



## Democratic Services

**Location:** Phase II

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**CMD No:** 1507

**To: COUNCILLOR STEVE TUCKWELL  
CABINET MEMBER FOR PLANNING, HOUSING &  
GROWTH**

**COUNCILLOR MARTIN GODDARD  
CABINET MEMBER FOR FINANCE &  
TRANSFORMATION**

c.c. All Members of the Residents' Services Select Committee

c.c. Karrie Whelan, Corporate Director of Place

c.c. Ajay Larr, Place Directorate

c.c. Ward Councillors for Hayes Town

**Date:** 21 August 2025

## Non-Key Decision request

## Form D

**CAPITAL RELEASE REPORT 25/26 FY  
DEPARTMENT: PLANNING & SUSTAINABLE GROWTH  
SERVICE AREA/ PROGRAMME: CENTRAL SERVICE  
RELEASE NO: 1**

Dear Cabinet Members,

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 Monday 01 September 2025** 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.

Ryan Dell  
Democratic Services

**Title of Report:** CAPITAL RELEASE REPORT 25/26 FY; DEPARTMENT: PLANNING & SUSTAINABLE GROWTH; SERVICE AREA/ PROGRAMME: CENTRAL SERVICE; RELEASE NO: 1

**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 Planning, Housing & Growth / Cabinet Member for Finance & Transformation*

# CAPITAL RELEASE REPORT 25/26 FY

DEPARTMENT: PLANNING & SUSTAINABLE GROWTH

SERVICE AREA/ PROGRAMME: CENTRAL SERVICE

RELEASE NO: 1

## Cabinet Member & Portfolio

Councillor Steve Tuckwell, Cabinet Member for Planning, Housing & Growth  
Councillor Martin Goddard, Cabinet Member for Finance & Transformation

## Responsible Officer

Karrie Whelan, Corporate Director of Place

## Report Author & Directorate

Ajay Larr, Senior Strategic Planning & Regeneration Officer  
Planning and Sustainable Growth

## Papers with report

GLA Good Growth Fund Grant Agreement

## HEADLINES

### Summary

To seek Cabinet Member approval for the continuation of agreed capital funding which was originally released in 2024/25 and now requires capital release in 2025/26. Funding was allocated to Hillingdon Council from the Mayor of London's Good Growth Fund and the GLA have agreed to this extension in time.

### Putting our Residents First

This report supports our ambition for residents/ the Council of:  
Enjoy access to green spaces, leisure activities, culture and arts

### Delivering on the Council Strategy 2022-2026

This report supports our commitments to residents of:  
Safe and Strong Communities

### Financial Cost

This report seeks to release the remaining £343,564 within financial year 2025/26, of the total awarded grant of £450,000 which was allocated to Hillingdon Council from the Good Growth Fund budget towards 'Hayes Town Centre'. The Council has drawn down £106,436 in financial year 2024/25 and has secured agreement from the GLA to roll forward the remaining grant funding into the 2025/26 financial year with a deadline for expenditure by the end of March 2026. The Council has drawn down £106,436 in financial year 2024/25, where there will **be no cost to the Council** as all resource is being funded by the GLA's Good Growth Fund.

The Good Growth Fund Grant is ring-fenced, and the details of the agreed deliverables are summarised below and detailed in the Grant Agreement attached as Appendix 1.

### Relevant Select Committee

Residents' Services Select Committee.

## RECOMMENDATION

**That the Cabinet Member for Finance & Transformation, in consultation with the Cabinet Member for Planning, Housing & Growth, agree to the release of £343,564 from the GLA's Good Growth Fund Grant for Hayes Town Centre for the projects outlined in the report for the 25/26 financial year.**

### Reasons for recommendation

The recommendations enable the required release of capital funding from the Greater London Authority's (GLA) Good Growth Fund for the continuation of improvement works in Hayes Town Centre during the 2025/26 financial year. The capital release is necessary to enable officers to draw down and use the funds for planned public realm enhancements, activation of vacant commercial units, and community engagement initiatives, in line with the grant agreement.

