



Democratic Services

Location: Phase II
Ext: 7655
DDI: 01895 277655
My Ref: CMD 485

**To: COUNCILLOR MARTIN GODDARD
CABINET MEMBER FOR FINANCE**

**COUNCILLOR JANE PALMER
CABINET MEMBER FOR HEALTH AND SOCIAL
CARE**

c.c. All Members of the Residents' Services Select
Committee
c.c. Nicola Wyatt, Place Directorate
c.c. Julia Johnson, Place Directorate
c.c. Perry Scott, Corporate Director for Place

Date: 16 May 2022

Non-Key Decision request

Form D

NEW ALLOCATION AND RELEASE OF S106 CONTRIBUTIONS 2022/23: Provision of a new health centre on the former Cottage Hospital site, Pinner Road, Northwood (CR 1)

Dear Cabinet Member

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Tuesday 24 May 2022** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied, and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Anisha Teji
Democratic Services Officer

Title of Report: NEW ALLOCATION AND RELEASE OF S106 CONTRIBUTIONS 2022/23:
Provision of a new health centre on the former Cottage Hospital site, Pinner Road, Northwood
(CR 1)

Decision made:

Reasons for your decision: (e.g. as stated in report)

Alternatives considered and rejected: (e.g. as stated in report)

SignedDate.....
Cabinet Member for Finance and Cabinet Member for Health and Social Care

NEW ALLOCATION AND RELEASE OF S106 CONTRIBUTIONS 2022/23: Provision of a new health centre on the former Cottage Hospital site, Pinner Road, Northwood (CR 1)

| | |
|-----------------------------|---|
| Cabinet Member(s) | Councillor Martin Goddard Councillor Jane Palmer |
| Cabinet Portfolio(s) | Cabinet Member for Finance Cabinet Member for Health and Social Care |
| Officer Contact(s) | Nicola Wyatt – Place Directorate Julia Johnson – Place Directorate |
| Papers with report | Appendix A – S106 Allocation and Release Request |

HEADLINES

| | |
|------------------------------------|--|
| Summary | To seek approval to allocate funds from the s106 contribution currently held at H/55/347D towards the provision of a new health centre on the former Cottage Hospital site, Northwood, and transfer the funds to NHS Property Services towards the delivery of the scheme. |
| Putting our Residents First | The report supports the Council objectives of <i>Strong Financial Management</i> . |
| Financial Cost | This report seeks to allocate, release, and transfer £12,162 from a s106 contribution held by the Council. |
| Relevant Select Committee | Residents' Services Select Committee |
| Relevant Ward(s) | Northwood |

RECOMMENDATIONS

- 1) That the Cabinet Member for Finance agrees to the request from NHS Property Services to allocate a total of £12,162 from an s106 contribution held at H/55/347D towards the provision of a new health centre on the former Cottage Hospital Site, Pinner Road, Northwood and
- 2) That the Cabinet Member for Finance and Cabinet Member for Health and Social Care approve the capital release (Appendix A) and transfer of the S106 funds held at H/55/347D to NHS Property Services, to be spent within the terms of the Service Level Agreement (SLA) dated 26 June 2015.

Reasons for recommendations

In accordance with the Council Constitution, the allocation of Section 106 (S106) and Section 278 (S278) funds is required to be formally approved by the Cabinet Member for Finance on a case-by-case basis – and any capital release in conjunction with the relevant Cabinet portfolio holder. This report requests the approval for the S106 funds held at the case reference detailed in this report to be committed as outlined in this report.

Alternative options considered / risk management

The Cabinet Members may agree to fund the scheme and / or suggest alternative projects to which funds could be allocated within the terms of the relevant legal agreements. If the S106 funds are not allocated to an appropriate scheme, the unspent funds may need to be refunded.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

Purpose of Planning Obligations

1. Planning obligations, or S106 agreements, are an established mechanism for mitigating planning effects arising from development proposals. The agreements are usually negotiated within the context of planning applications, between Local Planning Authorities and persons with an interest in the piece of land (owners, leaseholders or developers). They are intended to make development acceptable, which would otherwise be unacceptable in planning terms.
2. Any S106 monies generated from planning agreements must be spent on their intended purpose and that the associated development contributes to the sustainability of the area by addressing the impacts of the development proposals. As a result, expenditure of S106 funds must relate to a specific development and must be in accordance with the corresponding legal agreement. If a contribution is not used for the intended purpose or not spent within the period allocated in the S106 agreement, the monies may need to be returned.

Proposed Allocation of S106 Health Contributions

3. The Northwest London Clinical Commissioning Group (NW London CCG) as commissioners of primary and community care services are responsible for ensuring service delivery to patients in the Northwood area of Hillingdon Borough. A key priority in the NW London Estates Strategy is to identify an affordable fit for purpose long-term solution to meet the needs of patients in the Northwood Hills area of the borough. NW London CCG currently commissions a range of clinical services provided at Northwood Health Centre; however, this site is coming to the end of its useful life and is no longer fit for purpose in the longer term. Consequently, NW London CCG has been exploring options for alternative premises and identified Northwood Cottage Hospital site as an option to provide a solution that would enhance the health and services available to meet the needs of a growing local population.

