

FORMER YIEWSLEY SWIMMING POOL SITE, OTTERFIELD ROAD, YIEWSLEY

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| Relevant Board Member(s) | Councillor Ray Puddifoot |
| Organisation | London Borough of Hillingdon |
| Report author | Kevin Byrne, Administration Directorate |
| Papers with report | None |

1. HEADLINE INFORMATION

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| Summary | The potential use of this site for a new Yiewsley Health Centre continues to be caught up in NHS processes without a clear decision. Further delay is jeopardizing the draw down of S106 monies earmarked and the timetable for the overall scheme. |
| Contribution to plans and strategies | Joint Health & Wellbeing Strategy |
| Financial Cost | N/A |
| Ward(s) affected | Yiewsley |

2. RECOMMENDATION

That the Board considers what next actions may be taken to unblock resolution of this issue.

3. INFORMATION

Reasons for recommendations

To seek a resolution to the future use of this site.

Financial Implications

S106 contributions of £70,672 are currently earmarked for this scheme. The first contribution of £10,651 must be spent by February 2014, a further contribution of £51,118 by March 2014 and the final contribution of £8,903 by July 2014.

Legal Implications

None.

4. BACKGROUND

At its meeting on 10 September 2013, the Board received a verbal update on progress regarding the former Yiewsley Swimming Pool site at Otterfield Road, and the plans for it to be a dedicated GP led health centre. Concern was expressed at that stage at the slow progress of agreement regarding the Yiewsley Health Centre. Since then further discussions have taken place. Key developments are:

At its September meeting, Hillingdon's Cabinet agreed to the proposed scheme including submission of planning application and tenders for construction. In addition, Cabinet agreed to:

- Delegate the authority for taking all necessary steps at appropriate stages to deliver the project to the Leader of the Council and the Cabinet Member for Finance, Property and Business Services in conjunction with the Deputy Chief Executive and Corporate Director of Residents Services.
- Delegate any subsequent decisions about the site's future to the Leader of the Council and the Cabinet Member for Finance, Property and Business Services in conjunction with the Deputy Chief Executive and Corporate Director of Residents Services.

Cabinet, thereby, enabled a swift decision to take place to progress the proposal for the new build health and sports centre on the site and for necessary decisions to proceed with the pre-construction phases.

NHS Estates has approved the revenue implication for the move of Yiewsley GP to the new scheme.

Hillingdon CCG has approved the revenue implications for the community health contract resulting from a move to the new scheme.

However, it now transpires that the capital receipts from the previous property cannot be used to directly support this scheme to cover refurbishment and decanting costs but must return to NHS Estates centrally. The shortfall is estimated at about £1m. The process requires a business case to be submitted for this cost to NHS Estates.

This further delay potentially jeopardizes the timetable of the overall scheme. There is a need, therefore, for urgent consideration as to how this shortfall might be met quickly to unblock the scheme.

Corporate Finance Implications

The planned redevelopment of the former Yiewsley Pool site by the Council is dependent upon securing sufficient lease income from Hillingdon CCG to cover revenue financing costs of the new Health Centre in the longer-term. In order to utilize available Section 106 contributions towards this project, it will be necessary to incur sufficient qualifying expenditure prior to the deadlines set out in this report.