

TANDRIDGE DISTRICT COUNCIL

CIL WORKING GROUP

Minutes of the meeting of the Working Group held in the Council Chamber, Council Offices, Station Road East, Oxted on the 14th November 2022 at 6.30pm.

PRESENT: Councillors Blackwell, Bloore, Botten, Farr, Gaffney, Hammond, Langton, Lockwood and Moore.

APOLOGIES FOR ABSENCE: Councillor Flower.

1. MINUTES OF THE MEETING HELD ON THE 8TH JUNE 2022

These were confirmed and signed as a correct record.

2. DECLARATIONS OF INTEREST

Councillor Botten declared an interest in item 4 below on the basis that he was Chairman of Governors at St Peter & St Paul School, Chaldon.

3. PRESENTATION ON BEHALF OF THE NHS SURREY HEARTLANDS INTEGRATED CARE BOARD

Caroline Upton (Head of Primary Care) and Jules Wilmshurst-Smith (Head of Estates) attended the meeting on behalf of the NHS Surrey Heartlands to give a presentation about the provision of primary care services in East Surrey. The presentation covered:

- (i) a summary of '*The future of General Practice – 4th report of the Health & Social Care [Parliamentary Select] Committee*' which acknowledged:
 - the need to improve integrated care systems; and
 - the challenges facing the GP profession, including the fact that the recruitment of new entrants was not keeping pace with the rate of resignations / retirements
- (ii) the phase 5 Covid-19 enhanced service vaccination programme and the use of Operations Pressure Escalation Level (OPEL) alerts
- (iii) NHS England's 'stocktake' report (undertaken by the Surrey Heartlands Chief Executive) '*Next steps for integrating primary care*' and the key actions and delivery programmes in place
- (iv) an analysis of primary care appointments in Surrey in September 2022
- (v) an analysis of roles claimed under the 'Additional Roles Reimbursement Scheme'

- (vi) the approach to public engagement and means of 'anchoring transformation around neighbourhoods'
- (vii) an analysis of GP premises throughout the three Primary Care Networks in the District, i.e., 'North Tandridge', 'South Tandridge' and 'Healthy Horley' (serving Smallfield);
- (viii) initiatives for
 - developing estate plans for each Primary Care Network by June 2023
 - co-ordinating responses to local plans and planning applications
- (ix) confirmation that the following three CIL bids (to be submitted by the respective practice managers) had been endorsed by Surrey Heartlands and were earmarked for bids during 2022/23:
 - internal re-modelling of the Oxted Health Centre (up to £100,000)
 - solar and power bank for the Smallfield surgery (£25,000)
 - extension of the Caterham Valley surgery (£250,000).

The presentation was followed by a question & answer session, which included discussions about the following matters:

- the proportion of total costs practice managers could be expected to seek via CIL applications – *capped at 66% of capital costs if GPs owned their premises, otherwise CIL bids could seek 100% of capital costs*
- guarantees of ongoing GP tenure in premises enhanced with the use of CIL funds – *there would be a contractual obligation to continue to provide care services for future periods appropriate to the level of investments made*
- maintenance of GP premises - *this was the responsibility of both the landlord and tenant ... Surrey Heartlands offers some financial support to enable doctors' premises to be maintained*
- the pressing need for physical access improvements to the Lingfield surgery, especially in view of Surrey residents being displaced from the East Grinstead practice
- the need to enhance primary healthcare services for Hurst Green residents, especially in view of the greater volume of housing growth compared with Oxted ... *this would need to be balanced against the policy of consolidating services into a smaller number of locations – discussions would continue about the possibility of a satellite clinic in Hurst Green*
- the number of patients GPs were expected to serve – *information would be shared with Jeremy Fisher, although other health professionals based in relevant surgeries were factored into calculations for 'doctor : patient' ratios*
- ongoing efforts to streamline and improve primary healthcare services.

RECOMMENDED – that:

- A. prospective bids from GP practice managers referred to in (ix) above be brought forward in 2022/23, i.e.:
 - internal re-modelling of the Oxted Health Centre (up to £100,000)
 - solar and power bank for the Smallfield surgery (£25,000)
 - extension of the Caterham Valley surgery (£250,000)
- B. regarding potential CIL bids for enhanced primary health care infrastructure beyond 2022/23 (i.e. in addition to the three schemes referred to in A above) priority be given to improving the accessibility of the Lingfield surgery.

