



Democratic Services

Location: Phase II
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**To: COUNCILLOR MARTIN GODDARD
CABINET MEMBER FOR FINANCE**

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

c.c. All Members of the Health and Social Care
Select Committee
c.c. Nicola Wyatt – Central Services Directorate
Julia Johnson – Central Services Directorate
c.c. Dan Kennedy – Corporate Director of Central
Services
c.c. Ward Councillors for Uxbridge, Hillingdon West,
Hillingdon East, Colham & Cowley

Date: 25 July 2024

Non-Key Decision request

Form D

NEW ALLOCATION AND RELEASE OF S106 CONTRIBUTIONS 2024/25: Provision of a Health Hub in the Uxbridge Area

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 Friday 2 August 2024** 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.

Liz Penny
Democratic Services Officer

Title of Report: New Allocation and Release of S106 Contributions 2024/25: Provision of a Health Hub in the Uxbridge Area

Decision made:

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

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

Signed Date.....

Cabinet Member for Finance / Cabinet Member for Health and Social Care

NEW ALLOCATION AND RELEASE OF S106 CONTRIBUTIONS 2024/25: Provision of a Health Hub in the Uxbridge Area

Cabinet Members	Councillor Martin Goddard Councillor Jane Palmer
Cabinet Portfolios	Cabinet Member for Finance Cabinet Member for Health and Social Care
Officer Contacts	Nicola Wyatt – Central Services Directorate Julia Johnson – Central Services Directorate
Papers with report	Appendix A – S106 Allocation and Release Request

HEADLINES

Summary	To seek approval to allocate the remaining funds from the S106 contribution currently held at H/49/283B towards the provision of a proposed health hub to serve the Uxbridge area and transfer the funds to NWL ICB 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 £447,150 from a S106 contribution held by the Council.
Relevant Select Committee	Health and Social Care Select Committee.
Relevant Ward	Uxbridge, Hillingdon West, Hillingdon East, Colham & Cowley

RECOMMENDATIONS

That:

- 1) the Cabinet Member for Finance agrees to the request from North West London Integrated Care Board (NW London ICB) to allocate a total of £447,150 from the S106 contributions held at H/49/283B towards the provision of a health hub to serve the Uxbridge area and;
- 2) the Cabinet Member for Finance and the Cabinet Member for Health and Social Care approve the capital release (Appendix A) and transfer of the S106 funds held at H/49/283B to North West London Integrated Care Board (NW London ICB) 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 the associated development contribute 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 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.

Section 106 contribution held at case H/49/283B

Details of agreement

1. In accordance with a s106 planning obligation dated 18 January 2012, the Council received a total Healthcare Contribution of £624,507.94 from the former RAF Uxbridge development (now known as St Andrews Park). The funds are to be used towards the provision of healthcare facilities serving the development in line with the S106 Planning Obligations SPD 2008. Funds are to be allocated or spent towards an eligible scheme within 10 years of receipt (August 2024).

Planning background

2. Outline planning permission to redevelop the former RAF Uxbridge site was agreed by Planning Committee on 24th January 2011 (planning ref: 585/APP/2009/2752), subject to the completion of an appropriate s106 agreement. The application included permission for

the creation of up to 1,296 residential properties, 77 one-bed assisted living/ retirement accommodation, a 3 form of entry primary school, energy centre, theatre, GP surgery and District Park. a contribution towards upgrading and improving bus stops in the area.

3. As part of a package of planning obligations to help mitigate the impact of the development and integrate the site into the local area, the development was initially required to deliver an on-site healthcare facility of not more than 225sqm for use as a GP surgery. This space was subsequently not taken up by the NHS as it was determined to be too small for their purposes. Under the terms of the legal agreement the developer was therefore required to provide a financial contribution of £624,507.94 towards the provision of suitable healthcare facilities in the area.

Proposed allocation

4. A total of £177,358 from this contribution has already been allocated and spent towards capacity improvements at Uxbridge Health Centre (Cabinet Member Decision 12/06/2015). Officers are now requesting that the remaining balance (£447,149.63) is allocated and transferred to NWL ICB towards the provision of a health hub to be provided in the Uxbridge area as part of the project outlined below.

