



OFFICIAL EXECUTIVE DECISION NOTICE PUBLISHED BY DEMOCRATIC SERVICES

Notice is hereby given that the following decision(s) have been made today by Cabinet Members at the London Borough of Hillingdon:

Title of decision	Hayes Estate Regeneration Developer Procurement: Selection of Preferred Bidder
Reference No.	534
Date of decision	Tuesday 12 July 2022
Call-in expiry date	SPECIAL URGENCY N/A – This decision comes into immediate effect
Relevant Select Committee(s)	Residents' Services Select Committee
Relevant Ward(s)	Hayes Town

Decision made

Cabinet Members making the decision	Councillor Ian Edwards - The Leader of the Council Councillor Jonathan Bianco - Cabinet Member for Property, Highways & Infrastructure Councillor Martin Goddard - Cabinet Member for Finance Councillor Eddie Lavery - Cabinet Member for Residents' Services
	That the Leader of the Council and Cabinet Members: 1. Noted the actions taken to finalise contract terms during the preferred bidder stage; 2. Confirmed Higgins Partnerships 1961 PLC as the developer partner for the delivery of the Hayes Estate Regeneration projects and subsequent opportunities allowed for under the Strategic Partnership Agreement; 3. Approved the Council to enter into the following agreements with the preferred development partner and to make any further decisions required under those agreements: <ul style="list-style-type: none">• Development Agreement;• Strategic Partnership Agreement;• Any necessary ancillary agreements (including any Building Leases and Head Leases to be entered into in accordance with the terms of the Development

	<p>Agreement).</p> <p>4. Noted the next steps to be taken to facilitate the project; and</p> <p>5. Noted the estimated resources required to facilitate the project and that any budget virements required for this project would be reported to Cabinet in the usual way to consider as part of the monthly budget monitoring reports, or if required outside this timetable, agreed that they are approved by the Corporate Director of Finance, in consultation with the Leader of the Council and the Cabinet Member for Finance and reported back to Cabinet.</p>
Reason for decision	<p>Following a positive ballot of residents in May 2021, the Council sought to move forward with its plan for the regeneration of the Hayes Town Centre Estate and Avondale Drive Estates. In June 2021, Members authorised officers to progress with a procurement exercise to secure a suitably experienced and skilled developer to deliver Hayes Town Centre and Avondale Drive Estates and to act as strategic partner to help scope and deliver the regeneration potential of other estates, forming a pipeline of strategic projects.</p> <p>Following a compliant regulated procurement process, the Council identified the Most Economically Advantageous Tender and Cabinet approved that developer as the preferred bidder on 24 March 2022. Approval of the final contract terms was delegated to the Leader of the Council and the Cabinet Members for Property and Infrastructure, Environment, Housing & Regeneration and Finance, in consultation with the Corporate Director of Place.</p>
Alternative options considered and rejected	<p>The Cabinet Members could have decided not to accept the final contract terms. This was not recommended as a fresh developer procurement exercise would have been required and would have resulted in significant delays, additional costs and loss of GLA funding. A further alternative would have been to approach the 2nd placed under-bidder but analysis suggested that this would not result in a better outcome for the Council as there was substantial distance on their financial offer and this was not likely to have improved in the present market.</p> <p>The Council had taken specialist external legal advice on the procurement process to minimise risk of challenge.</p>
Classification	<p>The report relating to this matter was declared as exempt from publication as it involved the disclosure of information in accordance with Section 100(A) and paragraph 3 of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as</p>

	amended), in that the report contained information relating to the financial or business affairs of any particular person (including the authority holding that information) and that the public interest in withholding the information outweighed the public interest in disclosing it.
Link to associated report	Part 2 – Report Exempt from Publication
Relevant Officer contact & Directorate	Perry Scott, Corporate Director of Place
Any interest declared by the Cabinet Member(s) / dispensation granted	N/A

Implementation of decision & scrutiny call-in

[Internal Use only]	
When can this decision be implemented by officers?	<p>This decision was taken under special urgency procedures and deemed urgent by the Leader of the Council.</p> <p>The reason for urgency was to enable officers to conclude the contract with Higgins PLC and deliver on commitments to residents for a start on site in September 2022.</p> <p>Agreement to this was also granted by the Chairman of the Residents' Services Select Committee.</p> <p>THIS DECISION THEREFORE COMES INTO IMMEDIATE EFFECT.</p>
Further information	<p>These decisions, where applicable, have been taken under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.</p> <p>This is the formal notice by the Council of the above executive decision, including links to the reports where applicable.</p> <p>If you would like more information on this decision, please contact Democratic Services on 01895 250636 or email: democratic@hillingdon.gov.uk.</p> <p>Circulation of this decision notice is to a variety of people including Members of the Council, Corporate / Executive Directors, Officers, Group Secretariats and the Public. Copies are also placed on the Council's website.</p> <p style="text-align: right;">Democratic Services London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>