

# 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

<b>Title of decision</b>	<b>Disposal of Land on the Civic Centre Site further to Cabinet's decision on 23 October 2025</b>
<b>Name and Title of Chief Officer(s) making the decision</b>	Dan Kennedy, Corporate Director of Residents Services
<b>Directorate</b>	Residents Services
<b>Reference No.</b>	2026/1651
<b>Date of decision</b>	4 March 2026
<b>Relevant Ward</b>	Hillingdon West (adjacent to Uxbridge Ward boundary)

## Details of Decision Taken

<b>Decision</b>	<p><b>That the Chief Officer:</b></p> <ol style="list-style-type: none"><li><b>Notes the Cabinet's decisions regarding the disposal of The Civic Centre Car Park site, Cricket Field Road, Uxbridge on 23 October 2025 and the sale of the freehold interest of the Site as set out in the report;</b></li><li><b>Under delegated authority from the Cabinet to take all further necessary decisions in respect of the matter, agrees to cease negotiations with the proposed purchaser for the reasons set out in this decision notice;</b></li><li><b>Agrees to bring back a further report to Cabinet on alternative options for the proposal previously considered.</b></li></ol>
<b>Reason for decision</b>	<p>The proposed purchaser did not submit an application for planning permission by December 2025 as was previously part of the proposal when Cabinet considered moving forward and negotiating the terms of the agreement.</p> <p>Despite the passage of time, an application has still not been made, which means that planning permission remains unobtained. Even if an application were to be submitted now, the statutory consultation period would prevent a decision from being reached for several months.</p>

	This delay has a direct impact on the Council, as it prevents the receipt of any capital funds from the sale of the site within the current financial year. Given these circumstances, it is appropriate for the Council to cease negotiations at this stage. This will allow the Council to consider alternative options for the site, with the aim of securing the best possible value for both the council and its residents going forward.
<b>Alternative options considered and rejected</b>	To continue negotiations with the proposed purchaser. Rejected for the reasons set out above.
<b>Factors considered</b>	<p>The decision to cease negotiations regarding the Civic Centre Car Park site has been reached following internal consultation with key stakeholders. This process included engagement with colleagues in the council's Property Team as well as the Corporate Director for Adult Social Care and the Chief Financial Officer, ensuring that all relevant perspectives and expertise were considered.</p> <p>The decision to cease negotiations on the Civic Centre Car Park site does not negatively impact individuals with protected characteristics.</p>
<b>Report Author &amp; Directorate</b>	Dan Kennedy, Corporate Director of Finance

## Legal and Finance Comments

<b>Finance comments</b>	The Council has planned for significant savings from this project starting in the 2029/30 financial year. Present slippage puts this savings at risk and as such the Council needs to explore other delivery alternatives to ensure savings plans are safeguarded.
<b>Finance Officer name and Title</b>	Pete Carpenter, Director of Pensions, Treasury and Statutory Accounts
<b>Legal Comments</b>	The Chief Officer has delegated authority to determine whether to cease negotiations with the proposed purchaser. There are no legal impediments that would prevent the Chief Officer from making this decision.
<b>Legal Officer Name and Title</b>	Kelly Dyson/Dan Toohey

## Appendices / report attached

<b>List here any report / appendices / e.g. tender evaluations or other documentation to be included in support of this decision</b>	None.
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<b>Exempt Classification</b>	N/A
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### **Cabinet Member & other Chief Officer consultation**

<b>Name and Title of any other Chief Officer(s) you have consulted with and as per any delegation.</b>	Consultation on this decision has occurred with Steve Muldoon as s151 officer as per delegation.
<b>Name and Title of the Cabinet Member you have consulted, and as per any delegation</b>	Consultation on this decision has occurred with Cllr Bianco as relevant Cabinet Member as per delegation.
<b>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.</b>	None.

### **Authority for this decision**

<b>Detail authority from Cabinet or under delegated authority in the Constitution / Officer Scheme of Delegations</b>	<p>Cabinet on 23 October 2025 resolved:</p> <p>That:</p> <ol style="list-style-type: none"> <li>1) The project to increase local care provision and create a new Care Facility Development in Uxbridge, as set out in this report, be supported;</li> <li>2) In order to progress this development opportunity, The Civic Centre Car Park, Cricket Field Road, Uxbridge, be declared surplus to requirements (the property as shown edged red on the plan at Appendix 1);</li> <li>3) The sale of the freehold interest of the Site to the proposed purchaser, on the terms and conditions as detailed in this report, be approved;</li> </ol>
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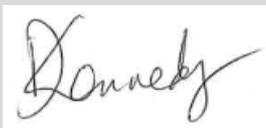
- 4) It be noted the development will be subject to planning consent; rescinding of a Traffic Management Order and a change to private parking lease arrangements, as set out in the report;
- 5) Subject to the above, the intention for The Hillingdon Care Company (THCC) to enter into the lease-back of the development once completed, be noted;
- 6) 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;
- 7) The Corporate Director of Adult Social Care & Health, in consultation with the Cabinet Member for Health & Social Care, be given delegated authority for all necessary future decisions required in respect of related care and local service provision on behalf of the Council;
- 8) Consideration of shareholder matters in relation to The Hillingdon Care Company be delegated to the Shareholder Committee (a sub-committee of the Cabinet) established in 2018 and that Councillor Jane Palmer be appointed to the Committee.

**Link to decision/minutes here:**

[London Borough of Hillingdon - Agenda for CABINET on Thursday, 23rd October, 2025, 7.00 pm](#)

## 2. APPROVAL

### Formal approval by Chief Officer making the decision



Signed

Date...04/03/26

*Chief Officer – Corporate Director, Residents Services*