4. The project is being led by NHS Property Services (NHSPS) in collaboration with NW CCG and aims to bring Northwood Cottage Hospital, a locally listed heritage asset back into use, transforming the currently derelict building into a new health centre. The existing tenants within the adjoining Northwood Health Centre will relocate directly into the new facility without service disruption or temporary relocation. The project includes a partial demolition, refurbishment, extension and fit out of the existing Cottage Hospital and will result in an uplift of 512sqm floorspace compared to the existing Northwood Health Centre. The scheme was granted planning permission (23658/APP/2021/1296) on the 19th of January 2022 as part of the redevelopment of Northwood Cottage Hospital site, subject to concluding a legal agreement.
5. The provision of a new health centre on this site is in line with the NHS's Strategy to bring health services closer to home through the integration of care organisations and the establishment of Primary Care Networks within the heart of the Community. The proposed new health centre will include accommodation for primary and specialist care, as well as physical and mental health services and health with social care which will enable the centre to provide integrated services within the community.
6. To ensure that available s106 funding can be fully utilised towards the scheme, NHS Property Services are requesting that the contribution outlined in table 1 is allocated and released towards the preliminary costs associated with the scheme. This contribution now has a short timescale for spend and this will ensure that it is utilised within the prescribed time limit. Further S106 funds will subsequently be requested as the scheme progresses towards the internal fit out of the building.

Table 1 - Details of health S106 contribution to be allocated

| CASE REF. | WARD | DEVELOPMENT / PLANNING REFERENCE | TOTAL INCOME | PROPOSED ALLOCATION | SPEND BY | COMMENTS |
|-----------|----------------|--|--------------|---------------------|------------|---|
| H/55/347D | North Uxbridge | Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834 | 12,162.78 | 12,162.78 | 2022 (May) | Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 7 years of receipt (May 2022). |

Scheme to provide a new health centre on the former Cottage Hospital site, Pinner Road, Northwood

7. The proposed scheme provides for the refurbishment and extension of the existing Cottage hospital to provide a state-of-the-art Healthcare Centre. The new facility will accommodate both the existing Northwood Health Centre and provide accommodation for two GP surgeries and Community Services Rooms. The new Community Services Rooms will deliver services for the community including a new baby clinic and mental health clinics. The proposal will

therefore provide a modern fit for purpose Health Centre, which will contain facilities and provide services to meet the needs and demands of patients.

8. The project forms part of the Healthcare Estate Strategy for Hillingdon which identifies the need for a new health centre in the Northwood and Pinner area. The redevelopment of the cottage hospital and the relocation of the Northwood Health Centre into the new facility has been identified as one of three health hubs which will assist in delivering Hillingdon's Estate Strategy, which includes supporting the refurbishment of Mount Vernon Hospital and a new Hillingdon Hospital.

Financial Implications

(S106 Budget 2022/23 £12k; Previously Released Nil; Capital Release Requested £12k) – Appendix A

The report seeks the allocation, release and transfer of £12k to NHS Property Services towards the provision of a new health centre on the former Cottage Hospital site, Pinner Road, Northwood.

The report is seeking the allocation and capital release of £12k from the S106 contribution held at H/55/347D relating to Honeycroft Day Centre, Honeycroft Hill, Uxbridge.

The S106 held at H/55/347D is at a high risk of being returned to the developer with interest if it is not spent by the end of May 2022, as there is no other viable scheme to apply this fund against before the time limit to use the S106 contribution by expires.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon residents, service users and communities

The recommendations will enable external funds to be spent to maximum effect to provide viable improvements for the benefit of local communities.

Consultation carried out or required

Consultation not required.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance concurs with the financial implications above, noting that the S106 contributions have been received for the provision of health facilities within the Borough.

Legal

Legal Services have considered the content of the section 106 agreements referred to in the report and conclude that the recommendations presented are consistent with the terms of the respective agreements.

In procuring any of the services required for the scheme, officers must ensure that they observe the Council's Contract and Procurement Standing Orders

Infrastructure / Asset Management

There are no Infrastructure /Asset Management implications arising from the recommendations in this report.

Comments from other relevant service areas

The scheme has been developed in consultation with relevant service groups as appropriate.

BACKGROUND PAPERS

Planning Obligations Supplementary Planning Document 2014

APPENDIX A – S106 Allocation and Release Request

S106 Allocation & Release Report 2022/23 – Proposed New Health Centre, Pinner Road, Northwood (CR 1)

| Location | Project / Expenditure Title | Information | Funds Release Sought £000's | Approve | Hold | More Information Required |
|------------------------------|---|---|-----------------------------|---------|------|---------------------------|
| Pinner Road, Northwood | NHS Property Services – New Health centre | Provision of a new Health Centre on the former Cottage Hospital site, Pinner Road, Northwood. | 12 | | | |
| Total seeking release | | | 12 | | | |
| Previously released | | | 0 | | | |
| Budget | | | 12 | | | |
| Remaining budget | | | 0 | | | |