



Democratic Services

Location: Phase II
DDI: 01895 277655
CMD No: 2026/1686

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

**COUNCILLOR EDWARD LAVERY
CABINET MEMBER FOR FINANCE &
TRANSFORMATION**

c.c. All Members of the Resident Services Select Committee
c.c. Daniel Kennedy – Corporate Director, Residents Services
c.c. Nikki Wyatt & Sophie Wilmot – Residents Services
c.c. Ward Councillors for Northwood

Date: 08 April 2026

Non-Key Decision request

Form D

**New Allocation & Capital Release of S106 Contributions 2026/27:
Northwood & Pinner Health Centre – Highways Accessibility Works
(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 Thursday 16 April 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 & Capital Release of S106 Contributions 2026/27:
Northwood & Pinner Health Centre – Highways Accessibility Works (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

New Allocation & Capital Release of S106 Contributions 2026/27: Northwood & Pinner Health Centre – Highways Accessibility Works (Release No. 1)

Cabinet Member & Portfolio	Cllr Steve Tuckwell, Planning, Housing & Growth Cllr Edward Lavery, Finance and Transformation
Responsible Officer	Dan Kennedy, Corporate Director, Residents Services
Report Author & Directorate	Nikki Wyatt & Sophie Wilmot, Residents Services
Papers with report	Appendix A – Capital release requests for approval Appendices B – Plans

HEADLINES

Summary	To seek Cabinet Member approval to allocate and release funds from the S106 contribution held at PT/286/604B towards highways and accessibility improvements around Northwood & Pinner Health Centre, as detailed within this report.
Putting our Residents First Delivering on the Council Strategy 2022-2026	This report supports our ambition for residents / the Council of: Live active and healthy lives This report supports our commitments to residents of: A Green and Sustainable Borough
Financial Cost	This report seeks the allocation and release of £76,030 from S106 funds made available from the redevelopment of sites in the London Borough of Hillingdon as detailed within this report towards enhancement schemes across the borough. The works will commence upon release of the funds and are due for completion by July 2026.
Select Committee	Resident Services Select Committee
Ward(s)	Northwood

RECOMMENDATIONS

That the Cabinet Member for Finance & Transformation and Cabinet Member for Planning, Housing & Growth:

- 1) Approve the allocation of £76,030 from the S106 contribution held at PT/286/604B to be used towards highways and accessibility improvements around the new Northwood and Pinner Health Centre.
- 2) Approve the capital release requesting £76,030 towards the scheme, as outlined in Appendix A to this report.

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 portfolio holder 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 case references 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

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 agreements. 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.

S106 contribution held at case reference PT/286/604B

Details of contribution

3. A contribution of £76,030.26 (including indexation) has been received in accordance with a S106 planning agreement dated 25th August 2023 and Deed of Variation dated 17th June 2025. It relates to the redevelopment of the former Northwood and Pinner Cottage Hospital site, Pinner Road, Northwood to include the partial demolition, refurbishment and extension

of the existing Cottage Hospital to provide a state-of-the-art health centre and the comprehensive redevelopment of the remaining Site to provide residential (Use Class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (Phased Development) (planning reference 23658/APP/2021/1296).

4. The funds received as the Highway Works Contribution, are to be used towards local highway accessibility improvements including (but not limited to) the provision of dropped kerbs and tactile paving at specific locations listed in para 9 below, reconstruction of the existing pedestrian refuge on Pinner Way outside 185 Pinner Road, resurfacing the footway on the northern side of Pinner Road between Pinner Road and Addison Way and bus stop H, and remarking bus cages. Funds are to be spent within 7 years of receipt (Jan 2032).

Planning background

5. The Council delegated authority to determine the above planning application to the Head of Planning, Transportation and Regeneration subject to the prior completion of a S106 agreement to secure several planning obligations, including a contribution towards local highway accessibility improvements. The contribution was required to mitigate the impact of the proposal which was expected to generate several hundred new pedestrian trips and result in additional demand on the local footway, cycling and transport infrastructure.
6. In line with TFL guidance, the Highway Authority carried out an Active Travel Zone assessment of the area which identified a number of interventions to cater for the uplift in pedestrian and cycle flows that the development was expected to generate. Following costing of the works to determine the level of contribution required and the satisfactory completion of the S106 agreement, planning permission was subsequently approved and the above contribution duly received.

