

POAG Minutes – January 9 2026

Meeting Name: Planning Obligations Advisory Group – January 2026

Date: 9th January 2026

Time: 11:00 AM to 12:00 PM

Location: Teams (Remote)

Attendees	
James Hughes (OPDC – Chair) James Stanfield (OPDC) Eleanor Fawcett (OPDC) Rebecca Miller (OPDC) Liam Caulfield (OPDC) Alexandra Reitman (OPDC) Tricia Reynolds (OPDC) Claire O'Brien (OPDC) Tom Cardis (OPDC) Ketan Lad (OPDC)	Paul Lewin (LB of Brent) Ben Dixon (LB of Ealing) Thomas Szydowski (LB of Ealing)

Apologies	
Emma Williamson (OPDC) Acacia Hasler (OPDC) Paolo Nistri (OPDC) Adam Adesina (OPDC)	Matt Patterson (LB of Hammersmith and Fulham) Alex Jackson (LB of Ealing)

ITEM		
1	<ul style="list-style-type: none"> An introduction was given. 	
Minutes of previous meeting		
2	<ul style="list-style-type: none"> Agreement of minutes for October 2025 POAG <p>Updated minutes were agreed, which would be published subject to specific arrangements regarding commercial confidentiality.</p>	
CIL/S106 Update		
3	<ul style="list-style-type: none"> S106 Update <p>JS presented the spreadsheet issued detailing the current S106 position (approximately £31.28 million available in S106 funding, £10.18 million of which is delegated and approximately £21.1 million</p>	

	<p>in OPDC funds. The majority of this is for education, health, transport and housing).</p> <p>No questions asked.</p>	
Review of SSPs		
<p>4</p>	<ul style="list-style-type: none"> • <u>SSP-25-30: Victoria Road and Old Oak Lane Early Active Travel Highways Improvements</u> <p>AR introduced the item on behalf of the OPDC Delivery Team and outlined the elements of the proposal. S106 funding is sought to support the joint project with Ealing Highways for Victoria Road and Old Oak Lane Early Highways Improvements. This funding is urgent as it has an expiry date of October this year. This is to improve active travel provision from Willesden Junction to North Acton along Victoria Road and Old Oak Lane. The project is currently halfway through RIBA stage 3 design. The Delivery team are engaging 5th Studio and Mott MacDonald. There was public engagement consultation in autumn 2025, which showed support for this project. The team is now working with the contractors to understand how best to include as many of the essential elements of the project as possible within the budget. If needed, funds will be transferred over to LB Ealing Highways for the implementation stage.</p> <p>BD confirmed this project has been included in Ealing's S106 Service Spend Plan for this year, for which LB Ealing's Cabinet approval will be sought on 11th February 2026.</p> <ul style="list-style-type: none"> • POAG recommended the allocation of £73,173.45 from 80 Goodhall Street Park Royal London NW10 6TS (195346OPDFUL) (n.b. this includes interest accrued on contributions) <ul style="list-style-type: none"> • <u>SSP-25-31: OPEN Heat Network Consultant Support 2026-2027</u> <p>LC introduced the item. The proposal is to use carbon offset funding for consultant and legal fees for the next financial year (2026/27) for the zero carbon OPEN Heat Network. OPDC Delivery team appointed a Development and Funding Partner in March 2025 who have since then been progressing the project. Resolution to grant planning permission for the energy centre and associated infrastructure for the heat network was given at the OPDC Planning Committee on the 11th December 2025. This funding will allow the project to retain the necessary expertise to achieve the technical,</p>	

	<p>commercial, financial and legal support required to develop the scheme through financial close and into construction. Most of the funds requested are for the technical, commercial and financial consultants (£250,000) and the rest for the legal support (£50,000).</p> <ul style="list-style-type: none"> • POAG recommended the allocation of £300,000 from North Kensington Gate (South Site), 115-129A Scrubs Lane, London, NW10 6QU (20/0088/FUMOPDC) 	
Update on Project Statuses		
5	<ul style="list-style-type: none"> • Update on statuses of projects awarded funding by POAG. TR presented the item. This consists of a summary of the report of the status of the POAG projects up to December 2025 by reported project SSPs. 	
AOB		
6	<ul style="list-style-type: none"> • AOB as raised by attendees. <p>JS confirmed that SSP-25-29: Acquisition of Six Family Apartments at Steyne Estate was circulated for comment outside of the POAG cycle due to approaching deadline for use of funds of April 2026. Comments received were positive and the CFO subsequently approved the funding to enable LBE to acquire new social rented homes.</p> <p>JS noted that under SSP 25-24: Life Sciences Skills Hub, £50,000 S106 was allocated to map opportunities to support local people into life sciences careers. This S106 funding is no longer required as the UK Shared Prosperity Funds (UKSPF) can be used instead. Therefore, the project will still go ahead but will be funded by UKSPF instead of S106. This S106 funding will go back into the unallocated s106 project pot</p>	