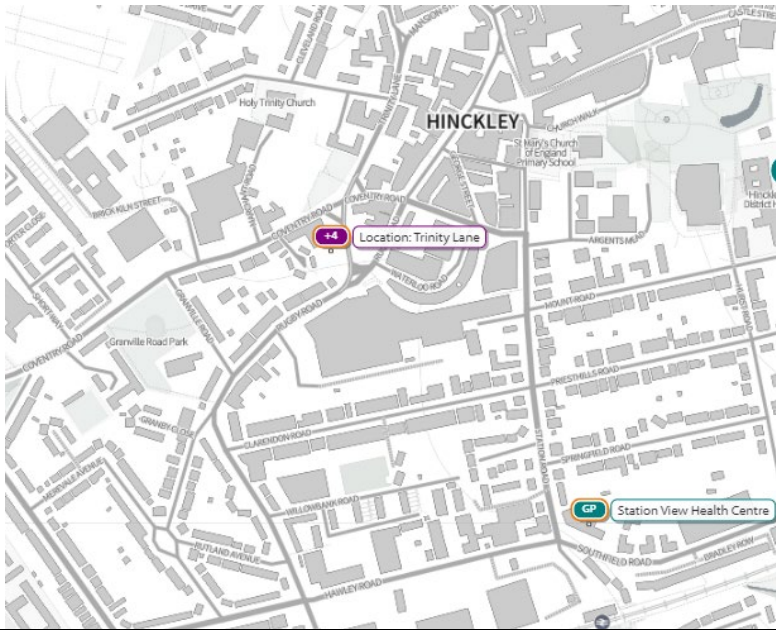


**Leicester, Leicestershire & Rutland Integrated Care Board to
Hinckley and Bosworth Borough Council**

Development REF: **23/01182/FUL**
Response Date: **15/11/24**

Impact of new development on healthcare services	We acknowledge your letter for the above development which identifies a proposed housing development of 40 dwellings. We note that based on census data 2021, a household averages 1.5 patients per flat dwelling. The housing development will result in a minimum population increase of 60 patients. Housing developments are known to put additional pressure on healthcare infrastructure and their requirements based in Primary, Community and Secondary Care facilities. To ensure that the health and well-being of the local community is protected, S106 funding is essential to help mitigate/support the needs arising from an increase in population and is used towards increasing access to these services.
Existing local GP provision affected by growth and therefore directly related to the housing development	 The map shows the area around Hinckley, Leicestershire. A red pin marks the 'Location: Trinity Lane' near the intersection of LONDON ROAD and WATERSIDE ROAD. Other landmarks include Holy Trinity Church, St Mary's Church of England Primary School, and the Station View Health Centre (marked with a GP icon) located further south near SOUTHFIELD ROAD and BRADLEY ROAD. The map also shows various residential streets and green spaces like Granville Road Park.

Commissioner comment on proposed provision of health care requirement	GP Practices are contracted to provide healthcare provision for its registered patients. A practice is not able to refuse registration of new patients unless they have gone through a rigorous process and have been given approval to have a ‘closed list’. Such cases are very rare and Leicester, Leicestershire & Rutland have 2 out of 130 practices with a closed list. An increase in patient registrations at a GP surgery requires the practice to proportionately increase their facility to maintain services, in order to support the health needs of their patient list. We are requesting S106 healthcare contributions to support that increase and maintain healthcare services for the area. Due to the length of time applications can take to reach formal approval, and S106 funds agreed and secured, LLR ICB reserve the right to agree at that point as to where the funding is best placed. The Estates team welcome early engagement with the council to ensure the S106 agreement contains the right level of detail.							
S106 Agreement spend criteria/wording	Should funding be secured, LLR ICB would like to request that funding is allocated: For the use at any of the named GP Surgeries, and or to develop alternative Primary/Community healthcare infrastructure that will be directly impacted due to the increase in population linked to this housing development.							
S106 Health care contribution calculation, ensuring fair and reasonably related in scale and kind to the development identified:	To provide the required healthcare facilities to meet the population increase, an average build cost based on recent local examples of development work at surgeries for 60 patients is as follows: <table><tr><td>Additional patients to be accommodated 60</td><td>x</td><td>Standard area m²/person 0.08</td><td>x</td><td>Cost of extension including fees £/m² £4,000</td><td>=</td><td>Total cost £19,200.00</td></tr></table>	Additional patients to be accommodated 60	x	Standard area m ² /person 0.08	x	Cost of extension including fees £/m ² £4,000	=	Total cost £19,200.00
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Financial Contribution requested	The contribution requested would be £19,200.00							
Trigger Points	The ICB would also like the council to carefully consider the developer occupancy trigger points and allow the Strategy Estates Team to have the opportunity to review the S106 agreement and terms ahead of signing. The ICB would wish for any contributions to be released prior to first occupation.							