



## OFFICIAL EXECUTIVE DECISION NOTICE PUBLISHED BY DEMOCRATIC SERVICES

Notice is hereby given that the following decision(s) have been made today by Cabinet Members at the London Borough of Hillingdon:

|                            |                                                                                                                                                                                  |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Title of decision          | Hayes Estate Regeneration Pre Contract Works for the development of Hayes Town Centre (Phases 2, 3 & 5) and Avondale (Phases 1B and 2) and release of funds from 2026/27 Budgets |
| Reference No.              | 2026/1787                                                                                                                                                                        |
| Date of decision           | 20 August 2026                                                                                                                                                                   |
| Call-in expiry date        | <b>SPECIAL URGENCY</b><br><b>N/A – This decision comes into immediate effect</b>                                                                                                 |
| Relevant Select Committees | Corporate Resources & Infrastructure Select Committee                                                                                                                            |
| Relevant Ward              | Wood End                                                                                                                                                                         |

### Decision made

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Cabinet Members making the decision | The Leader of the Council, in conjunction with the Cabinet Members for Finance and Cabinet Member for Planning, Housing & Property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                     | <b>APPROVED</b><br><br>That the Leader of the Council, in conjunction with the Cabinet Member for Finance and the Cabinet Member for Planning, Housing & Property:<br><br><ol style="list-style-type: none"><li>1. Agreed to continue the development scheme at Hayes Town Centre and Avondale Drive, Hayes by engaging into a further Pre-Contract Service Agreement with Higgins Partnerships 1961 PLC for the development of Hayes Town Centre (Phases 2, 3 &amp; 5) and Avondale (Phases 1B and 2);</li><li>2. Authorised the release of the sum of £4.867m from the approved project budget and delegate authority to the Corporate Director of Residents Services, to incur expenditure and procure services up to that amount to enable demolition works to be undertaken at Glenister and Fitzgerald, Avondale Drive development (as set out in the report);</li><li>3. Approved the Capital Release of £6.755m being the total cost of Pre-Contract Services as in recommendations 1 and noting that all of this spend will be incurred with Higgins Partnerships 1961 PLC.</li></ol> |

Special Urgency Decision Notice – 20 August 2026

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|                                                                             | <b>4. Delegated any further necessary decisions required to implement the above to the Corporate Director of Residents Services, in consultation with the Cabinet Member for Planning, Housing &amp; Property.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Reason for decision</b>                                                  | <p>The decision was taken to progress the next phases of the Hayes Estate Regeneration Programme by entering into a further Pre-Contract Services Agreement with Higgins Partnerships 1961 PLC, approving the release of capital funding for pre-contract services and demolition works, and delegating implementation decisions to the Corporate Director of Residents Services.</p> <p>The decision enabled the Council to continue the approved regeneration of the Hayes Town Centre and Avondale Drive estates, accelerate the delivery of new affordable homes, improve the quality of housing provision and public realm, and achieve significant cost avoidance through the early demolition of vacant blocks.</p> <p>The decision also, importantly, mitigated site security, anti-social behaviour and financial risks associated with awaiting the demolition and development works.</p> |
| <b>Alternative options considered and rejected</b>                          | Retendering the development agreement was rejected due to the likely delay, increased costs and funding risks. Taking no further action or ceasing the project was rejected because it would have halted the approved regeneration programme, delayed housing delivery and risked the loss or repayment of external funding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Classification</b>                                                       | Part II – Members' Only and Not for Publication                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Link to associated report</b>                                            | <i>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.</i>                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Relevant Officer contact &amp; Directorate</b>                           | Michael Naughton – Residents Services<br>Dan Kennedy, Corporate Director of Residents Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Any interest declared by the Cabinet Member(s)/ dispensation granted</b> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## Implementation of decision & scrutiny call-in

| [Internal Use only]                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| When can this decision be implemented by officers? | <p>This decision was taken under special urgency procedures in the Council Constitution and deemed urgent by the Leader of the Council.</p> <p><b>The reason for urgency was the need to enter into the contract with Higgins Partnerships 1961 PLC and hand over the Avondale Drive blocks for demolition as soon as possible in order to mitigate escalating site risks and avoid additional costs to the Council.</b></p> <p>Agreement that the matter was urgent and could not have been reasonably deferred, along with the waiver of the scrutiny call-in period, was also granted by the Chair of the Corporate Resources &amp; Infrastructure Select Committee.</p> <p><b>THIS DECISION THEREFORE COMES INTO IMMEDIATE EFFECT.</b></p>                                                                                                                      |
| Further information                                | <p>These decisions, where applicable, have been taken under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. This is the formal notice by the Council of the above executive decision, including links to the reports where applicable. If you would like more information on this decision, please contact Democratic Services on 01895 250636 or email: <a href="mailto:democratic@hillingdon.gov.uk">democratic@hillingdon.gov.uk</a>. Circulation of this decision notice is to a variety of people including Members of the Council, Corporate Directors, Officers and the Public. Copies are also placed on the Council's website.</p> <p style="text-align: right;"><b>Democratic Services<br/>London Borough of Hillingdon<br/>Civic Centre<br/>High Street<br/>Uxbridge<br/>UB8 1UW</b></p> |