

Community Wealth Building  
Town Hall,

Report of: Corporate Director of Community Wealth Building

Date: 2 February 2024

Ward(s): Finsbury Park

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## Subject: Andover Health Centre Funding

**Reason for urgency:** The financial contribution NHS England are making to the project to provide a new Health Centre on the Andover Estate has been allocated within the current financial year and it is necessary for the Council to enter into a binding agreement to receive the funding before 16 February 2024. It is therefore not possible for the 28 day statutory notice to be issued or for this decision to wait for a future meeting of the Executive and the urgency provisions in the Constitution are being used to ensure that the project can proceed.

### 1. Synopsis

- 1.1. The Council is determined to make Islington a more equal place and to ensure that, wherever possible, our assets are used in the best way to support our communities.
- 1.2. The Council's FutureWork programme has enabled the office at Newington Barrow Way to be vacated and it is proposed that, in partnership with NHS England, part of the building is used to provide a new Health Centre.
- 1.3. NHS England are providing a financial contribution to the project and this decision is for the Council to receive that income. Further decisions on the lease arrangements and to appoint a contractor to undertake the necessary building work will follow in the future.

### 2. Recommendations

- 2.1. To agree to receive a funding contribution of £4.313m from NHS England towards the costs of the Andover Health Centre Scheme at 7 Newington Barrow Way, subject to the agreement of a 25 year lease with NHS England.

- 2.2. To note that any unspent monies from the £4.313m contribution will be ringfenced for other health related projects in Islington that will be agreed with NHS England, or will be returned to NHS England.
- 2.3. To note that if the scheme does not go ahead, the £4.313m contribution (less any costs incurred in relation to the scheme) will be returned to NHS England.
- 2.4. To note that a further report will be brought to the Executive to agree to enter into a lease with NHS England for the provision of the Andover Health centre at 7 Newington Barrow Way.

### 3. Proposed decision date:

Monday 12 February 2024

## 4. Background

- 4.1. As part of the FutureWork programme 7 Newington Barrow Way has been vacated with a plan to let the first floor to Andover GP Doctors Surgery. Initial design work has been undertaken to accommodate the surgery.
- 4.2. The landlords at the current location of the Andover Health Centre wish to secure vacant possession of the property in order to redevelop. There is a clear necessity for the Health Centre to move and this move has the full support and involvement of NHS England and North London ICB.
- 4.3. Initial design work has been undertaken and the Andover Health Centre is committed to a move to 7 NBW. This move is supported and funded by NHS England, hence the desire to transfer funds to facilitate the process.

## 5. Implications

### 5.1. Financial Implications

- 5.1.1. The scheme is at an early design stage and is not yet fully costed. A budget of £4.313m has been incorporated into the Council's proposed capital programme as part of the Council's budget proposals and medium term financial strategy that is going to full Council for agreement on 29 February. If the scheme costs less than the £4.313m contribution from NHS England, the balance of funding will be either be returned to NHS England or used to support other health related schemes in the borough.
- 5.1.2. If the scheme does not go ahead the £4.313 will be returned to NHS England less any cost that have been occurred (subject to agreement in the heads of terms). To

date £120k of fees have been incurred on design work and a further £160k is forecast to be incurred by the end of this financial year.

## 5.2. **Legal Implications**

5.2.1. The Agreement for Funding and Long-Term Lease states that NHS England has a general power pursuant to section 2 of the NHS Act 2006 to do anything which is calculated to facilitate, or is conducive or incidental to, the discharge of any function conferred on it by that Act.

5.2.2. The council has power to receive the income pursuant to Section 111 of the Local Government Act 1972 and Section 1 of the Localism Act 2011.

5.2.3. This urgent key decision must be approved by the Monitoring Officer and Chief Executive in accordance with urgency key decision provisions in part 3 of the Constitution.

5.2.4. The Procurement of a contractor to undertake the necessary building work must comply with the Public Contracts Regulations 2015 and the council's Procurement Rules.

## 5.3. **Environmental Implications and contribution to achieving a net zero carbon Islington by 2030**

5.3.1. This will be addressed when subsequent approval is sought for agreeing lease terms at 7 Newington Barrow Way.

## 5.4. **Equalities Impact Assessment**

As above an EIA will be undertaken at the time of seeking approval for entering into a lease.

5.4.1. The council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The council must have due regard to the need to tackle prejudice and promote understanding.

5.4.2. An Equalities Impact Assessment is not required in relation to this report, because this paper seeks approval to receive monies only. A subsequent paper will be

submitted to enter into a lease agreement and as part of seeking this approval a full EQIA will be included.

## 6. Conclusion and reasons for recommendations

- 6.1. This paper seeks approval to receive monies from NHS England to undertake works on NHS projects in the Borough. The works and lease terms for these works are in draft form only at this stage and subsequent approvals will be sought when in principle agreement with the parties has been achieved.
- 6.2. Receipt of these monies is a step, without commitment, towards maintaining the presence of a much-needed GP surgery in the Finsbury Park Ward, with the creation of a new facility at 7 Newington Barrow Way.

## 7. Record of the decision

I have today decided to take the decision set out in section 2 of this report for the reasons set out above.

**Authorised by:**        **Stephen Biggs**  
   **Corporate Director of Community Wealth Building**

Date:                                12 February 2024

**Appendices:** None

**Background papers:** None

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