



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	Greener Homes Housing project – Phase 16 – various properties in Cowley Mill Road - Uxbridge. (Lot 8 £0 to 499k). (SCP ID 2902)
Name and Title of Chief Officer(s) making the decision	Dan Kennedy Corporate Director of Residents Services
Directorate	Resident services
Reference No.	2026/1792
Date of decision	12/08/26
Relevant Ward	Uxbridge

Details of Decision Taken

Decision	The Chief Officer agrees to: Greener Homes Housing project – Phase 16 – various properties in Cowley Mill Road - Uxbridge. Direct award via the framework to PFL Electrical Ltd. (Lot 8 £0 to 499k).
Reason for decision	Description The proposed works to the property include the installation of wall insulation to improve thermal performance and energy efficiency. This will involve preparing the existing wall surfaces, fitting the appropriate insulation system, and making good all affected areas. Additional measures may include improving ventilation, as well as minor upgrades to enhance heating efficiency where required. The works are intended to reduce heat loss, improve indoor comfort, and help address issues such as damp and mould. Cost £ 473,543.75 Greener Homes Housing project – Phase 16 – various properties in Cowley Mill Road - Uxbridge. Direct award via the framework PFL Electrical to Ltd. (Lot 8 £0 to 499k).

	The works are being carried out to improve the overall energy efficiency of the property by reducing heat loss and lowering energy consumption. They will also enhance internal living conditions by improving comfort levels, while helping to address issues such as damp and mould through better insulation and ventilation. In addition, the works will help reduce future maintenance requirements by protecting the building fabric and preventing deterioration, while supporting wider objectives to reduce carbon emissions and deliver long-term cost savings for occupants.
Alternative options considered and rejected	No alternative options were considered, as the works are required to address the identified issues of poor thermal performance, heat loss, and associated damp and mould within the property, and to deliver the necessary improvements.
Factors considered	The Council has had due regard to its obligations under the Public Sector Equality Duty. No disproportionate adverse impacts on protected groups have been identified, and the delivery of the works alongside the ongoing External Wall Insulation (EWI) project will minimise disruption to residents. Appropriate arrangements will be made to support vulnerable residents where required. Residents are being engaged through the existing EWI communications, and relevant internal services, including Housing and Asset Management, have been consulted to ensure the works align with corporate and asset management objectives. There are no Human Resources implications arising from this decision, as the works will be delivered through the current contractor arrangements.
Report Author & Directorate	Merrik Knight Planned Works & Adaptations Manager Housing Residents Service

Legal and Finance Comments

Finance comments	The reports seek Chief Officer approval to undertake the installation of wall insulation to HRA properties at a total cost of £474k to improve thermal performance and energy efficiency various properties in Cowley Mill Road - Uxbridge. Direct award via the framework to PFL Electrical Ltd. (Lot 8 £0 to 499k). The expenditure will be funded from the approved 2026/27 HRA Works to Stock Programme budget of £45,347k, including £10,250k allocated to the Green Home Initiative Programme.
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	The proposed investment forms part of the Council's Greener Homes Housing Project and will contribute to improved energy performance, reduced carbon emissions, increased resident comfort, and the long-term sustainability of the housing stock. The scheme will support the Council's wider housing and environmental objectives while maintaining and enhancing the condition and value of HRA assets.
Finance Officer name and Title	Noah Shoyoye Capital Finance Business Partner 04.08.2026
Legal Comments	The Council's Procurement and Contract Standing Orders ordinarily require competitive tenders to be sought before a contract is awarded. However, Standing Order 4.1(c) permits the use of established compliant frameworks and, where such a framework is used, the requirements to obtain further competitive tenders or quotations do not apply. The proposed award to PFL Electrical Ltd is being made through the Council's Minor Works Framework Agreement (Lot 8 – Decarbonisation Works). Legal Services is satisfied that the proposed award complies with the Council's Constitution and procurement requirements. There are therefore no legal objections to the Council approving the recommendations set out in this report, including the award of the contract to PFL Electrical. The proposed works will support the delivery of the Council's Greener Homes Housing Project and its wider objectives of improving energy efficiency, reducing carbon emissions and maintaining its housing stock.
Legal Officer Name and Title	Neena Sharma Deputy Principal Lawyer 28.07.2026

Appendices / report attached

List here any report / appendices / e.g. tender evaluations or other documentation to be included in support of this decision	Report
Exempt Classification	None

