



**Democratic Services**

**Location:** Phase II  
**DDI:** 01895 277655  
**CMD No:** 1630

**To: COUNCILLOR EDDIE LAVERY  
CABINET MEMBER FOR FINANCE &  
TRANSFORMATION**

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

c.c. All Members of the Resident Services Select Committee  
c.c. Ward Councillors for Harefield Village  
c.c. Dan Kennedy, Corporate Director, Residents Services  
c.c. Nicola Wyatt, Residents Services Directorate  
c.c. Julia Johnson, Director of Planning and Sustainable Growth

**Date:** 13 February 2026

**Non-Key Decision request**

**Form D**

**NEW ALLOCATION OF S106 CONTRIBUTIONS 2025/26: Expansion of health facilities at Harefield Health Centre - CR 4**

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 23 February 2026** 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

**Title of Report:** NEW ALLOCATION OF S106 CONTRIBUTIONS 2025/26: Expansion of health facilities at Harefield Health Centre - CR 4

**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 Property & Transformation / Cabinet Member for Health & Social Care*

## NEW ALLOCATION OF S106 CONTRIBUTIONS 2025/26: Expansion of health facilities at Harefield Health Centre - CR 4

<b>Cabinet Member &amp; Portfolio</b>	Councillor Eddie Lavery - Cabinet Member for Finance & Transformation Councillor Jane Palmer – Cabinet Member for Health & Social Care
<b>Responsible Officer</b>	Julia Johnson, Director of Planning and Sustainable Growth
<b>Report Author &amp; Directorate</b>	Nicola Wyatt, Residents Services Directorate
<b>Papers with report</b>	Appendix A

### HEADLINES

<b>Summary</b>	To seek approval to allocate and release funds from the s106 health contributions held at H/69/404F and H/61/382F towards the expansion of health facilities at Harefield Health Centre as outlined in the report and to transfer the funds to NHS Property Services towards the delivery of the scheme.
<b>Putting our Residents First</b>  <b>Delivering on the Council Strategy 2022-2026</b>	This report supports our ambition for residents / the Council of: Live active and healthy lives  This report supports our commitments to residents of: Thriving, Healthy Households
<b>Financial Cost</b>	This report seeks to allocate and release £69,414 from the identified s106 health contributions held by the Council towards the delivery of the scheme.
<b>Select Committee</b>	Resident Services Select Committee
<b>Ward(s)</b>	Harefield Village

### RECOMMENDATIONS

1. That the Cabinet Member for Finance and Transformation agrees to the request from North West London Integrated Care Board (NWL ICB) to allocate a total of £69,414 from the S106 health contributions held at H/69/404F and H/61/382F towards the expansion of health facilities at Harefield Health Centre.

- 2. That the Cabinet Member for Finance and Transformation, in consultation with the Cabinet Member for Health and Social Care (subject to written confirmation from NHS Property Services) approve the capital release (Appendix A) and transfer of the funds held at H/69/404F and H/61/382F to NWL ICB to be spent within the terms of the Service Level Agreement (SLA) dated 26 June 2015.**

### **Reasons for recommendation(s)**

In accordance with the Council's Constitution, the allocation of Section 106 (S106) and Section 278 (S278) funds is required to be formally approved by the Cabinet Member for Finance & Transformation 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 case references detailed in this report to be committed as outlined in this report.

### **Alternative options considered / risk management**

The Cabinet Member 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.

### **Democratic compliance / previous authority**

The Cabinet Member for Finance has the delegated authority to allocate funds from S106 planning obligation monies.

Both the Cabinet Member for Health & Social Care and the Cabinet Member for Planning, Housing & Growth have been consulted and endorse the proposal.

### **Select Committee comments**

None at this stage.

## **SUPPORTING INFORMATION**

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 ensure 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 held at H/69/404F &H/61/382F**

North West London Integrated Care Board (NWL ICB) is requesting that £69,414 from the S106 health facilities contributions currently held by the Council at H/69/404F and H/61/382F and detailed in table 1 below, is allocated and spent towards expanding and improving health facilities at Harefield Health Centre.

As commissioners of primary and community care services across North West London, NWL ICB are responsible for ensuring service delivery in the Borough. The proposed scheme at Harefield Health Centre is supported by NWL ICB to help meet NHS ambitions of providing proactive, preventative primary care, community care and out of hospital care closer to home. The scheme further meets their ambitions to transform void and unused space for the provision of healthcare, optimising the use of space across existing assets.

The Harefield Medical Practice is located on the Harefield Health Centre site in Rickmansworth Road, Harefield. The practice is well established within the community and serves a registered list of 10,629 patients. Growing patient demand and capacity pressures have brought about a need for more clinical space for the practice to deliver services. The proposed scheme to reconfigure existing space to provide 7 new clinical rooms will generate additional capacity and services at the medical centre. It has also been calculated that the works will generate up to an additional 50,400 appointments per year of primary care and improve access for urgent and continuing healthcare.

The S106 health contributions detailed in the table below had previously been earmarked by NWL ICB towards long term proposals to provide new health hubs on the Old Vinyl Factory/ Nestle site and in the Uxbridge area. However, given the now short deadlines for spending the contributions (March 2026 and April 2026 respectively), officers are requesting that these contributions are allocated and spent towards the Harefield Health Centre scheme as outlined below. This will ensure that the funds are utilised towards an eligible scheme within the prescribed time limits.

