



**Democratic Services**

**Location:** Phase II  
**DDI:** 01895 277655  
**CMD No:** 2026/1658

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

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

- c.c. All Members of the Health and Social Care Select Committee
- c.c. Dan Kennedy – Corporate Director Residents Services
- c.c. Nicola Wyatt – Residents Services
- c.c. Ward Councillors for Northwood/ Northwood Hills

**Date:** 13 March 2026

**Non-Key Decision request**

**Form D**

**NEW ALLOCATION OF S106 CONTRIBUTIONS 2025/26: Provision of a new replacement health centre on the former Cottage Hospital site, Pinner Road, Northwood – CR 6**

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 March 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: Provision of a new replacement health centre on the former Cottage Hospital site, Pinner Road, Northwood – CR 6

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

# NEW ALLOCATION OF S106 CONTRIBUTIONS 2025/26: Provision of a new replacement health centre on the former Cottage Hospital site, Pinner Road, Northwood - CR 6

<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>	Dan Kennedy Corporate Director of Residents Services
<b>Report Author &amp; Directorate</b>	Nicola Wyatt Residents Services Directorate
<b>Papers with report</b>	Appendix A - Capital Release for approval Appendix B – Details of S106 contributions

## HEADLINES

<b>Summary</b>	To seek approval to allocate and release funds from eleven S106 health contributions currently held by the Council towards the provision of a new replacement health centre on the former Cottage Hospital site, Northwood 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 £107,851 from the identified s106 health contributions held by the Council towards the delivery of the scheme.
<b>Select Committee</b>	Health and Social Care Select Committee
<b>Ward(s)</b>	Northwood/ Northwood Hills

## RECOMMENDATIONS

**1. That the Cabinet Member for Finance and Transformation agrees to the request from NHS Property Services to allocate a total of £107,851 from the S106 health contributions outlined in Appendix B towards the provision of a new replacement health centre on the former Cottage hospital site, Pinner Road, Northwood, and;**

**2. That the Cabinet Member for Finance and Transformation and the Cabinet Member for Health and Social Care approve the capital release (Appendix A) and transfer of the funds outlined in Appendix B to NHS Property Services 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 & Transformation has the delegated authority to allocate funds from S106 planning obligation monies.

Relevant Cabinet Members have been consulted on 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**

The Northwest London Integrated Care Board (NW London ICB) 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 has been 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 ICB 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 ICB 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.

The project is being led by NHS Property Services (NHSPS) in collaboration with NW London ICB 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 which 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 19 January 2022 as part of the redevelopment of Northwood Cottage Hospital site, subject to a legal agreement which was subsequently completed on 25<sup>th</sup> August 2023.

Works are currently on site, and the new health centre is expected to be open and operational in July 2026.

NHS Property Services is requesting that £107,851 from the S106 health facilities contributions currently held by the Council and detailed in Appendix B, is allocated and transferred across to NHS Property Services to be spent towards the costs associated with implementing this scheme. These contributions have been received from developments in the north of the borough and have been earmarked by NWL ICB towards long term proposals to provide a new health hub in the north of the borough.

A total of £41,746 from three separate S106 health contributions has previously been allocated and transferred to NHS Property Services towards the preliminary costs associated with this scheme (Cabinet Member Decisions 25/05/2022 & 23/08/2023). If this allocation is approved, this will take the total S106 allocation towards the scheme to £149,597.

Subject to Cabinet Member approval, the contributions will be transferred to NHS Property Services 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 S106 legal agreements.

## **Scheme to provide a new replacement health centre on the former Cottage hospital site, Pinner Road, Northwood**

Northwood Health Centre (NHC) is located within the North Connect Primary Care Network (PCN), with the two existing GP practices operating from NHC being the Acre Surgery and the Carepoint Practice, amongst a total of 7 GP practices in the PCN. The total list size for this PCN is approximately 53,000 patients, and the two surgeries under consideration have a combined list size of approximately 12,700 patients. In addition to the GP's further tenants include, Central North West London NHS Foundation Trust and In Health who deliver the following services:

- Health visitor
- Paediatric physio
- Mother & baby clinics
- District nursing
- Ambulatory wound care
- Bowel bladder services
- Diabetes and Falls Group
- Eye retinal screening
- Mental Health clinics
- Talking Therapies

The main aims of the project, are to:

- Provide additional modern, flexible, fit for purpose accommodation to meet the demand for services generated in the local area from the Northwood Hills ward and extending into the Pinner ward.
- Provide a cost-effective solution for modern healthcare space through the use of existing void estate, providing modern, right sized, compliant space (especially with regard to access, infection control, security, confidentiality, privacy and dignity) for existing demand and allow for future growth in population and the associated impact on list sizes.