4. CIL BID FOR EXPANSION OF ST PETER & ST PAUL SCHOOL, CHALDON

At its previous meeting on 8th June 2022, the Group received a presentation from Surrey County Council regarding its £1,252,000 CIL bid towards the cost of the school's expansion project. The project reflected the change in the school's status from 'infant' to 'primary', with an increase in capacity from 90 to 210 places. The estimated cost comprised £3 million for the building programme and £830,000 for highway improvements. At the time, the required highway / road safety measures were still being worked up by SCC's travel consultants, and a planning application (to SCC's Planning & Regulatory Committee) was anticipated before the end of the summer. As stated within the minutes of the 8th June meeting, the Group supported a CIL allocation but considered that SCC should make a greater contribution and recommended that *"an award of £1 million be agreed in principle subject to:*

- (i) *the award being utilised to cover the highways improvement scheme in the first instance, with any balance being allocated against the extended school building costs;*
- (ii) *the Working Group being satisfied with the proposed highway / road safety mitigation measures, including an implementation timeline, the details of which will be requested for consideration at a meeting (of the Working Group) to be arranged for November 2022".*

The Group received an update on the current situation which confirmed that a planning application had not yet been submitted and that no information had been received regarding the required highway / road safety mitigation measures.

RECOMMENDED – that authority be delegated to the Chief Executive, in consultation with the Working Group members, to determine the CIL request once the proposed highway / road safety mitigation measures have been provided by Surrey Highways and subject to planning permission being granted (by SCC's Planning & Regulatory Committee) for the school's expansion project.

5. GRANT MONITORING AND CIL PROGRAMME FOR 2023

A report was presented which advised Members about:

- annual CIL receipts to date, including the requisite transfers to Parish Councils for developments in their areas; and
- 'expressions of interest in' and formal 'applications for' CIL funding to date.

It was confirmed that, subject to the provisional £1 million award for St Peter & St Paul School, Chaldon Primary School (Item 3 above) being granted, £2 million was available for CIL allocations in 2022/23.

In response to an officer request for clarification about the status of certain CIL projects, relevant Ward Members provided the following information:

Ref IA-00239 – Wolf's Hill, Hurst Green – road widening and pavement improvements

To be put on hold, pending further discussions with SCC Highways regarding the possibility of them providing the services of an engineer to scope the project.

Ref IA-00263 – Lingfield skate-ramp

The facility was currently closed, pending repairs. The possibility of the necessary works being funded by a specific TDC revenue budget was being pursued.

Ref IA-00264 – Lingfield Sports Association grounds and clubhouse

The bid would be re-presented in two phases, beginning with an application to enable a grounds drainage project.

Ref IA-00266 – tennis courts at Mill Lane, Hurst Green

Clarification would be sought about whether the project had already been completed without the need for CIL funding.

Ref IA-00268 – Caterham Valley medical practice

Officers would send a full application form for the practice manager to complete (Recommendation A in Item 3 refers).

A discussion took place on the merits of the CIL team liaising with Parish Councils (on an advisory basis) about options for using their CIL allocations for more co-ordinated, strategic purposes.

RECOMMENDED – that

- A. the updates regarding the five schemes listed above be noted; and
- B. the chart illustrating the types of infrastructure funded to date (page 13 of the agenda pack) be noted.

6. UK PROSPERITY FUNDS - UPDATE

The Executive Head of Communities gave a presentation which advised that:

- the Council's proposed investment plan for the UK Shared Prosperity Fund (which aligned with the Open Space Strategy) was submitted to the Government at the end of July 2022;
- the £1 million UKSPF awarded to Tandridge would be distributed over three years:
 - £69,268 in 22/23
 - £138,534 in 23/24
 - £792,198 in 24/25
- discussions were to take place with Parish Councils about utilising the UKSP funding for possible projects identified in the Open Space Strategy, with prospective projects to be reported back to the Working Group (funding would also be allocated for climate change education sessions for small business);
- Tandridge, Guildford and Waverley had also been allocated £400,000 each from the Rural England Prosperity Fund to be spent on capital projects (aligned to business and community-based themes) in 23/24 and 24/25 ... UKSPF revenue funding could be used to support such projects; and
- a Rural England Prosperity Fund addendum to the UKSP Fund investment plan would be submitted by the end of November 2022 (with the assistance of Mott MacDonald).

It was intended to utilise the Rural England Prosperity Fund to establish a small grants scheme in partnership with Guildford Borough Council, Waverley Borough Council and Surrey County Council, based on the principles of the Rural Surrey 'LEADER' programme. The Working Group supported this approach. It was also suggested that bids aimed at combatting rural crime should be encouraged.

The meeting closed at 8.23 pm.