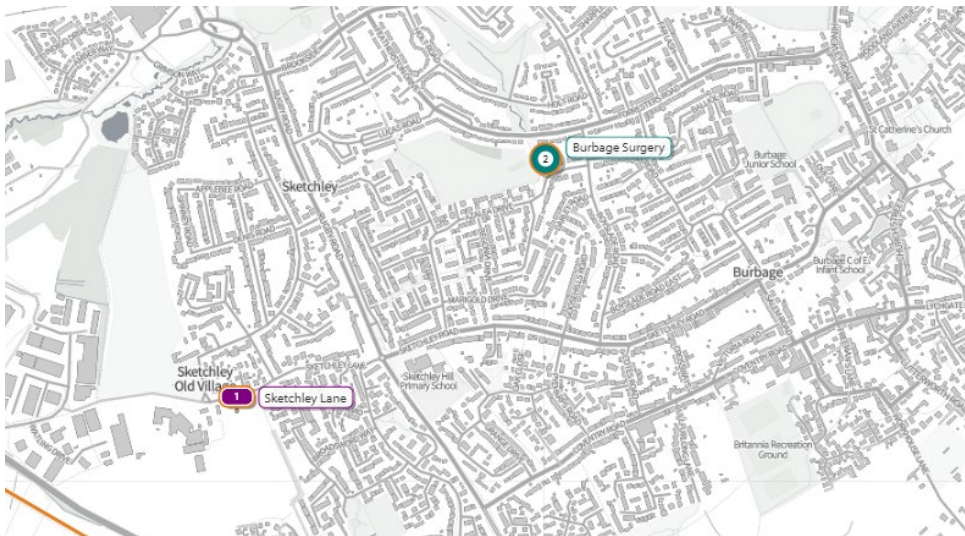


**Leicester, Leicestershire & Rutland Integrated Care Board to
Hinckley and Bosworth Borough Council**

Development REF: **21/01131/OUT**
Response Date: **19/01/2024**

Impact of new development on GP practice	We acknowledge your letter for the above development which identifies a proposed housing development of 127 dwellings. We note that based on census data 2021, a household averages 2.42 patients per dwelling. The housing development will result in a minimum population increase of 307.34 patients. Housing developments have 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	

Commissioner comment on proposed provision of health care facility within the development	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. Any increase in patient registrations at a practice impacts a GPs clinical capacity and adds to their need of increasing that capacity. We are requesting S106 healthcare contributions to support that increase and improve primary care 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 will 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 Health care contribution calculation, ensuring fair and reasonably related in scale and kind to the development identified:	To expand GP facilities to meet the population increase, an average build cost based on recent local examples of development work at surgeries for 307.34 patients is as follows. <table><tr><td>Additional patients to be accommodated 307.34</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 £98,348.80</td></tr></table>	Additional patients to be accommodated 307.34	x	Standard area m ² /person 0.08	x	Cost of extension including fees £/m ² £4,000	=	Total cost £98,348.80
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Financial Contribution requested	The contribution requested would be £98,348.80.							
Trigger Points	The ICB would also like the council to carefully consider the developer occupancy trigger points and have the opportunity to review the S106 agreement ahead of signing. The ICB would wish for any contributions to be released prior to first occupation.							