



## 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	<b>CAPITAL RELEASE REPORT (June 2025/26) DEPARTMENT: Assets SERVICE AREA / PROGRAMME: Place RELEASE NO: Housing Revenue Account New General Needs Housing Stock (Housing Buy-Back Scheme) – 2025/26 RELEASE NO: 4</b>
Reference No.	1565
Date of decision	Friday 28 November 2025
Call-in expiry date	<b>This decision comes into immediate effect</b>
Relevant Select Committee	Corporate Resources and Infrastructure Select Committee
Relevant Wards	Uxbridge

### Decision made

Cabinet Members making the decision	Councillor Eddie Lavery, Cabinet Member for Finance & Transformation Councillor Jonathan Bianco, Cabinet Member for Corporate Services & Property Councillor Steve Tuckwell, Cabinet Member for Planning, Housing & Growth
Decision	<b>Approved</b>  That the Cabinet Members:  1. Agree to the following capital release request of £8,863k from the Housing Revenue Account (HRA) Acquisitions 2025/26 Normal Buyback Budget and the reallocation of £836k from previous releases due to properties no longer progressing, for the funding of the purchase and repair of 24 properties, as detailed in the report (Appendix A).  2. Agree to the following capital release request totalling £3,453k from the HRA Acquisitions MHCLG Grant Funded Schemes Budget 2025/26 for the funding of the purchase and repair of 7 properties, as detailed in the report (Appendix A).

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This notice is a public document also available to view on the Council's website [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

<b>Reason for decision</b>	In January 2015, Cabinet approved a buy-back scheme for ex-Council properties to improve housing provision in the Borough. The scheme aimed to increase the supply of affordable housing for rent within the HRA, reducing reliance on costly temporary accommodation, and to retain right-to-buy receipts locally in Hillingdon that would otherwise have been returned to central Government with interest.
<b>Alternative options considered and rejected</b>	The alternative to buying back the properties would be for vendors to sell them privately, which would not help the Council increase social housing supply or use time-limited RTB receipts. Offering lower purchase prices was also considered but the Council competes with private buyers and cannot compel vendors to accept below-market offers. The prices proposed have already been agreed by the vendors.
<b>Classification</b>	Part II – Members Only and Not for Publication
<b>Link to associated report</b>	<b><i>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.</i></b>
<b>Relevant Officer contact &amp; Directorate</b>	Ben Sargent – Residents Services
<b>Any interest declared by the Cabinet Member(s) / dispensation granted</b>	N/A

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

<b>[Internal Use only]</b>	
<b>When can this decision be implemented by officers?</b>	<p>This decision was deemed urgent by the Cabinet Members with the reason for urgency to acquire additional properties that will be used as social housing, thereby increasing the supply of affordable homes for residents in Hillingdon.</p> <p>Agreement to waive the scrutiny call-in period, based on the urgency set out, was also granted by the Chair of the Corporate Resources and Infrastructure Select Committee.</p> <p><b>THIS DECISION THEREFORE COMES INTO IMMEDIATE EFFECT.</b></p>

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<p><b>Further information</b></p>	<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>
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