

Chief Officer Decision Notice

For non-key decisions



Notice is hereby given that the following Chief Officer Decision has been made, as delegated by the Cabinet/Cabinet Member or under their delegated authority in the Council's Constitution.

1. NOTICE FOR PUBLICATION

Title of decision	Lobster Pot Car Park, Cricket Field Road, Uxbridge – Variation To Rights Over Unadopted Roads
Name and Title of Chief Officer(s) making the decision	Daniel Kennedy – Corporate Director of Residents Services
Directorate	Residents Services
Reference No.	1597
Date of decision	18 December 2025
Relevant Ward	Hillingdon West

Details of Decision Taken

Decision	<p>The Chief Officer agrees to:</p> <ol style="list-style-type: none">1. Limit the developer and successors in title's uninterrupted rights over land comprising unadopted roads owned by LB Hillingdon in accordance with the marked-up plan at Appendix 1. This follows recent legal advice from the Council's solicitors (Trowers). This means that the Council will not be able to close these parts as it has previously done to protect its status as a private road. Access over this land is necessary for vehicles and emergency services that require 24/7 access to the proposed care home.2. Restrict the areas for installing and connecting mains utilities and media infrastructure. Appendix 2 sets out the Council owned land where such connections may be made. Note on the southern boundary, Trowers (our lawyers) have advised that there is a small slither of land that is unregistered land and the buyers would need to obtain indemnity insurance for it at their cost.3. These changes will need to be documented in the legal transfer to the developer.
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Reasons for decision	<p>Cabinet in October 2025 agreed to dispose of the Civic Centre Car Park site in Uxbridge to facilitate a major new development project to increase dementia nursing care provision in the Borough. This would increase the number of local care beds, reducing reliance on costly private provision in a way that is more sustainable and cost-effective over time.</p> <p>It was further noted the project would align with NHS plans and the early discharge of patients from hospital, and that the intention of such care provision was for it to be provided by the Council's new care company.</p> <p>This delegated decision is part of progressing that project. As seen on Appendix 1, the proposed area where uninterrupted rights are to be granted includes the two slip roads providing access/egress to/from Hillingdon Road, the Lobster Pot car park access road along with the roundabout and part of Cricket Field Road that passes from the mini roundabout towards the bridge.</p> <p>The reason for this decision is to ensure the new care home has unfettered vehicular access for visitors and emergency services whilst the Council can maintain full control of the approach road under the bridge and past the Council offices car park entrance. This enables it to maintain its right to closure on this part for 1 day/year to ensure this road maintains its status as a private road. The ability to close this section of the road also allows for it to be used as a muster point for fire drills/emergencies.</p>
Alternative options considered and rejected	<p>Alternative options considered are –</p> <p>1). Providing access across all parts of the unadopted roads would mean that the Council could not close any parts of the unadopted network as it would then be in breach of its agreements with the developer or its successors in title to provide 24/7 access. This would also require the Fire Strategy for the Civic Offices to be changed.</p> <p>2). Not to provide any uninterrupted access across the entire unadopted routes. This would result in the Lobster Pot car park being potentially landlocked in the event the Council decided to close the roads. This would not be a viable option for the developer. The developer also needs to maintain uninterrupted access for utilities so this option would not be viable. This would be a deal-breaker.</p>
Factors considered	None other than those set out above.
Report Author & Directorate	Richard Mortimer – Disposals Lead (Residents Services.)

Legal and Finance Comments

Finance comments	It is not anticipated that this report will have direct financial implications as associated costs and reasonable fees are to be borne by the developer.
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Finance Officer name and Title	Nathanael Winckler – Capital Lead Business Partner
Legal Comments	As outlined in this Decision Notice, the purpose of this decision is to ensure the new care home has unrestricted vehicular access for visitors and emergency services, while enabling the Council to retain full control of the approach road from the mini-roundabout to and under the bridge following its disposal to the developer. This arrangement allows the disposal and development to proceed while preserving the Council's right to close the road for one day each year to maintain its status as a private road and to continue using it as a muster point for fire drills and emergencies. Legal Services confirms there are no legal impediments to implementing the requested decision.
Legal Officer Name and Title	Kelly Dyson - Principal Lawyer Housing & Property

Appendices / report attached

List here any report / appendices / e.g. tender evaluations or other documentation to be included in support of this decision	Not exempt Appendix 1 – Highways and vehicular access. Appendix 2 – Utilities access zones.
Exempt Classification	N/A

Cabinet Member & other Chief Officer consultation

Name and Title of any other Chief Officer(s) you have consulted with and as per any delegation.	Daniel Kennedy – Corporate Director of Residents Services. Gary Penticost – Director of Operational Assets. Andrew Low – Assistant Director of Property Services. Consultations have taken place with LB Hillingdon's Highways, FM and Adult Social Care Services Team.
Name and Title of the Cabinet Member you have consulted, and as per any delegation	Cllr Bianco – Cabinet Member for Corporate Services and Property
Any conflicts of interest declared by the Chief Officer making this decision and/or Cabinet	N/A