Cabinet Member & other Chief Officer consultation

Name and Title of any other Chief Officer(s) you have consulted with and as per any delegation.	This has been approved by Gary Penticost- Director of Operational Assets 10.08.2026
Name and Title of the Cabinet Member you have consulted, and as per any delegation	Cllr Denys briefed 27.07.2026 on all Green Homes projects
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 decisions made on Thursday 19th March 2026. Item 6 gives delegated authority to Corporate Director and cabinet member of Corporate and Property the authority to approve this spend. Utilising approved LBH minor works framework or term contractors. London Borough of Hillingdon - Agenda for CABINET on Thursday, 19th March, 2026, 7.00 pm
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2. APPROVAL

Formal approval by Chief Officer making the decision



Signed ... Date 12/08/26

Dan Kennedy, *Corporate Director of Residents Services*

3. REPORT

REPORT STATUS

Public

SUPPORTING INFORMATION

Decarbonisation Programme Works

The works within this phase form part of the Council's wider decarbonisation programme and will include the erection and dismantling of scaffolding to facilitate a range of energy efficiency improvement measures. These works primarily consist of the installation of external wall insulation (EWI) and associated roofing alterations required to support and integrate the improvements.

To ensure the effective installation of the external wall insulation, alterations and extensions to sections of the existing roof are necessary. These works will provide the appropriate roof overhangs and weatherproof detailing required to maintain the integrity of the building envelope, prevent thermal bridging, and ensure compliance with current building regulations and energy performance standards.

Undertaking these roofing works alongside the decarbonisation measures represents best value for money, as it enables the works to be delivered as a single programme, minimising disruption to residents, reducing the need for repeat access and scaffolding, and supporting the long-term durability, safety, and energy efficiency of the properties.

The proposed contract award is to PFL Electrical with an estimated value of £406k. In accordance with the Council's Constitution, approval from the relevant Cabinet Members is required prior to contract award.

These works are proposed as a variation to the existing contract in accordance with the National Schedule of Rates under the LBH Minor Works Framework Agreement – Lot 8 Decarbonisation Works.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities?

This recommendation will ensure that the tenants and residents of these properties have a safe and weather-proof home. This will also reduce the number of emergency repair requests and meet the Council's vision of "putting residents first".

Consultation & Engagement carried out (or required)

A 'Meet the Contractor and Project Team' event will be arranged prior to works commencing to fully explain the works to all residents.

The contractor will provide a dedicated Resident Liaison Officer to field any issues.

CONSULTEE COMMENTS

Finance comments

Finance has reviewed the Phase 16 Greener Homes project proposal for the Council-owned properties for various properties in Cowley Mill Road - Uxbridge. The scheme requires capital investment of £474k, to be funded from the 2026/27 approved HRA Works to Stock (WTS) budget and is therefore contained within existing approved resources.

The works will install external wall insulation and enhanced ventilation measures, improving the property's energy performance to EPC C standard. This will reduce heat loss, improve resident comfort, lower energy consumption and support the Council's carbon reduction objectives.

The investment will also help reduce the risk of damp, condensation and mould, supporting resident wellbeing and helping the Council meet its obligations under evolving housing regulations, including Awaab's Law, while reducing the potential for future disrepair claims and associated legal costs.

The project is expected to deliver longer-term value through reduced reactive maintenance requirements, lower lifecycle costs and improved asset sustainability. Works will be delivered through the Council's appointed framework contractors using the National Schedule of Rates (NSR), providing assurance that costs are competitive and represent value for money. Overall, the proposal remains affordable within approved HRA resources and supports the Council's strategic objectives for housing quality, compliance and decarbonisation.

The scheme is expected to generate longer-term revenue benefits through reduced energy consumption, although savings will depend on asset performance and energy prices, alongside potential ongoing maintenance costs. While financial returns are likely to be longer-term, the proposal aligns with the Council's strategic objectives on carbon reduction and asset sustainability, with key risks relating to cost variation and delivery mitigated through appropriate project governance and monitoring.

Legal comments

The Council's Procurement and Contract Standing Orders ordinarily require competitive tenders to be sought before a contract is awarded. However, Standing Order 4.1(c) permits the use of established compliant frameworks and, where such a framework is used, the requirements to obtain further competitive tenders or quotations do not apply.

The proposed award to PFL Electrical is being made through the Council's Minor Works Framework Agreement (Lot 8 – Decarbonisation Works). Legal Services is satisfied that the proposed award complies with the Council's Constitution and procurement requirements. There are therefore no legal objections to the Council approving the recommendations set out in this report, including the award of the contract to PFL Electrical Ltd. The proposed works will support the delivery of the Council's Greener Homes Housing Project and its wider objectives of improving energy efficiency, reducing carbon emissions and maintaining its housing stock.