



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	Garage Refurbishments - Tranche 1 - 2026/27
Reference No.	2026/1809
Date of decision	Thursday 15 October 2026
Call-in expiry date	Thursday 22 October 2026
Relevant Select Committee	Corporate Resources & Infrastructure Select Committee
Relevant Wards	All Wards

Decision made

Cabinet Members making the decision	Councillor Nick Denys, Cabinet Member for Planning, Housing & Property Councillor Eddie Lavery, Cabinet Member for Finance
Decision	Agreed That the Cabinet Member for Finance, in consultation with the Cabinet Member for Planning, Housing & Property: 1. Agreed to a capital release request of £922,455 from the Garage Refurbishment Programme 2026/27 to support the garage refurbishment schemes outlined in this report (Appendix A); and 2. Delegated any procurement decisions to the Corporate Director of Residents Services, in consultation with the Cabinet Member for Planning, Housing & Property.
Reason for decision	The programme has been developed to move away from reactive, one-off repairs and towards a planned, invest-to-save approach, focused on improving the condition, security and overall lettings rate of the garages. The proposed works will restore deteriorated garages to a safe, serviceable and lettable standard, protecting Council assets, reducing future maintenance liabilities, increasing occupancy levels and maximising rental income.
Alternative options considered and rejected	Option A – Do nothing - Continue to undertake repairs to garages on an ad hoc basis as defects arise, with no planned refurbishment programme. This option would result in continued deterioration of garage stock, increased reactive repair costs, ongoing security issues, and prolonged periods where units remain unavailable for occupation. It does not

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	support a planned asset management approach, improve income generation, or provide best value for the Council. Option B – Undertake a planned programme of refurbishment works to improve the condition, security, and usability of identified garage sites, utilising the LBH Minor Works Framework. Favoured Option - This option adopts an invest-to-save approach, addressing defects in a coordinated and cost-effective manner. The programme will improve asset condition, increase occupancy opportunities, reduce future reactive maintenance liabilities, enhance tenant satisfaction, and maximise rental income from the Council's garage portfolio.
Classification	Part II – Members Only and Not for Publication
Link to associated report	Exempt - Not for Publication by virtue of paragraph 3 of Part 1 of Schedule 12a of the Local Government Act 1972 due to information relating to the financial or business affairs of any particular person (including the authority holding that information).
Relevant Officer contact & Directorate	Laura Kane & Glen Martin, Residents Services
Any interest declared by the Cabinet Member(s) / dispensation granted	N/A

Implementation of decision & scrutiny call-in

[Internal Use only]	
When can this decision be implemented by officers?	Officers can implement Cabinet Member decision in this notice only from the expiry of the scrutiny call-in period which is: 5pm on Thursday 22 October 2026 However, this is subject to the decision not being called in by Councillors on the relevant Select Committee. Upon receipt of a valid call-in request, Democratic Services will immediately advise the relevant officer(s) and the decision must then be put on hold.
Councillor scrutiny call-in of this decision	Councillors on the relevant Select Committee shown in this notice may request to call-in this decision. The request must be before the expiry of the scrutiny call-in period above. Councillors should use the Scrutiny Call-in App (link below) on their devices to initiate any call-in request. Further advice can be sought from Democratic Services if required: Scrutiny Call-In - Power Apps (secure)

Further information	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: democratic@hillington.gov.uk. Circulation of this decision notice is to a variety of people including Members of the Council, Corporate Directors, Officers, Group Secretariats and the Public. Copies are also placed on the Council's website. Democratic Services London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW
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