



SOUTH
KESTEVEN
DISTRICT
COUNCIL


Officer Delegated Decision

21 November 2025

Emma Whittaker
Assistant Director – Planning & Growth

Distribution of S106 monies to Lincolnshire Integrated Care Board (LICB) Section 106 for Long Bennington Medical Centre

Phil Jordan, Development Management & Enforcement Manager

 phil.jordan@southkesteven.gov.uk

Decision made by:	Emma Whittaker, Assistant Director – Planning & Growth
Decision:	To approve the expenditure of the section 106 funds totalling £31,470.22 for refurbishment works to Long Bennington Medical Centre from S21/0655
Public or Exempt:	Public
Reasons for exemption:	N/A
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	Part 3(c) of the Constitution, paragraph 20 (Management of Services) To manage services: a) In accordance with any policy decisions made by, or guidelines issued by, the Council b) Within budgets made or approved by the Council c) In compliance with all Rules of Procedure and Codes set out in the Constitution And to take such decisions or actions as they are required or authorised to take in:

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| | d) Understanding orders adopted and decision made by the Council for implementation
e) Their role as proper officers of the Council as defined in Section 270(3) of the Local Government Act 1972 |
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1 Implications

Taking into consideration implications relating to finance; and legal and governance, the following implications have been identified:

Finance

- 1.1 There is sufficient monies being held in the s106 reserves in order to distribute S106 monies to the Long Bennington Medical Centre in accordance with the s106 allocations as outlined below.

Completed by: *David Scott – Assistant Director of Finance and Deputy s151 officer*

Legal and Governance

- 1.2 The Assistant Director (Planning and Growth) is able to sign this decision to allow the Section 106 funding to be allocated to the project. This was a requirement of the Section 106 agreement.

Completed by: *James Welbourn, Democratic Services Manager*

2 The Purpose of the Report

- 2.1 Lincolnshire Integrated Care Board (LICB) Section 106 have requested funds totalling £31,470.22 towards planned refurbishment to Long Bennington medical Centre.
- 2.2 Due to growth in patient numbers, the practice was unable to manage with increasing demand. With the Section 106 funds the Long Bennington medical Centre intend to utilise the Section 106 funds to contribute towards the expansion in dispensing capacity through remodelling/changes to layout of existing facilities.
- 2.3 The proposed project will increase overall patient access to Long Bennington Medical Centre by:
- The introduction of a patient-facing hatch in the reception area. This will ensure that patients can be served from the dispensary and not have to wait at the reception area. This will create additional access to the

reception team who will then be able to answer face to face queries and increase call volumes.

- Installation of 2 telephones within the dispensary. This will increase the call handling capacity of the dispensary and increase access on the phonelines for patients to reach the reception team.
- Physical access will increase with the installation of a disability friendly hatch in the reception area for patients with accessibility health concerns and increase in dispensary workstations due to the increase in size of the dispensary.
- This will in turn support the GMS core contract online access requirements as patients will be able to put online prescription requests straight through to the dispensary and will in turn create more access for patients to the administration and reception teams.

- 2.4 After sourcing 3 quotes, the practice has decided to go with Atkin Shopfitting Design Ltd with the refurbishment works costing £48,247.00 plus VAT, due to being a more desirable quotation.
- 2.5 There is a shortfall from the quote and the balance of the S106 funds requested of £16,776.78. The practice has confirmed that this would be supplemented from legacy funds held at Long Bennington medical Centre.
- 2.6 SKDC is in receipt of Section 106 contributions from S21/0655 to the sum of £31,470.22 dating from the 16th October 2023, which Long Bennington medical Centre have requested in full.
- 2.7 The relevant clauses within the S106 agreements specify the money is for the following purpose 21/0655 – The clause states on page 18, To pay the Health Contribution held by the Council to the NHS upon receipt of a document from the NHS confirming how they will:
- Apply the Health Contribution solely for the purposes of providing NHS facilities at Long Bennington Surgery to mitigate the Development; and
 - Provide full details of the expenditure of the Health Contribution on demand to the Council or to the Owners;

3. Available Options Considered

- 3.1 No other projects or bids for the funds have currently been received, as stated in the terms of the S106 agreement the proposed use of the S106 contribution to fund the delivery of the works complies with the terms of the planning obligation.

4. Reasons for the Decision(s)

- 4.1 The proposed project has been considered to meet the requirements of the S106 funding specified within the agreements S21/0655. No other competing projects or schemes have been submitted.

Signed by: **Emma Whittaker**

Dated: **21 November 2025**