**Table 1 - Details of S106 health contributions to be allocated**

CASE REF.	WARD	DEVELOPMENT / PLANNING REFERENCE	TOTAL INCOME	PROPOSED ALLOCATION	SPEND BY	COMMENTS
H/61/382F	West Drayton	Fmr Kitchener House, Warwick Road, West Drayton 18218/APP/2013/2183	8,872.64	8,872.64	2026 (April)	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. Spend within 10 years of receipt (April 2026).
H/69/404F	Botwell	The Gatefold Building, land east of the former EMI site, Blyth Rd, Hayes 51588/APP/2011/2253	60,541.81	60,541.81	2026 (March)	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. £20,304 received March 2018 as the second instalment. £20,852.32 received as third and final instalment. Fund to be spent within 7 years of receipt of the last instalment (March 2026).
		<b>TOTAL CONTRIBUTIONS</b>	<b>69,414.45</b>	<b>69,414.45</b>		

**Project Proposal: Refurbishment and improvements to provide additional clinical space at Harefield Health Centre**

The proposed scheme will create additional clinical accommodation by relocating administrative staff to currently vacant space on the first floor of the health centre and converting the released space downstairs to provide 7 new clinical consulting rooms.

The scheme will provide:

**Additional Capacity & Services:**

- **Health Lung Project Hub** – to enable proactive respiratory care, reducing A&E attendances and mitigating winter pressures.
- **Workforce Training** – Space for trainees (GP trainees, Trainee nurses, pharmacist students, and medical students.)
- **Paramedic Room** – for urgent care, home visits, and care home outreach.
- **Flexible clinical rooms** suitable for GPs, nurses, mental health, and allied health teams.
- **Sexual health and contraception** - service delivery
- **Smoking cessation** – increased offering

**Advantages:**

- **For Patients** – more patients can be seen simultaneously, more appointments, reduced travel burden for patients to access primary care network services (Harefield has no train station), improved respiratory and urgent care.

- **For Staff** – more flexibility of clinical space, training hub, improved morale.
- **For NHS System** – reduced hospital admissions, improved winter resilience, stronger workforce pipeline.

The estimated cost of the capital works is as set out in Table 2 below.

Description	Amount
Creation of 7 clinical rooms	£80,000
Conversion of upstairs area	£10,000
<b>Total</b>	<b>£90,000</b>

The above costs will be met from S106 funding (£69,414) with the remaining balance, and any additional costs to be covered by NWL ICB.

Officers consider that for a relatively modest sum the scheme will deliver substantial extra clinical capacity, workforce development, and improved outcomes for residents using the health centre. It also directly supports ICB priorities on prevention, inequality reduction, and winter pressure management.

The Scheme has already been approved by NWL ICB for delivery in the current financial year (2025/26). Work to fit out the clinical rooms is programmed to commence in January 2026, with rooms expected to become operational from May 2026.

Subject to Cabinet Member approval and written confirmation from NHS Property Services, the contributions will be transferred to NWL ICB in line with the current Service Level Agreement. This document has been agreed with NHS Property Services to ensure that appropriate schemes are delivered within the terms of the relevant legal agreements.

### Financial Implications

**S106 Budget 2025/26 £69k (from these allocations); Previously Released Nil; Capital Released Requested £69k - Appendix A**

The report is seeking the allocation, capital release and transfer of £69k to North West London Integrated Care Board (NWL ICB) towards the expansion of health facilities at Harefield Health Centre.

The report is seeking the allocation and capital release of £69k from two S106 contributions as detailed in the table below:-

## S106 Contributions

S106 Funding Reference	S106 Details	Amount	Time Limit to Spend
H/61/382F	Fmr Kitchener House, Warwick Road, West Drayton	8,872.64	Apr-26
H/69/404F	The Gatefold Building, Land East of the former EMI Site, Blyth Road, Hayes	60,541.81	Mar-26
<b>Total</b>		<b>£69,414.45</b>	

Both S106 contributions are at a high risk of being returned to the developer if they are not spent by March & April 2026, as there is no other viable scheme to apply the funds against before the time limit to use the S106 contributions 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 Hillingdon 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 & Engagement carried out (or required)

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

## CORPORATE CONSIDERATIONS

### Corporate Finance

Corporate Finance have reviewed this report and concur with the Financial Implications set out above, noting the recommendation to allocated £69k S106 contributions to transfer to the North West London Integrated Care Board (NWL ICB) towards the expansion of the health facilities at Harefield Health Centre.

Furthermore, it is noted that Capital Release of the £69k is sought from the developer contributions to enable the transfer of the funds to NWL ICB to be spent within the terms of the Service Level Agreement dated 26 June 2015.

It is further noted that the S106 contributions associated with this report are at high risk of being reclaimed by the developer if not utilised by March and April 2026, as there are currently no alternative viable schemes for applying these funds. Accordingly, the proposed transfer of these contributions to NWL ICB will ensure that the funds are preserved and utilised in accordance with the planning obligation agreements.

## Legal

Legal Services has considered the content of the Section 106 agreements and the service level agreement dated 8<sup>th</sup> November 2013 (as varied by the Deed of Variation dated 26 June 2015) referred to in this report and concludes that the recommendations presented are consistent with the terms of the respective agreements.

## 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 Leader and Cabinet Member for Finance, Property and Business Services). 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 at a later date. 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

Planning Obligations Supplementary Planning Document Adopted July 2008 and amended July 2015.

## APPENDIX A - CAPITAL RELEASE REQUESTS FOR APPROVAL

### S106 Capital Release 2025/26: Expansion of health facilities at Harefield Health Centre CR 4

Location	Project/ Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Harefield Medical Centre	Expansion of facilities at Harefield Medical Centre	Internal reconfiguration and refurbishment to provide additional clinical space	69			
<b>Total seeking release</b>			<b>69</b>			
<b>Previously released</b>			<b>0</b>			
<b>Budget</b>			<b>69</b>			
<b>Remaining budget</b>			<b>0</b>			