

Single Member Cabinet Decision

**Executive
Forward Plan
Reference**

E3012

Radstock Healthy Living Centre

Decision maker/s	Cllr Charles Gerrish, Cabinet Member for Finance & Efficiency & Councillor Paul May, Cabinet Member for Children & Young People
The Issue	<p>Approval of the gross budget of £1,770,000 required to deliver the council part of a new healthy living centre for Radstock.</p> <p>This joint project is being led by Hope House Surgery and will be developed on the B&NES owned site at Waterloo Road.</p> <p>The facility will include a doctor's surgery, library, children's centre and a training kitchen.</p> <p>The centre is being funded by NHS England with the Council paying for its part of the building and leasing it back at a peppercorn rent.</p>
Decision Date	On or after 16 th July 2018.
The decision	<p>The Cabinet Members agree that:</p> <ul style="list-style-type: none">• Having considered the report and the positive community benefits, as well as the objections received in response to the notices published under section 123 (2A) LGA 1972, authorises the disposal of the site known as land at Waterloo Road.• That full approval is given to the gross budget of £1,770,000 required to deliver the council part of the project, subject to the NHS funding being confirmed in a commitment letter.• That capital receipts from the sales of the site at Waterloo Road, the current Radstock Library and Children centre and the proceeds from the sale of 117 Newbridge Hill, together with CIL funding will be ring-fenced towards this project, as set out in the report• Note, that the NHS funding relates to the non-Council health related uses, forms the majority of the funding package, and is expected to be confirmed before the end of July 2018. The NHS has confirmed that approval was awarded in principal in July but that a business case is to be submitted by Hope House and final confirmation of funding is expected in Autumn 2018.
Rationale for decision	<p>The relocation of Hope House Surgery to a purpose built facility will provide an opportunity to improve patient services, address the inadequacies of the current accommodation, respond to the growing population and co-locate a range of complimentary community services in a single facility, sharing resources and management overheads.</p> <p>A shared building encourages more efficient use of resources and sharing of costs and fits with the approach advocated by the Government Cabinet Office sponsored One Public estate programme. Having the library in a shared building will enable it to be open for more days each week and for longer each day. This and its visibility at</p>

	<p>the front of the building, is likely to encourage new users of the service. The library space will be designed flexibly so it can also be used for other activities such as exercise groups or larger training sessions which will also enable income to be generated.</p>
<p>Financial and budget implications</p>	<p>The total cost of the project is approximately £5.4M. The gross cost of the council's part of the project is £1.77M. The remainder of the building costs will be met by Hope House Surgery (the lead partner) and Big Local will pay for the training kitchen element.</p> <p>The cost estimates have been provided by the architects advising Hope House, and the council capital contribution is to be fixed by way of the lease agreement.</p> <p>Borrowing costs will be incurred pending sale of properties detailed below and this would be funded from revenue budget contribution to the project.</p> <p>It is also envisaged that on-going revenue costs will be funded within existing revenue budgets for the children's centre and library that would be relocated to the new premises. This will facilitate wider savings in the Modern Libraries programme.</p> <p>Capital receipt from the sale of the site, which is presently owned by the council, will be realised once the sale and lease have been agreed with the surgery. Capital receipt from the sale of the former library and children's centre buildings in Radstock will be ring fenced and will follow on once the new centre is built in 2019.</p> <p>£150k CIL funding has been included as a source of funding so that the project remains viable for the Council.</p> <p>The remainder of the council part of the build is being funded by LAA Reward Grant, the capital receipt from 117 Newbridge Hill, Children's Services maintenance provision and some service supported borrowing.</p>
<p>Issues considered (these are covered in more detail in the report)</p>	<p>Social Inclusion; Customer Focus; Sustainability; Property; Young People; Equality (age, race, disability, religion/belief, gender, sexual orientation); Health & Safety; Impact on Staff; Other Legal Considerations</p>
<p>Consultation undertaken</p>	<p>Ward Councillor; Cabinet colleagues; Parish Council; Town Council; Overview & Scrutiny Panel; Local Residents; Community Interest Groups; Stakeholders/Partners; Charter Section 151 Finance Officer; Chief Executive; Monitoring Officer</p>
<p>How consultation was carried out</p>	<p>Members of the Radstock & Westfield Development Advisory Group (RAWDAG) have been consulted at its meetings and have confirmed support for the project proposals and principle of losing the green space in lieu of the benefits of the health/community facility. The group includes representatives from the Town Council.</p> <p>Events to inform members of the public and residents in Radstock took place in early March 2017 at the current library. Local residents and stakeholders were invited to attend by letter and the events were widely publicised around the town and in the local press. Plans for the site were presented and those attending were invited to complete feedback forms. Along with a questionnaire, a leaflet outlining the need for the new facility, the reasons why it is not possible for the doctor's to stay in its current location and details of why the Waterloo Road site was chosen was available at the consultations, at Hope House</p>

	Surgery, the library and children's centre.
Other options considered	A site capacity study that was carried out in 2015 and considered a short list of 7 sites that had the ability to accommodate a building of the size required by Hope House Surgery. It looked at the constraints of each of the sites and concluded that the Waterloo Road site was the best option as it is in a fairly central location which is accessible and well connected to public transport. The current library and children's centre sites were considered but ruled out as it would have meant closure of these services whilst the build took place.
Declaration of interest by Cabinet Member(s) for decision, including any dispensation granted:	<i>The nature of interest and whether interest is a disclosable pecuniary interest or an-other interest, including any conflict of interest, (as defined in Part 2, A and B of the Code of Conduct and Rules for Registration of Interests). Any Member who needs to clarify any matters relating to the declaration of interests is recommended to seek advice from the Council's Monitoring Officer or a member of their staff before taking the decision.</i>
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	

Signatures of Decision Makers	
Date of Signature	
Subject to Call-in until 5 Working days have elapsed following publication of the decision	