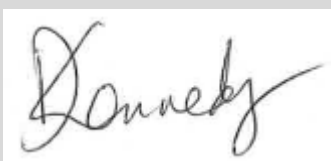
Member who is consulted by the officer which relates to the decision - or if dispensation by the CEO was granted to them.	
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Authority for this decision

Detail authority from Cabinet or under delegated authority in the Constitution / Officer Scheme of Delegations	<p>On this specific project, Cabinet on 23 October 2025 provided for delegated authority to the Corporate Director of Residents Services, in consultation with the Cabinet Member for Corporate Services & Property and the Corporate Director of Finance (s151 Officer), be given delegated authority for all further necessary decisions required including those in respect of progressing the disposal, sale, leases and any future property arrangements in respect of the site on behalf of the Council;</p> <p>London Borough of Hillingdon - Agenda for CABINET on Thursday, 23rd October, 2025, 7.00 pm</p>
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2. APPROVAL

Formal approval by Chief Officer making the decision



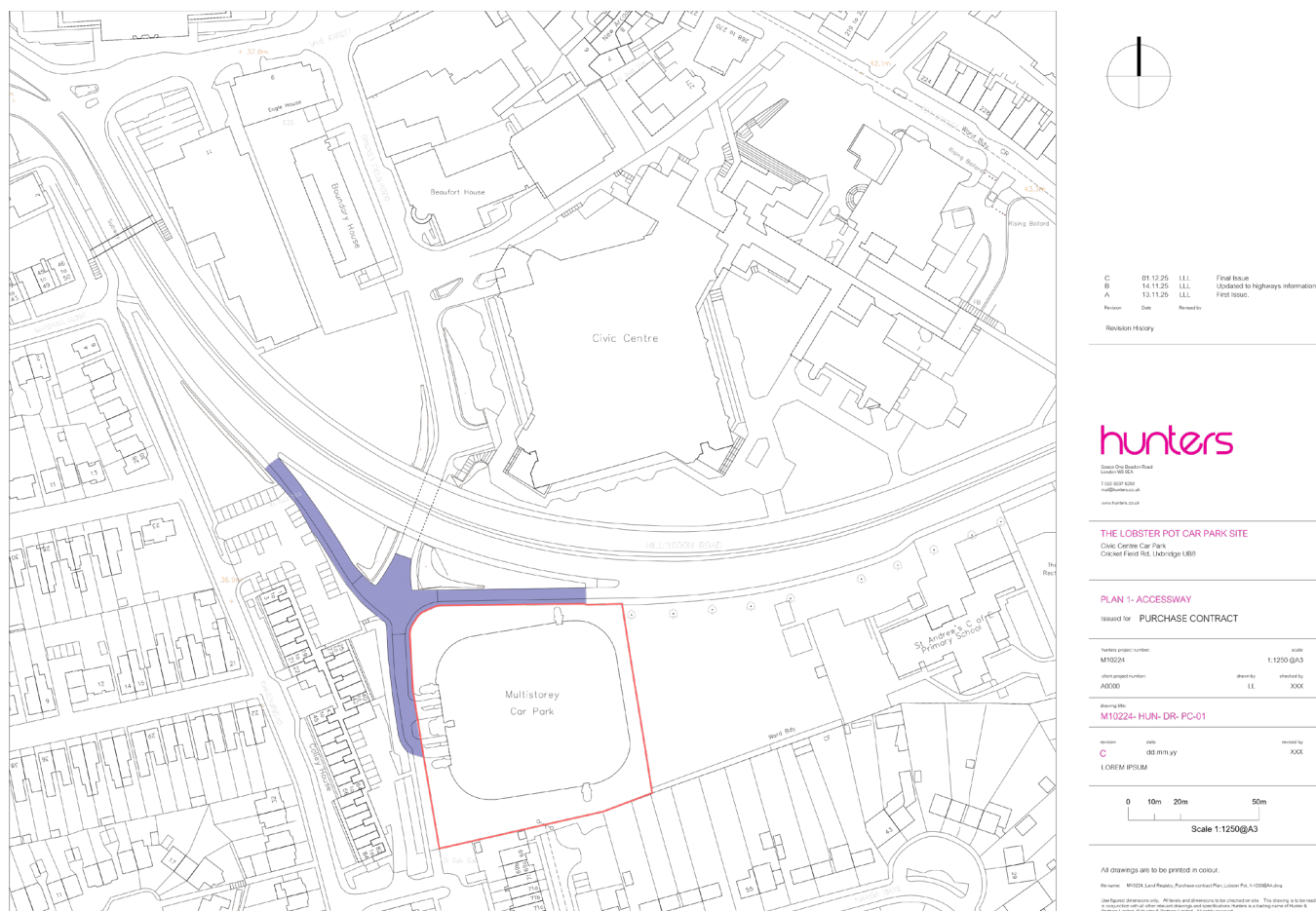
Signed Date.....18.12.2025.....