The new building will provide 5 treatment rooms and 12 consultation rooms across the ground floor as well as 2 mental health clinical rooms with a dedicated separate waiting area. The ground floor will also include an infant feeding and baby change area as well as a fully accessible toilet. On the first floor there will be 4 Talking Therapies rooms, with the remainder of the first floor being used as administrative space, staff rest and staff showers. Externally, the new health centre will benefit from additional patient parking plus a dedicated staff car park. There are also 3 garden spaces for patients and staff to enjoy.

The total capital costs for the scheme are circa £20 million. The s106 allocation, if approved, will be spent towards providing new equipment for the health centre.

## Financial Implications

### **S106 Budget 2025/26 £108k (from these allocations); Previously Released Nil; Capital Released Requested £108k - Appendix A**

The report is seeking the allocation, capital release and transfer of £108k to NHS Property Services towards the provision of a new Health Centre at the former Cottage Hospital site, Pinner Road, Northwood.

The report is seeking the allocation and capital release of £108k from eleven S106 contributions as detailed in the table below:-

### **S106 Contributions**

<b>S106 Funding Reference</b>	<b>S106 Details</b>	<b>Amount</b>
H/11/195B	Highgrove House, Eastcote Road, Ruislip	3,156.00
H/22/239E	Highgrove House, Eastcote Road, Ruislip	7,363.00
H/28/263D	Fmr South Ruislip Library, Victoria Rd, Ruislip (Plot A)	3,353.86
H/36/299D	161 Elliot Avenue, (Fmr Southbourne Day Centre) Ruislip	9,001.79
H/44/319D	117 Pinner Road, Northwood	24,312.54
H/46/323G	100 Field End Road, (Initial House) Eastcote, Pinner	14,126.88
H/48/331E	216 Field End Road, Eastcote	4,320.40
H/51/231H	Fmr RAF West Ruislip, (Ickenham Park) High Rd, Ickenham	17,374.27
H/53/346D	42-46 Ducks Hill Road, Northwood	8,434.88
H/57/351D	103, 105 & 107 Ducks Hill Road, Northwood	6,212.88
H/63/385D	Frank Welch Court, High Meadow Close, Pinner	10,195.29
<b>Total</b>		<b>£107,851.79</b>

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

There is no other viable scheme to apply these S106 contributions against.

## **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 NHS Property Services 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 allocate £108k S106 Health Contributions to be used towards the provision of a new replacement health centre on the former Cottage Hospital site, Pinner Road, Northwood.

Furthermore, it is noted that Capital Release of £108k is sought from the developer contributions to enable the transfer of the funds to NHS Property Services, to be spent within the terms of the Service Level Agreement dated 26 June 2015.

It is further noted that there are no other viable schemes for applying these funds. Accordingly, the proposed transfer of these contributions to NHS Property Services 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 10x Section 106 agreements, approved planning permission 10622/APP/2006/2494 and the Service level agreement dated 8th 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: Provision of a new replacement health centre on the former Cottage Hospital site, Pinner Road, Northwood - CR 6

Location	Project/ Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Fmr Cottage Hospital site, North wood	Provision of a new replacement health centre, Pinner Road, Northwood	Refurbishment and extension of the former Cottage hospital building to provide a state-of-the-art new Health Centre.	107,851			
<b>Total seeking release</b>			<b>107,851</b>			
<b>Previously released</b>			<b>0</b>			
<b>Budget</b>			<b>107,851</b>			
<b>Remaining budget</b>			<b>0</b>			

## APPENDIX B – Details of S106 Health Contributions

CASE REF.	DEVELOPMENT / PLANNING REFERENCE	PROPOSED ALLOCATION	COMMENTS
H/11/195B *57	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	3,156.00	Funds to be used to support the provision of local healthcare facilities arising from the needs of the development. No time limits.
H/22/239E *74	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	Funds received towards the cost of providing health facilities in the Authority's Area including (but not limited to); expansion of health premises to provide additional facilities and services to meet increased patient numbers or, any new facility required to compensate for the loss of a health facility caused by the development. No time limits.
H/28/263D *81	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	Funds received towards the cost of providing health facilities in the Authority's area including (but not limited to); the expansion of health premises to provide additional facilities and services to meet increased patient or user numbers or, new health premises or services at the local level or, any new facility required to compensate for the loss of a health facility caused by the development. No time limit for spend.
H/36/299D *94	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	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.
H/44/319D *44	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	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.
H/46/323G *104	150 Field End Road, (Initial House), Eastcote 25760/APP/2013/3632	14,126.88	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.
H/48/331E *107	216 Field End Road, Eastcote 6331/APP/2010/2411	4,320.40	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.
H/51/205H *110	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2013/2685	17,374.27	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.
H/53/346D *113	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,434.88	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. No time limits
H/63/385D *129	Frank Welch Court, High Meadow Close, Pinner. 186/APP/2012/1776	10,195.29	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. No time limits for spend.
H/57/351D *	103,105 & 107 Ducks Hill Road, Northwood 64345/APP/2014/1044	6,212.88	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. No time limits
	<b>TOTAL CONTRIBUTIONS</b>	<b>107,851.79</b>	