2 Should CIL not be committed to these schemes, there is a risk of infrastructure need not being met for the residents of Spelthorne. Furthermore, the Council risks not utilising CIL as required by the Regulations.
- 4.3 Forecasting has been undertaken to ensure the Council has sufficient CIL funds to commit the requested amount of money to each scheme. It has been confirmed that the Council can commit to funding the above schemes whilst maintaining a £1 million reserve.
- 4.4 The following graph demonstrates the £1m reserve being maintained in the event CIL should be committed to the recommended schemes. The orange line shows the balance taking into account CIL commitments and monies already spent.



4.5 Where schemes are only partially reliant on CIL funding, it is understood that the remaining amount has been secured through alternative sources.

4.6 As CIL funding is used towards on capital projects, it is understood any revenue costs have been secured through alternative sources.

4.7 CIL is generally paid on project completion, however it is understood some schemes may require early or 'staged' payments to enable good financial management of the project. The CIL governance arrangements allow some flexibility on this point, accepting written requests for the CIL Task Group and E&S Committee to consider.

4.8 It is understood the Studholme expansion scheme may request staged payments. The amount of CIL requested for this scheme means that staged payments would not have an adverse impact on any other schemes which have been committed CIL funding. Furthermore staged payments would not affect the £1 million reserve.

## 5. Risk management comments

5.1 No comments received.

## 6. Procurement comments

6.1 This report covers the award of CIL money to the two named schemes

6.2 Neither of the schemes referred to require the Council to undertake a procurement. Any ensuing procurement of goods or works will be undertaken by the recipient of the CIL funds.

## 7. Legal comments

7.1 A charging authority must apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area.

7.2 The projects are clearly within the definition of 'infrastructure necessary to support growth'.

7.3 The organisations seeking CIL funding have the legal right to carry out the proposed projects.

7.4 CIL governance arrangements comply with statutory requirements.

## **8. Other considerations**

- 8.1 CIL funding should be used as 'top up' or match funding, as its purpose is to close funding gaps, rather than fund schemes in their entirety. The two schemes under consideration have both sought match-funding and have found CIL to be the most appropriate means of funding the required infrastructure.
- 8.2 CIL spending should not be retained by the Borough. The purpose of CIL is to fund infrastructure essential to support growth of the area. Both Healthcare and Policing have been identified in the IDP as the areas with the largest funding gap, therefore CIL would be appropriate as 'top-up' funding.

## **9. Equality and Diversity**

- 9.1 The schemes recommended for CIL funding would bring a number of benefits with regards to equalities and diversity across the Borough.
- 9.2 The Visit Staines/Surrey Police scheme aims to prevent crime in both Staines and the wider area, therefore building public confidence and providing reassurance of the tackling of crime and improvements to safety in Spelthorne.
- 9.3 The NHS scheme would create enhanced local facilities for the residents of Spelthorne, regardless of their demographic.
- 9.4 By increasing capacity and improving the facilities at Studholme Medical Centre, the number of appointments per week can be significantly increased, therefore benefitting the local community.

## **10. Sustainability/Climate Change Implications**

- 10.1 Both schemes have applied for CIL Funding due to the nature and purpose of the fund, being the provision, improvement, replacement, operation or maintenance of infrastructure required to support the development of its area.
- 10.2 Both Policing and Healthcare were identified in the IDP as areas where a funding gap existed, and therefore developers' contributions may be sought in order to plug identified gaps.
- 10.3 Granting CIL funding to both these projects, that take future population increase in the Borough into account, allows for the provision of essential infrastructure and sustainable growth.

## **11. Timetable for implementation**

- 11.1 If approved, the applicant will be required to enter into a Legal Agreement with the Council. Once the Legal Agreement is signed, the applicant may commence works. The Agreement will include a timeline for completion (set in agreement with the applicant) and will advise on the evidence required for CIL funding to be released.
- 11.2 At the time of application, Visit Staines indicated a completion date of 6 months from the date of funding confirmation.
- 11.3 At the time of application, Studholme GP Practice envisaged a completion date of January 2025.

## **12. Contact**

- 12.1 Ann Biggs, Service Lead for Strategic Planning and Enterprise –

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**Background papers: There are none.**

**Appendices:**

**Appendix A – Visit Staines CIL Application Form**

**Appendix B – Studholme GP Practice Application Form**