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By email only

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Dear Mr Rodgers

RE: Hillingdon CCG support for Taylor Wimpey planning application

A key priority within Hillingdon CCG's Strategic Estates Plan is to find an affordable, fit for purpose, long-term solution for Yiewsley Health Centre.

The existing Yiewsley Health Centre serves over 18,000 patients and has been identified as a priority across North West London for a new estates solution. Whilst some work has been undertaken recently to internally improve the centre this does not mitigate the need to find a long term solution for fit for purpose primary care health provision in an area of population growth.

Previous evaluations of Yiewsley Health Centre have shown that a redevelopment of the existing site is unviable due to the site constraints and the decant costs for alternative premises. All NHS schemes are subject to financial scrutiny and as with all other public sector organisations there is limited capital available. It has long been recognised that Yiewsley Health Centre requires replacement; however, due to high real estate costs in London along with higher build costs the scheme requires a significant capital subsidy in order to be made viable.

The CCG were approached by Taylor Wimpey in 2019 to commence discussions on a possible replacement provision at 217 High Street following early discussions with the Council. Whilst a new Yiewsley Health Centre has been a key priority for the CCG any option that can be considered must evidence value for money and be provided at a level that is affordable. The CCG and Taylor Wimpey worked together to find a solution that met both the strategic and commercial needs of both parties but resulted in a fit for purpose, compliant and accessible new health centre for the local community.

Taylor Wimpey has been supportive in delivering the CCG's strategic requirements in Yiewsley and has agreed to provide a turn-key solution for a fully fitted new, larger, compliant health centre by 2024 at no capital cost to the NHS. The lease terms that have been negotiated also provide a 50% reduction in the headline rent for the first 15 years providing a new health centre that is affordable, provides the

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best value for money for the tax-payer and reduces the need to allocate funding on buildings which can more appropriately be spent on the provision of direct care within the borough.

The CCG and Taylor Wimpey have entered into heads of terms which provide a legal commitment to provide the new facility on the terms agreed. In addition the scheme comes with dedicated car parking spaces, along with a calming landscaped environment, green link to the canal and good pedestrian links.

Without these agreed heads of terms with Taylor Wimpey, the NHS would not be able to financially support the new health facility. It is extremely unlikely that an opportunity that is both strategically and commercially viable, with a level of subsidy that does not constrain the NHS budget but enables a new health facility to be built will be made available again.

The scale of the development directly correlates with the ability to subsidise the health centre and other sites, particularly allocated sites, are unlikely to be in a position to take on the financial responsibility of facilitating a health facility at an affordable price for the NHS.

To grant approval for this scheme will enhance the health and services provided to patients in Yiewsley and the surrounding areas, including residents within the Heathrow Villages, and bring facilities in the area up to a level comparable to neighbouring boroughs.

Hillingdon CCG support the Taylor Wimpey application at 217 High Street for the aforementioned reasons and we believe that such a credible and financially viable solution to an identified priority for both Hillingdon and North West London is highly unlikely to arise again.

Thank you for your consideration.

Yours sincerely



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