Chief Officer – Corporate Director of Residents Services

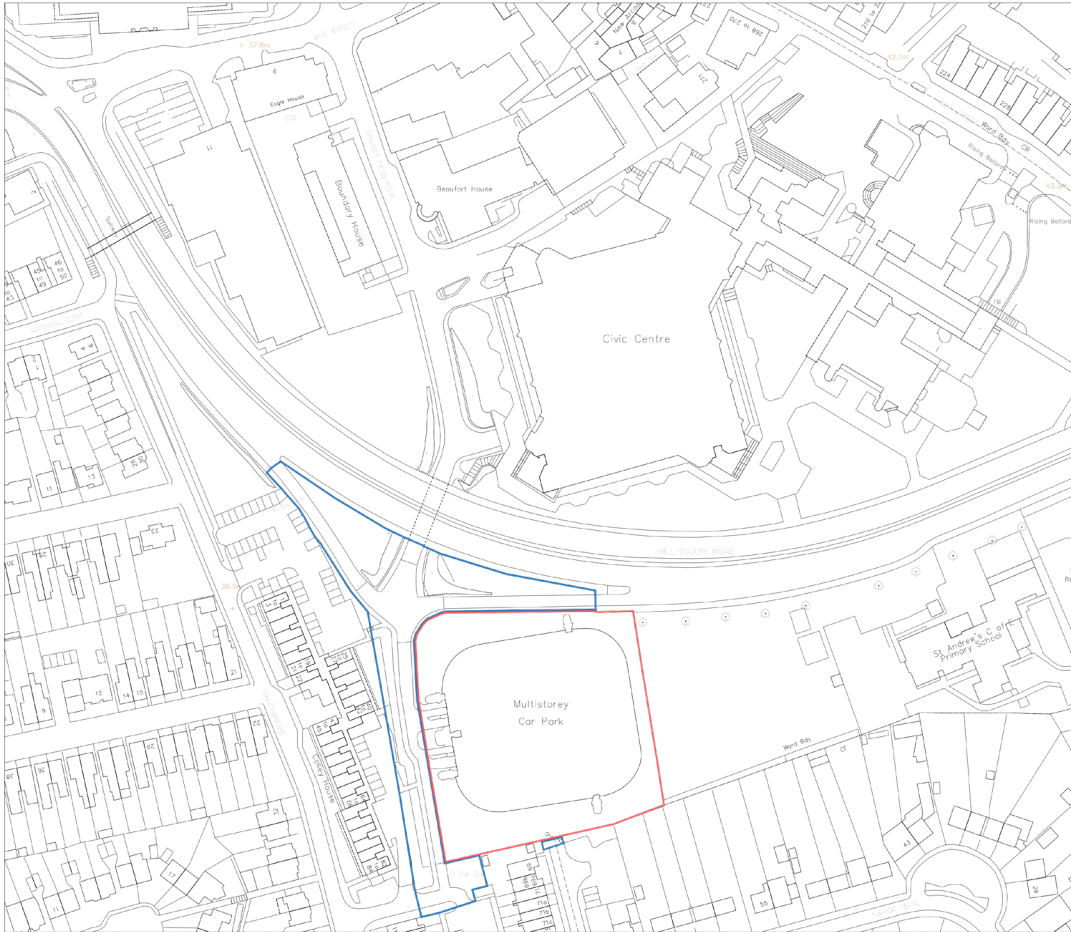
3. REPORT / APPENDICES

Classification: Public

Appendix 1



Appendix 2



C	01.12.25	LLL	Final Issue
B	25.11.25	LLL	Updated to highways information.
A	12.11.25	LLL	First Issue.
Revision	Date	Revised by	

hunters

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THE LOBSTER POT CAR PARK SITE
Civic Centre Car Park
Clarendon Road, Hillingdon (UB8)

PLAN 2- RETAINED LAND

Issued for PURCHASE CONTRACT

Project number:	M10224	Scale:	1:1250 (A3)
Client project number:	A0000	Drawn by:	LL
		Checked by:	XXX

Drawing title:
M10224- HUN- DR- PC-02

Version:	Date:	Revised by:
C	05.11.25	XXX
L OREM IPSUM		

0 10m 20m 50m
Scale 1:1250@A3

All drawings are to be printed in colour.
Revised: M10224 Land Rights, Purchase Contract Plan, Version 1:1250@A3.dwg
Use figures, dimensions, etc. Always and dimensions to be checked on site. This drawing is to be used
in conjunction with all other relevant drawings and specifications. Hunters is a trading name of Hunters &
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