

# 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>	Sale of South Ruislip Young Persons Centre
<b>Name and Title of Chief Officer(s) making the decision</b>	Daniel Kennedy – Corporate Director of Residents Services
<b>Directorate</b>	Residents Services
<b>Reference No.</b>	2026/1659
<b>Date of decision</b>	12 March 2026
<b>Relevant Ward</b>	South Ruislip

## Details of Decision Taken

<b>Decision</b>	<p>The Chief Officer agrees to:</p> <ol style="list-style-type: none"><li>1. Approve the disposal of South Ruislip Young Persons Centre to Bidder A (as set out in Appendix 1). It is a cash offer on an unconditional basis and subject to contract only.</li><li>2. Note that Bidder B is also a cash bidder on an unconditional basis too.</li><li>3. Note that in accepting the bid from Bidder A, the Council is compliant with S123 of the Local Government Act 1972 having undertaken a wide marketing exercise that resulted in seven best and final offers being submitted, as set out in the exempt Appendix 1.</li></ol>
<b>Reason for decision</b>	<p>This matter follows Cabinet's decision on 15 January 2026 to declare the property known as South Ruislip Young Persons Centre, Victoria Road, South Ruislip, HA4 0JE as surplus to requirements as it is no longer required for service use, following the 2023 consultation and Cabinet approval of the new Youth Offer and Delivery Model.</p> <p>Cabinet on 15 January 2026 agreed to dispose and sell the freehold interest of the site on the open market and delegated authority to the Corporate Director to make all necessary further decisions including the sale as set out in this decision notice.</p> <p>Bidder A is a well-established brand and reputable multi-national organisation with over 300 nurseries and pre-school facilities across the</p>

	<p>UK. Their bid is unconditional and they have also demonstrated that they have cash funds available to acquire the premises.</p> <p>There is a recognised shortage of childcare/nursery places across the Borough, and their use helps in mitigating this shortfall.</p> <p>Bidder A engaged in a closely contested bidding process conducted by the council's sales and marketing agent which has resulted in seven best and final bids. Therefore, the Council is fully compliant with its S123 LGA 1972 best value obligations in recommending Bidder A.</p>
<p><b>Alternative options considered and rejected</b></p>	<ol style="list-style-type: none"> <li>1. Sell to Bidder B. This would be compliant with our S123 LGA Act 1972 obligations. However, this would not deliver the same community benefits that also align with and contribute to the Council's wider corporate objectives.</li> <li>2. Do Nothing – the building is vacant. This option would require longer term security to be put into place that would be costly. An empty building would also deteriorate over time if not put into use and maintained. The building is also in good condition, and the level of market interest clearly demonstrates there is a strong need for such premises in the Borough. Therefore, this option would result in the loss of an opportunity to capitalise on this demand and deliver a much-needed community use and capital receipt for the Council.</li> </ol>
<p><b>Factors considered</b></p>	<p>Judicial Review – whilst Bidder B could do this, the Council is fully compliant with its statutory disposals obligations as set out in this report. Also, this is considered a very low risk given the cost.</p> <p>Audit – it is common for the conduct of property transactions to be periodically audited. This decision notice serves as an important part of the audit trail to inform what considerations were taken into account as part of the decision-making process in accepting Bidder A's bid.</p> <p>Bidder A could withdraw from the transaction. If this were to happen, then there is an opportunity to revert to Bidder B who is also compliant with S123 LGA 1972 requirements.</p>
<p><b>Report author</b></p>	<p>Richard Mortimer – Disposals Lead. Residents Services</p>

## Legal and Finance Comments

<p><b>Finance comments</b></p>	<p>The proposed disposal of South Ruislip Young Persons Centre to Bidder A will generate a significant capital receipt for the Council. The property has been openly marketed and seven compliant best and final offers were received.</p> <p>Officers have referenced the relevant statutory framework governing disposals. From a financial perspective, the property has been subject to open market testing, with seven compliant best and final offers submitted, which provides market evidence to support the consideration being achieved.</p>
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	<p>The receipt will contribute towards the Council's approved capital receipts targets and may be applied towards funding capital expenditure, thereby reducing the need for external borrowing.</p> <p>There are no material ongoing revenue implications arising from the disposal, other than the removal of any holding, security or maintenance costs currently associated with the vacant building.</p>
<b>Finance Officer name and Title</b>	Jai McGloin – Principal Accountant, Financial Planning & Strategy
<b>Legal Comments</b>	<p>The report identifies a disposal of Council property. Under the Local Government Act 1972, s123, a local authority may dispose of land where it considers that the disposal will further the promotion or improvement of the economic, social or environmental wellbeing of the area. In this case, the proposal promotes the social wellbeing of the borough through the delivery of a new nursery provision.</p> <p>The transfer should be supported by the appropriate legal agreement setting out the arrangements.</p> <p>As this is a property disposal of Council owned land, there are no procurement implications.</p> <p>Legal Services confirm that there are no legal impediments in proceeding with the proposed recommendations. The Council's legal team will provide advice and assistance in respect of legal matters relating to subsequent agreements that will be required.</p>
<b>Legal Officer Name and Title</b>	Neena Sharma – Deputy Principal Lawyer/Contract and Procurement Lawyer 09.03.2026

### 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>	<p>Appendix 1 – Agents List of Bidders</p> <p>Appendix 2 – Site Plan</p>
<b>Exempt Classification</b>	<p>The accompanying report and its appendices are declared as exempt from publication as they involve 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

<b>Name and Title of any other Chief Officer(s) you have consulted with and as per any delegation.</b>	Gary Penticost – Director of Operational Assets Andrew Low – Assistant Director of Property Services
<b>Name and Title of the Cabinet Member you have consulted, and as per any delegation</b>	Cllr Jonathan Bianco – Cabinet Member for Corporate Services & Property. Consulted on 12/03/26
<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>	N/A

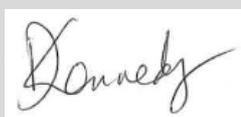
### Authority for this decision

<b>Detail authority from Cabinet or under delegated authority in the Constitution / Officer Scheme of Delegations</b>	On 15 January 2026, Cabinet delegated authority for making decisions in respect of this sale to the Corporate Director of Residents Services in consultation with Portfolio Holder for Corporate Services & Property:  <a href="#">London Borough of Hillingdon - Agenda for CABINET on Thursday, 15th January, 2026, 7.00 pm</a>
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## 2. APPROVAL

### Formal approval by Chief Officer making the decision

Signed



Date 12/03/26

Corporate Director of Residents Services