### Alternative options considered and rejected

None, as the Council has agreed with the GLA the use of external funds for such purposes.

### Select Committee comments

None at this stage.

## SUPPORTING INFORMATION

In Spring 2024 the Council secured £450,000 of capital grant funding from the GLA's Good Growth Fund, to undertake a programme of improvements to Hayes Town Centre, including improving the public realm, activating vacant commercial units and engaging with the public and key stakeholders. Cabinet accepted grant funding in April 2024.

£106,436 was spent on the programme in the 2024/25 financial year, and the GLA have now agreed to carry-over the balance of £343,564 into the current financial year, so a capital release is required for officers to draw down and use this grant funding. The Hayes programme objectives and activity remain the same and will be bolstered by further funding from the UK Shared Prosperity Fund.

This report is not requesting any new funding or proposing new activity, it is just seeking a capital release for existing grant funding. The grant agreement with the GLA is attached, with an extract summarising the Hayes programme below:

### Extract from Grant Agreement

*We have been allocated £450,000 of capital funding from the GLA through the Good Growth Fund. The funding is specifically for the use within 'Hayes Town Centre' ward. The project will activate the public realm in and around Hayes Town Centre focused on the connection to the high street from the new Hayes and Harlington station. Underpinning the project will be a process of co-design and building community dialogue to help shape local opportunities for community focused meanwhile activation and build pride in place. Some of the key areas for improvement will be around:*

### **1. Delivering a Public Welcome**

*To develop physical improvements to transform the station environment into a welcoming and inclusive public space.*

### **2. Diversifying the high street offer**

*To develop a meanwhile strategy with landowners in delivering a more local and inclusive offer in the town centre.*

### **3. Wayfinding & branding strategy**

*Produce a wayfinding and branding strategy to connect developments and interventions around the station.*

### **4. Engaging with local people**

*To create a strategy for local engagement and deliver a programme of events.*

## **Project details**

As set out in the attached agreement, milestones for delivery, using this grant funding, include:

- Public realm improvement strategy
- Commercial viability strategy in the Old Vinyl Factory
- Increase communications approach - videography services
- Engage local groups and community engagement on local perspectives
- Town centre events and activities, including Old Vinyl Factory Festival
- Delivery of public realm projects and interventions – including lighting around Hayes Station, wayfinding and placemaking implementation
- Activate vacant town centre units with community engagement and activation

## **Financial Implications**

This report seeks the release of the remaining allocation (£343,564) from the sum amount of £450,000 from the Good Growth Fund budget allocated towards Hayes Town Centre. The project objectives are to activate the public realm in and around Hayes Town Centre focussing on the connection to the high street from the new Hayes and Harlington station.

There will be no additional costs associated with this project for LB Hillingdon as it is grant funded by the Greater London Authority.

All Capital release protocols will be adhered to in the release of funds.

## **RESIDENT BENEFIT & CONSULTATION**

### **The benefit or impact upon residents, service users and communities**

Officers will ensure that the milestones set out in the grant agreement will support Hayes residents, businesses and communities. The intention is to create a base of data and detailed designs as a framework for capital delivery and public realm improvements.

### **Consultation carried out or required:**

Community consultation will be carried out with appointed consultants to gather data, statistics and clear, pragmatics approaches to delivering co-designed improvements within Hayes Town Centre. Furthermore, the first stage of the programme in Hayes last year included a wide public consultation carried out by Brunel University to understand the views and concerns of local people about the town centre.

## CORPORATE CONSIDERATIONS

### Corporate Finance

Corporate Finance have reviewed this report and concurs with the Financial Implications set out above, noting capital release is sought for £344k from the Greater London Authority Good Growth Fund for Hayes Town Centre. Furthermore, it is noted that the total capital grant awarded from the GLA Good Growth Fund was £450k in 2024-25 specifically for the use within Hayes Town Centre, with £106k being drawn down in 2024/25, the GLA have agreed to carryover the balance of the £344k into the current financial year to complete the works. The works will be fully funded through the grant, with no financial impact on Council Resources.

