



OFFICIAL EXECUTIVE DECISION NOTICE

PUBLISHED BY DEMOCRATIC SERVICES

HILLINGDON
LONDON

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: APPROPRIATION OF LAND FOR PLANNING PURPOSES
Reference No.	1167
Date of decision	Thursday 8 August 2024
Call-in expiry date	Thursday 15 August 2024
Relevant Select Committee	Residents' Services Select Committee
Relevant Wards	Hayes Town

Decision made

Cabinet Members making the decision	Councillor Ian Edwards – Leader of the Council Councillor Eddie Lavery – Cabinet Member for Residents' Services Councillor Jonathan Bianco – Cabinet Member for Property, Highways & Transport Councillor Martin Goddard – Cabinet Member for Finance
Decision	Approved That the Leader of the Council and Cabinet Members: 1. Approved the appropriation of the Hayes Town Centre phase 1 Site ("Phase 1 Site") for planning purposes pursuant to section 122(1) Local Government Act 1972 and section 227 Town and Country Planning Act 1990, to facilitate the use of powers available to a local authority within Section 203 Housing and Planning Act 2016 ('2016 Act') to override covenants that affect land and potential rights to light that benefit neighbouring properties that may be infringed by the construction of phase 1. 2. Authorised the Corporate Director of Place: a. To deal with any necessary arrangements to record the appropriation of the land included within the Phase 1 Site for planning purposes") including the transfer of the Phase 1 Site from the Housing Revenue Account (HRA) to the General Fund account (GF) at the current red book value; and

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	<p>b. To negotiate and enter into agreements by deed and payment of any compensation for the release of third-party rights affected by the development of the Phase 1 Site where this can be achieved on reasonable terms within a reasonable timescale; or</p> <p>c. To take all necessary steps to settle any claims for compensation under section 204 of the Housing and Planning Act 2016.</p>
Reason for decision	<p>These recommendations enable the Council to move forward with the regeneration of Phase 1 of the Hayes Town Centre estate as per previous Cabinet Reports on 22 October 2020 and 17 June 2021, the Preferred Bidder for Development Agreement of March 2022 and Contract award of July 2022, the Appointment of Consultants of April 2023 and further the actions of the Compulsory Purchase process as agreed by the Cabinet on 11th November 2021.</p> <p>This is in line with the Council's objectives in terms of addressing concerns about the quality and longevity of the homes, delivering excellent resident engagement, maximising the opportunities to provide new high-quality housing, including affordable housing in the Borough and enhancing place-making around Hayes Town Centre.</p>
Alternative options considered and rejected	<p>Alternative options including the taking out of an insurance policy would likely incur additional cost to the Council and also would not remove the risk of injunction by affected landowners.</p> <p>The Council has taken specialist external legal advice on the appropriation process to minimise risk of challenge.</p>
Classification	Part I - Public
Link to associated report	Here
Relevant Officer contact & Directorate	Michael Naughton, Place Directorate
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>Officers can implement Cabinet Member decision in this notice only from the expiry of the scrutiny call-in period which is:</p> <p>5pm on Thursday 15 August 2024</p>

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	<p>However, this is subject to the decision not being called in by Councillors on the relevant Select Committee. Upon receipt of a valid call-in request, Democratic Services will immediately advise the relevant officer(s) and the decision must then be put on hold.</p>
Councillor scrutiny call-in of this decision	<p>Councillors on the relevant Select Committee shown in this notice may request to call-in this decision. The request must be before the expiry of the scrutiny call-in period above.</p> <p>Councillors should use the Scrutiny Call-in App (link below) on their devices to initiate any call-in request. Further advice can be sought from Democratic Services if required:</p> <p>Scrutiny Call-In - Power Apps (secure)</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 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>