Proposed allocation

7. Officers are requesting that the contribution held at PT/286/604B (£76,030.26) is allocated towards pedestrian accessibility improvements around the new Northwood and Pinner Health Centre as outlined in paragraphs 8-15 below

Project Proposal: Highways & accessibility improvements around Northwood & Pinner Health Centre, Northwood

8. The planning application for the partial redevelopment of the Northwood Cottage Hospital into a state of the art Health Centre included a contribution to deliver dropped kerbs with tactile paving at specified locations; reconstruction of the existing pedestrian refuge on Pinner Way and resurfacing the footway on the northern side of Pinner Road between Addison Way and bus stop H.
9. The S106 agreement for the site, outlines the junctions where dropped kerbs with tactile paving and localised resurfacing are to be provided, these are:
 - Neal Close eastern site entrance;
 - Neal Close western site entrance;
 - Neal Close junction with Acre Way;
 - Acre Way junction with Addison Way;

- Addison Close junction with Pinner Road.
10. It should be noted that Addison Close does not connect with Pinner Road, so there is no junction at this location for improvement. Therefore, there is no requirement for the works here so only four junctions will be taken forward for upgrade works and will be provided with dropped kerbs and tactile paving. The funding which was estimated for the 'Addison Close junction with Pinner Road' works will be allocated to the proposed footway works outlined below to allow slightly more footway to be improved.
 11. The S106 agreement also outlines a requirement for the rebuilding of the existing pedestrian refuge on 'Pinner Way outside 185 Pinner Road'. It should be noted that 'Pinner Way' should read 'Pinner Road'. The refuge island in this area is in a poor state of repair and neither the dropped kerbs nor the centre of the island has tactile paving provision. It is proposed to upgrade the crossing to make it more accessible and provide tactile paving to ensure improved safety for those crossing in this location.
 12. The final highway improvement outline in the application is for the resurfacing of the footway on the northern side of Pinner Road between Addison Way and Bus Stop H (180 metres). Due to the removal of one new dropped kerb and tactile paving from the scheme, a further section of footway resurfacing will be undertaken. The footway improvements will allow a safer and more accessible footway between the bus stop and the centre.
 13. A plan of the area of the proposed works is provided in Appendix B.
 14. The Council is working with NHS Property Services Ltd. to ensure coordination of these works with the opening of the new Northwood Health Centre: [The new Northwood Health Centre – the build is underway :: North West London ICS](#)
 15. The works will be undertaken by the Council's term highway contractor O'Hara, with designs and cost estimates being overseen by the Council's Highways Engineers.
 16. Capital release of £76,030 is requested towards the cost of the proposed works detailed in this report. The costs associated with the scheme are outlined in Table 1 below.

Table 1: Cost Plan

Scheme Element	Amount
Dropped Kerb Works (4 locations)	£22,000
Pedestrian Refuge Works	£21,500
Footway & Bus Stop Works	£24,930
Civil Works Total (including contingency)	£68,430
Fees (10%)	£6,843
Design fee	£757

TOTAL	£76,030
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Financial Implications

(S106 2025/26 Budget £76k; Previously Released Nil, Capital Release Requested £76k) – Appendix A

The report seeks the allocation and capital release of £76k from the S106 contribution held at PT/286/604B relating to Northwood & Pinner Cottage Hospital Site, Pinner Road, Northwood towards highways and accessibility improvement works around the Northwood & Pinner Health Centre.

The cost of the scheme is based on scheduled rates within the Council's highways term contract and includes engineer fees of 10% of all costs and contingency of 10% of Civil works.

The release of the funding will enable the project to progress. The proposals meet the conditions stipulated by the developer in the S106 agreement on the intended use of the S106 contribution.

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)

Consultations will be carried out as part of individual project development.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance have reviewed this report and concur with the Financial Implications set out above, noting the recommendations for the approval of the allocation and capital release of £76k from the S106 contribution held at PT/286/604B to be used towards highways and accessibility improvement around the new Northwood and Pinner Health Centre. With this being in accordance with the planning obligation agreements.

Legal

Legal Services has considered the content of the report and the Section 106 agreements referred to herein and concludes that the recommendations to allocate £76,030.26 (Highway Works Contribution) to the highways and accessibility improvement works detailed in Appendix A of this report, are consistent with the intended expenditure of the respective agreements.

Property

None at this stage.

Comments from other relevant service areas

None at this stage.

BACKGROUND PAPERS

NIL

CAPITAL RELEASE APPENDIX A

S106 Capital Release 2026/27: Highways and Accessibility Improvements around Northwood & Pinner Health Centre (Release No. 1)

Location	Project / Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Various sites in Northwood	Highways and accessibility improvements	Highways & Accessibility improvements: dropped kerbs / tactile paving; footway upgrades and pedestrian island improvements.	£76			
Total seeking release			£76			
Previously released			0			
Budget			£76			
Remaining budget			0			

APPENDIX B – SITE PLAN

