

COMMUNITY INFRASTRUCTURE LEVY ALLOCATION

Committee: Finance & Assets Committee

Date: 26 November 2020

Author: Director Commercial

[V]

1.0 ISSUE

1.1 To consider the allocation of Community Infrastructure Levy for the expansion of St Marys Practice, Ely.

2.0 RECOMMENDATION(S)

2.1 Members are requested to approve the allocation of £750,000 for the expansion of St Marys Practice, Ely as set out in 4.2 of this report.

3.0 BACKGROUND/OPTIONS

3.1 Members may recall that there are specific arrangements in place from Community Infrastructure Levy (CIL) receipts arising from the North Ely Development. Over the lifetime of the North Ely development the CIL receipts will be approximately £10.25 million which has been apportioned as follows:

Project	Allocation
Children’s Centre	£79,083
Littleport Schools	£3,463,856
Health	£1,813,786
District Leisure Centre	£2,500,000
Country Park	£622,868
Meaningful Proportion	£1,531,012
Admin	£234,832

3.2 This report focuses on a request to release an allocation from the ‘Health’ element of the approved apportionment.

3.3 For many years the Council has worked with key stakeholders to improve the availability of GP provision in Ely. The North Ely development has consent for 2,000 dwellings with approximately 500 of these dwelling already being delivered. This growth places significant burden on the current GP provision in Ely.

3.4 The demand on St Marys Practice continues to increase and it is becoming more and more difficult for them to deal with the demand on their services without needing to expand. They have submitted a planning application for the

expansion of their practice that will enable them to continue to accommodate this level of growth in Ely.

The expansion project will cost approximately £3.11 million to deliver.

- 3.5 St Marys Practice has been working with various key stakeholders; the Council, NHS Clinical Commissioning Group, etc. to bring the expansion project to fruition. The funding structure requires 34% of the project costs to be borne by the practice with the remaining 66% being met by public funds. **If** approved by all the relevant stakeholders, who all need to go through their own decision - making processes, the £3.11 million expansion project would be funded by the practice, NHS Cambridgeshire & Peterborough and East Cambridgeshire District Council. The Council's contribution will count towards the public fund element, i.e. the 66%, the practice will with required to meet the 34% from their own investment.

4.0 ARGUMENTS/CONCLUSIONS

- 4.1 The Council has apportioned £1,813,786 for health improvement serving the North Ely Development which means that this money can only be spent on projects that improve health projects that benefit the North Ely Development. CIL funds cannot be used to support revenue projects, only physical infrastructure.

- 4.2 It is recommended that £750,000 is formally allocated to the expansion of St Marys Practice, subject to the following conditions:

- St Marys Practice secures planning permission for the expansion of the practice;
- Evidence that NHS Cambridgeshire & Peterborough is providing funding for the project;
- St Marys Practice agrees to enter into a funding agreement with the Council which will detail the evidence that needs to be submitted at various stages to reassure the Council that the £750,000 is being utilised for the capital costs; and
- Agree that in the event that the building ceases to be used as a GP practice within 15 years of receiving funds from the Council that it will repay the £750,000 to the Council.

5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT/CARBON IMPACT ASSESSMENT

- 5.1 The £750,000 can be met within the existing apportionment and availability of CIL funds.

6.0 APPENDICES

6.1 None

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer</u>
None	The Grange, Ely	Emma Grima Director Commercial (01353) 616960 E-mail: emma.grima@eastcambs.gov.uk