

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	Surveys for the Development of the Civic Centre Car Park, Cricket Field Road, Uxbridge, sometimes referred to as the "Lobster Pot car park" into a 162 Bed Residential Care Home, Uxbridge.
Name and Title of Chief Officer(s) making the decision	Dan Kennedy, Corporate Director
Directorate	Residents Services
Reference No.	1732/2026
Date of decision	25 June 2026
Relevant Ward	Hillingdon West

Details of Decision Taken

Decision	The Chief Officer agrees to: 1. The appointment of Hunter and Partners Ltd at a cost of £86k to carry out various surveys that will be required to support the planning application.
Reason for decision	Cabinet 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. 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. This decision follows on from Cabinet's decision, most recently April 2026, and enables the appointment of consultancy services to support the planning application.
Alternative options considered and rejected	Cabinet could have decided to keep the status quo or use the site for alternative use, which would have impacted on the accessibility of, and cost, of nursing dementia beds well into the future.

Factors considered	1. The option not to redevelop the car park remains an option but then would reduce the care home provision within the borough. 2. Alternative sites to cater for a provision of circa 162 bed care facility are not currently available.
Report Author & Directorate	Michael Naughton, Residents Services

Legal and Finance Comments

Finance comments	The cost of the proposed surveys can be accommodated within the Investment in Care Home Capacity capital scheme which has a total project budget of £30.500m. If a subsequent decision is made to not go ahead with this proposed care home development, these survey costs would then have to be charged to general fund revenue budget.
Finance Officer name and Title	Ankur Gupta Head of Finance, Adult Social Care and Public Health
Legal Comments	The Council's Procurement and Contract Standing Orders ordinarily require that competitive tenders are sought prior to the award of a contract. However, Standing Order 4.1(c) permits the use of established, compliant frameworks, and in such circumstances, the requirements to obtain best value through separate competitive tenders or quotations do not apply. Accordingly, Legal Services confirms that there are no legal implications in awarding the Contract to Hunters and Partners to carry out surveys for planning applications, nor in agreeing to the recommendations, which will support the Council in meeting rising care demands within the borough.
Legal Officer Name and Title	Neena Sharma Deputy Principal Lawyer 12.06.2026

Appendices / report attached

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

Cabinet Member & other Chief Officer consultation

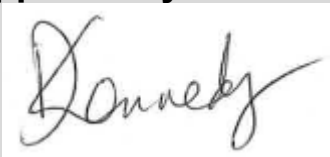
Name and Title of any other Chief Officer(s) you have consulted with and as per any delegation.	Sandra Taylor, Corporate Director
Name and Title of the Cabinet Member you have consulted, and as per any delegation	As approved by Cabinet.
Any conflicts of interest declared by the Chief Officer making this 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	Delegation provided for by Cabinet: London Borough of Hillingdon - Agenda for CABINET on Thursday, 23rd April, 2026, 7.00 pm
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2. APPROVAL

Formal approval by Chief Officer making the decision

Signed  Date...25.06.2026.....
Corporate Director Residents Services