Proposal to provide a Health Hub in the Uxbridge area.

3. North West London Integrated Care Board (ICB) is currently in the process of formalising its 5–10-year Estates and Infrastructure Strategies and their associated delivery plans.
4. As part of this, a detailed analysis of existing healthcare provision and estate is being reviewed, along with any data on changing internal and external demographics (including workforce, building condition, population change, population inequalities data, etc).
5. Rather than investing in multiple ageing estates, the ICB is looking to bring healthcare together to introduce a number of integrated 'hubs' across its 8 North West London Boroughs. This will provide a mix of out of hospital, community, mental health and primary care services at scale for communities to use.
6. These hubs will help to meet a number of key strategic ICB principles and objectives including:
 - Improving the use of key primary and community care sites, and supporting the transformation of any mental health services
 - Improving primary and community care estates, supporting Primary Care Network (PCN) and Integrated Care Partnership (ICP) delivery
 - Improving outcomes in population health and healthcare
 - Tackling inequalities in outcomes, experiences and access
 - Providing value for money whilst helping to enhance productivity.
 - The new sites will also allow the ICS to introduce transformative ways of working to improve efficiency and service quality.
7. Uxbridge has been identified as a key area where a hub could be developed. Discussions are therefore currently underway with Hillingdon Local Authority, ICB Borough Team and one of the Trust providers (CNWL) to explore the potential to develop an existing site located in the area into one of these hubs for the provision of multi-disciplinary and integrated care across what have traditionally been health and care boundaries.

8. A business case for the proposal is currently being drafted by CNWL on behalf of the ICB and Hillingdon Health Community Partnerships (HHCP). This is expected to be provided later this year and, subject to the relevant approvals, the project is expected to commence in 2025/26 with completion in mid 2026/27.
9. The ICB is currently in the process of formalising its Estates Strategy and Delivery Plan and, until this has been completed, the locations of the proposed health hubs across the North West London area cannot be confirmed. Therefore, due to the now short deadline to allocate the contribution and in order to ensure that the S106 funds will remain available towards this scheme, NWL ICB are requesting that the remaining balance of the contribution held at H/49/283B (£447,149.63) is allocated towards the provision of a health hub in the Uxbridge area.
10. The proposal is supported by NHS Property Services (NHSPS) who, in line with the SLA, have indicated that they wish to nominate NWL ICB to receive the funds on their behalf. Subject to Cabinet Member approval and on receipt of a formal written request from NHSPS, the funds will be transferred to NWL ICB in accordance with the current Service Level Agreement. This document has been agreed with NHS PS to ensure that appropriate schemes are delivered within the terms of the relevant legal agreement.

Financial Implications

(S106 Budget 2024/25 £624k; Previously Released £177k; Capital Release Requested £447k) – Appendix A

The report seeks the approval of the allocation, release and transfer of £447k from the S106 contribution held at H/49/283B relating to the Former RAF Uxbridge, Hillingdon Road, Uxbridge to the North West London Integrated Care Board towards the provision of a health hub in Uxbridge.

The S106 contribution held at H/49/283B of £447k is at a high risk of being returned to the developer if it is not allocated by August 2024, as there is no other viable scheme to apply this fund against before the time limit to use the S106 contribution by expires.

The proposal meets the conditions stipulated by the developer on the intended use of the S106 contributions.

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 the contribution to North West London Integrated care Board towards the provision of a new health hub in the Uxbridge area as detailed above in the main report, will be funded from developer contributions in accordance with the planning obligation agreement.

Legal

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

Infrastructure/ Asset Management

There are no Estates or Asset Management implications arising from the recommendations in this report and the proposals do not impede any plans, strategies or proposals relating to Estates.

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 2024/25 – Proposed Health Hub, Uxbridge

Location	Project/ Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Uxbridge	NWL ICB Uxbridge Health Hub	Provision of a Health Hub in the Uxbridge area.	447			
Total seeking release			447			
Previously released			177			
Budget			624			
Remaining budget			0			