

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	Cowley Meeting Hall, Cowley Recreation Park, Cowley, UB8 2EA
Name and Title of Chief Officer(s) making the decision	Daniel Kennedy – Corporate Director for Residents Services
Directorate	Residents Services
Reference No.	2026/1720
Date of decision	31/07/26
Relevant Ward	Colham & Cowley

Details of Decision Taken

Decision	The Chief Officer agrees to: 1. Note the feedback from the Public Open Space Consultation that resulted in 1567 letters of support for the retention of Theo's Cafe and no objections. 2. Note Cabinet's prior decision to delegate the method of sale dependent on the outcome of the above Public Open Space Consultation to the Corporate Director of Residents Services in consultation with the Cabinet Member for Planning, Housing & Property. 3. Approve a direct private treaty sale to Mr E.Sahin trading as Theo's Cafe rather than open market sale. 4. Approve the terms of disposal as negotiated by Property Services.
Reason for decision	Cabinet, at its meeting on 23 December 2025, approved the disposal of Cowley Meeting Hall and declared it surplus to the Council's operational requirements as part of its wider asset rationalisation and disposals programme. As part of its approval, it delegated the method of sale to be determined following the outcome of the Public Open Space

	Consultation. Given there were no objections and significant support for the retention of Theo's Cafe, a direct sale supported by a formal Red Book valuation has been recommended. The property is currently income-producing, with the ground floor let under an excluded lease dated 10 January 2023 for a term of 5 years. The tenant has sublet the premises to the current occupier, Theo's Café. The disposal will: 1. Generate a capital receipt for the Council; 2. Reduce ongoing management and maintenance liabilities; 3. Support the efficient use of Council assets in line with corporate objectives.
Alternative options considered and rejected	1. Dispose of the asset with vacant possession Not preferred due to cost and expediency. 2. Retain the asset Rejected as it does not support asset rationalisation objectives and would retain ongoing liabilities. Cabinet has also declared it surplus to its operational requirements. 3. Alternative use or redevelopment by the Council Not considered viable in the context of current priorities and available resources.
Factors considered	Prior to any disposal of the Property, the Council must comply with the statutory procedures applicable to the disposal of open space land under both Sections 123(2A) and 127(3) of the Local Government Act 1972, and Section 233(4) of the Town and Country Planning Act 1990. This required the Council to advertise its intention to dispose of the open space land for two consecutive weeks in a newspaper circulating locally and to consider any objections or representations received under section 122 of the Local Government Act 1972 before making a final decision. This was advertised in the Uxbridge Gazette on 14 & 21 January 2026 and the consultation period closed 4 weeks thereafter on 19 February 2026. 1467 signed letters with names, addresses and dates of advocates for the retention of his café were collected and delivered to the Council on 17 February 2026. There were a further 49 signatures on a petition supporting the café provided by the local ward councillors. The total level of support totalled 1516 and no official objections received.

	The sale of the property will secure its long-term future and enable the owners to further invest in improving its facilities. The Public Open Space Consultation demonstrated that there is strong support for Theo's Café remaining in occupation.
Report Author & Directorate	Richard Mortimer – Disposals Lead

Legal and Finance Comments

Finance comments	This report seeks approval for the proposed disposal of the Council's freehold interest in Cowley Meeting Hall, Cowley, which has been declared surplus to the Council's requirements. The property is currently income-generating, with the ground floor let on a five-year lease. The recommended option to dispose of the asset is based on the opportunity to realise a capital receipt while reducing ongoing maintenance costs associated with its retention.
Finance Officer name and Title	Noah Shoyoye Capital Finance Business Partner 18th June 2026
Legal Comments	In accordance with section 123 of the Local Government Act 1972, provided that the consideration received is not less than the best that can reasonably be obtained, the Council may dispose of its freehold interest in the property in such manner as it considers appropriate. As noted above, prior to any disposal of the Property, the Council must comply with the statutory procedures applicable to the disposal of open space land under sections 123(2A) and 127(3) of the Local Government Act 1972 and section 233(4) of the Town and Country Planning Act 1990. This notice confirms that those requirements have been satisfied. Legal Services confirm that there are no legal impediments to the Council proceeding in accordance with the recommendation set out above, provided that any contract entered into complies with the Council's Procurement and Contract Standing Orders. Legal relations will arise upon exchange of contracts for sale, and the Council will be bound by the terms and conditions contained therein.
Legal Officer Name and Title	Kelly Dyson, Legal Services

Appendices / report attached

List here any report / appendices / e.g. tender evaluations	Exempt appendix
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or other documentation to be included in support of this decision	
Exempt Classification	That the appendix 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.

Cabinet Member & other Chief Officer consultation

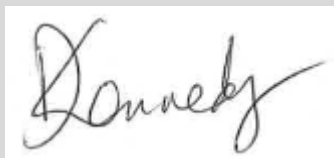
Name and Title of any other Chief Officer(s) you have consulted with and as per any delegation.	Gary Penticost, Director of Operational Assets, approved 24.06.2026
Name and Title of the Cabinet Member you have consulted, and as per any delegation	Councillor Nick Denys, current relevant Cabinet portfolio holder confirmed on 29/06/26 that he was agreeable to the decision proceeding.
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.	N/A

Authority for this decision

Detail authority from Cabinet or under delegated authority in the Constitution / Officer Scheme of Delegations	Cabinet's decision and delegated authority enabling this Chief Officer Decision: London Borough of Hillingdon - Agenda for CABINET on Tuesday, 23rd December, 2025, 7.00 pm
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2. APPROVAL

Formal approval by Chief Officer making the decision



Signed Date...31.07.2026.....

Chief Officer – Corporate Director of Residents Services