### Legal

Legal Services has considered the content of the grant agreement dated 14 March 2024 between the parties, being the GLA and the Council (original agreement). Legal Services has also reviewed subsequent correspondence between the GLA and the Council. Pursuant to the terms of the original agreement and written confirmation from the parties that a Deed of Variation shall not be required to formalise the carry forward sum of £343,564 into the current financial year, legal services concludes that the recommendations presented are consistent with the terms of the original agreement. The Council must secure the remaining grant funds in the sum of £343,564 on or before 31 March 2026.

### Capital Release Protocol

The release of all capital funds, and certain revenue funds, held by the Council is to be made by a formal democratic decision by the relevant Cabinet Member. No expenditure can be placed or committed by officers until this formal approval is given by Democratic Services. Release of funds must be for identified projects only and strictly not for the general release of funds for projects to be identified later. No block releases of capital or funding will be allowed, except if authorised by the Leader of the Council in advance to Corporate Finance. The release of funds will only be made if previous Council, Cabinet or Cabinet Member agreement has been given to the project and only if there is an approved budget.

## BACKGROUND PAPERS

NIL.

## APPENDICES

GLA Good Growth Fund Grant Agreement

# Supplementary information provided to Cabinet Members on this Decision Request 1507 (21 August 2025) to consider during their decision-making on this report.

## GLA Good Growth Fund Grant Agreement

Breakdown of the expenditure of the remaining £343,565 Good Growth Fund.

The programme of expenditure for the Good Growth grant has been agreed with the GLA through the grant agreement and must include capital works to enhance Hayes town centre . The work programme was agreed and formalised in the grant agreement which is appended to the report. The GLA require a Q2 spend return, or the council is at risk of losing the funding allocated.

The core themes of the GGF are:

**Empowering People** – building inclusive civic infrastructure and community networks so that all Londoners can access opportunities.

**Making Better Places** – transforming underused or neglected spaces into accessible, healthy, and adaptable public realms.

**Growing Prosperity** – nurturing diverse, locally-rooted economies through innovative interventions and support for specific industries

The actions to be funded are as follows:

### 1. Proposed Programme of Expenditure

- £130,000 – Quick-win town centre improvements  
Targeted upgrades (lighting, highways works at station approach, litter reduction) directly respond to anti-social behaviour, public health, and accessibility concerns. By addressing visible issues now, we increase confidence in Hayes town centre and demonstrate rapid progress to residents and businesses.  
*Themes: Making Better Places, Growing Prosperity.*
- £75,431 – Renovation and operation of a meanwhile unit at the Old Vinyl Factory  
A five-year peppercorn lease enables creation of a community hub while driving early commercial activation in the OVF. The GLA has expressed strong support, and public health colleagues will utilise the space.  
*Themes: Empowering People, Making Better Places.*
- £14,027 – Final payment to MUF Architecture  
Covers design and technical work already delivered to enable the agreed town centre improvements.  
*Themes: Making Better Places.*
- £15,390 – Commercial strategy and brokerage (Old Vinyl Factory)  
This intervention will unlock currently vacant commercial units, bringing them back

into productive use. This supports local businesses, generates new investment, and increases council business rate receipts.

*Themes: Growing Prosperity.*

- £10,000 – Promotional campaign for Hayes town centre  
By actively encouraging footfall, this investment supports local traders, strengthens the town centre economy, and helps re-establish Hayes as a destination.  
*Themes: Growing Prosperity.*
- £27,000 – Community events at the Old Vinyl Factory  
Events create momentum, attract external investment, and encourage community use of new spaces. The March event already demonstrated success, securing corporate sponsorship. A September follow-up will build on this trajectory.  
*Themes: Empowering People, Growing Prosperity.*
- £71,717 – Programme officer post (to March 2026)  
A dedicated officer ensures delivery, reporting, and compliance with GLA requirements. Without this post, there is significant risk of underspend or missed milestones, which could jeopardise future funding.  
*Themes: Empowering People, Making Better Places, Growing Prosperity.*

**Total: £343,565**