



## 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:

<b>Title of decision</b>	<b>Update and Review of Hayes Estate Regeneration and the Development Partner</b>
<b>Reference No.</b>	1414
<b>Date of decision</b>	Monday 16 June 2025
<b>Call-in expiry date</b>	Monday 23 June 2025
<b>Relevant Select Committee</b>	Corporate Resources & Infrastructure Select Committee
<b>Relevant Wards</b>	Wood End and Hayes Town

### Decision made

<b>Cabinet Members making the decision</b>	Councillor Ian Edwards – Leader of the Council Councillor Jonathan Bianco – Cabinet Member for Corporate Services & Property Councillor Steve Tuckwell – Cabinet Member for Planning, Housing and Growth Councillor Martin Goddard – Cabinet Member for Finance & Transformation
<b>Decision</b>	<b>Approved</b>  That the Leader of the Council, in consultation with the Cabinet Members for Corporate Services & Property, Finance & Transformation and Planning, Housing and Growth agreed:  <ol style="list-style-type: none"><li>1. To continue to progress the development scheme at Hayes Town Centre and Avondale Drive, Hayes with Higgins as the Council's development partner on a phase-by-phase basis, noting the measures as set out in the report that officers should pursue to mitigate risk exposure to the Council;</li><li>2. To authorise the release of the sum of £2.160m from the approved project budget and delegate authority to the Corporate Director of Place, to incur expenditure up to that amount to enable demolition works to be undertaken on Phase 1b of the Avondale Drive development scheme (as set out in the report) in advance of the completion of the reconfiguration work referred to in Recommendation 3 below, subject to the necessary legal agreements being in place to</li></ol>

	<p>limit the Council's commitment to the said demolition works;</p> <ol style="list-style-type: none"> <li>3. To authorise the release of the sum of £2.600m from the approved project budget and delegate authority to the Corporate Director of Place, to incur expenditure up to that amount to undertake the work now required to reconfigure the development scheme to cater for new stair-core provisions to meet new building standards and to consider additional affordable housing opportunity on the site;</li> <li>4. To delegate authority to the Corporate Director of Place, to appoint an Employer's Agent to assist in the delivery of Recommendations 2 and 3;</li> <li>5. To approve the Capital Release of £4.760m being the total cost of the demolition and planning works in recommendations 2 and 3 and noting that all of this spend will be incurred with Higgins.</li> <li>6. To note that the outcome of the reconfiguration work will be reported to Members to inform a decision on how best to proceed for later phases, particularly any probable increase in scheme costs as indicated in the report.</li> </ol>
<b>Reason for decision</b>	These decisions enable the Council to move forward with the regeneration of the Hayes Town Centre and Avondale Drive Estates in accordance with previous decisions taken by Cabinet. 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 more quickly, including affordable housing in the Borough and enhancing place-making around Hayes Town Centre.
<b>Alternative options considered and rejected</b>	The alternative option for the Council is to retender the development agreement for the Hayes regeneration scheme. This would lead to a minimum one-year delay to the project.
<b>Classification</b>	Part II – Members Only and Nor for Publication
<b>Link to associated report</b>	That this report be declared as exempt from publication as it involves 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 amended), in that the report contains 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 outweighs the public interest in disclosing it.
<b>Relevant Officer contact &amp; Directorate</b>	John Galvin – Interim Finance Transformation Lead Michael Naughton – Head of Capital Programmes
<b>Any interest declared by the Cabinet</b>	N/A

Executive Decision Notice – 16 June 2025

<b>Member(s) / dispensation granted</b>	
---	--

### **Implementation of decision & scrutiny call-in**

<b>[Internal Use only]</b>	
<b>When can this decision be implemented by officers?</b>	<p>Officers can implement Cabinet Member decision in this notice only from the expiry of the scrutiny call-in period which is:</p> <p><b>5pm on Monday 23 June 2025</b></p> <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>
<b>Councillor scrutiny call-in of this decision</b>	<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><b><u><a href="#">Scrutiny Call-In - Power Apps</a></u></b> (secure)</p>
<b>Further information</b>	<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: <a href="mailto:democratic@hillingdon.gov.uk">democratic@hillingdon.gov.uk</a>.</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;"><b>Democratic Services London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</b></p>