

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

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| Title of decision | Appointment of contractor to demolish the existing studio bungalows at Haydon Drive, Northwood Hills, and the development of 21 family sized - houses and associated works |
| Name and Title of Chief Officer(s) making the decision | Daniel Kennedy Corporate Director Resident Services |
| Directorate | Resident Services |
| Reference No. | 1645 |
| Date of decision | 19 February 2026 |
| Relevant Ward | Northwood Hills |

Details of Decision Taken

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| Decision | <p>The Chief Officer agrees to:</p> <ol style="list-style-type: none">1) Accept the tender from Bugler Developments Ltd for the residential redevelopment of the Bungalows at Haydon Drive, Northwood Hills, for the demolition of 16 Studio Bungalows and the development of 15 x 4 bedroomed houses and 6 x 3 bedroomed Houses for the use of social houses at Haydon Drive as set out on the attached plan for expected completion by 30 January 2028 at an estimated cost of £10,532,816.67.2) Agree to the capital release request of £11,754,552.67, with the sum of £103,565 from the 2025/2026 budget and £11,650,706.67 from 2026/27 Budget as set out in Table A and Appendix A. |
| Reason for decision | <p>The report seeks approval to appoint the Contractor to demolish the existing studio bungalows at Haydon Drive, Northwood Hills, and the development of 21 family sized- houses and associated works, to ensure that much needed additional social housing can be made available for residents, following procurement tender process.</p> <p>The procurement exercise was undertaken with an Open Tender Competition, the basis for the evaluation of submissions was the 'most economically advantageous tender' and that the Council would apply</p> |

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| | <p>weightings of 50% price and 50% quality. Following the procurement exercise, it is recommended to accept the tender from Bugler Developments Limited for the provision of Haydon Drive Residential Development to the London Borough of Hillingdon.</p> <p>Releasing of Capital will allow appointing of the contractor and will allow contracts to be entered into to enable and progress a start on site in early March 2026, which is required to support securing the GLA funding of £5.6 million for the project.</p> |
| Alternative options considered and rejected | Alternative options were considered; however, due to the housing needs in the Borough for larger family sized homes, the option to develop residential housing is being progressed. |
| Factors considered | The studio bungalows do not comply with current housing size standards and are very small under 40m ² and layouts are unsuitable for elderly people with mobility problems or to be adapted to make them more suitable. |
| Report Author & Directorate | Michael Naughton / Carmel Hynes - Resident Services |

Legal and Finance Comments

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| Finance comments | Corporate Finance: The proposed tender price of this award is £5k more than the budget included and submitted for approval by Cabinet and Full Council in February 2026 and the small difference can be met from the £4m capital contingency included in that budgeted programme |
| Finance Officer name and Title | Matt Davis, Director – Strategic & Operational Finance |
| Legal Comments | <p>Legal Services confirm that the Council is responsible for this function pursuant to sections 8 and 9 of the Housing Act 1985 i.e. the periodical review of housing needs and the provision of housing accommodation.</p> <p>The Council has the power to deliver the development under the general power of competence in section 1 of the Localism Act 2011. This provision enables local authorities to do anything that individuals generally may do, subject to statutory limitations. Section 1(5) confirms that this power is not restricted by the existence of other statutory powers that overlap with it.</p> <p>As with any public law power, its exercise must be for a proper purpose and comply with Wednesbury reasonableness principles.</p> <p>In addition, section 111 of the Local Government Act 1972 provides a subsidiary power allowing the Council to do anything calculated to facilitate, or conducive or incidental to, the discharge of its functions. This</p> |

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| | <p>includes entering into agreements and dealing with property, whether or not involving expenditure, borrowing, or lending.</p> <p>By agreeing the recommendations, the Council will be entering into an agreement with the GLA. The Council's legal team will provide advice and assistance in respect of legal matters relating to subsequent contracts/grant agreements that will be required. As such there are no legal implications in agreeing to the recommendations as set out in the report. Legal services confirms that the procurement exercise has been conducted in compliance with the Council's Procurement and Contract Standing Orders and procurement legislation.</p> <p>Officers will need to ensure that any Contract entered into complies with the Council's Contract and Procurement Standing Orders.</p> |
| Legal Officer Name and Title | Neena Sharma, Deputy Principal Lawyer |

Appendices / report attached

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| List here any report / appendices / e.g. tender evaluations or other documentation to be included in support of this decision | Tender Appendix Capital Release Appendix |
| Exempt Classification | <p>Report / appendices are to be private</p> <p>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.</p> |

Cabinet Member & other Chief Officer consultation

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| Name and Title of any other Chief Officer(s) you have consulted with and as per any delegation. | If applicable, if not N/A |
| Name and Title of the Cabinet Member you have | The Cabinet Member for Corporate Services & Property has been consulted. |

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| <p>consulted, and as per any delegation</p> | |
| <p>Any conflicts of interest declared by the Chief Officer making this decision and/or Cabinet Member who is consulted by the officer which relates to the decision - or if dispensation by the CEO was granted to them.</p> | <p>If applicable, if not N/A</p> |

Authority for this decision

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| <p>Detail authority from Cabinet or under delegated authority in the Constitution / Officer Scheme of Delegations</p> | <p>On 23rd December 2025, The Cabinet approved to delegate authority to the Corporate Director of Resident Services, in consultation with the Cabinet Member for Corporate Services & Property, to make any further necessary decisions with regard to the project’s implementation.</p> <p><u>Link to Cabinet decision</u></p> <p>This can include the necessary contract appointment and capital release, as the primary delegated authority has come from Cabinet.</p> |
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2. APPROVAL (published on website)

Formal approval by Chief Officer making the decision



Signed Date.....19.02.2026.....

Chief Officer – Corporate Director of Residents Services