



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 - CAPITAL RELEASE NO 4
Reference No.	581
Date of decision	Tuesday 06 September 2022
Call-in expiry date	SPECIAL URGENCY N/A – This decision comes into immediate effect
Relevant Select Committee(s)	Residents' Services Select Committee
Relevant Ward(s)	Hayes Town

Decision made

Cabinet Members making the decision	Councillor Jonathan Bianco - Deputy Leader of the Council and Cabinet Member for Property, Highways & Transport Councillor Eddie Lavery - Cabinet Member for Residents' Services Councillor Martin Goddard - Cabinet Member for Finance
	APPROVED That the Deputy Leader of the Council and Cabinet Member for Property, Highways & Transport, the Cabinet Member for Residents' Services and the Cabinet Member for Finance agreed to the capital release request of £6,910k funding from the Hayes Estate Regeneration Leaseholder Buy Back budget 2022/23, to be released for the acquisition of 20 leasehold properties on the Hayes Estates and the Council's contribution to the onward acquisition of 5 offsite shared equity properties.
Reason for decision	To progress the Hayes Estate Regeneration Project and complete acquisitions before vesting date on 21 September 2022. On 17 June 2021, Cabinet approved proposals to move forward with the Hayes Town Centre and Avondale Drive Estates redevelopment. The scheme was approved to address issues of crime and antisocial behaviour, to achieve change to improve the quality and longevity of homes, to maximise

	<p>opportunities to provide new high-quality housing, including affordable housing in the Borough and to enhance place-making around Hayes town centre.</p> <p>In principle, Cabinet Member authority was given on 23 July 2021 to use Compulsory Purchase Powers to deliver vacant possession of the residential estates at Hayes Town Centre and Avondale Drive. On 11 November 2021, Cabinet approved the draft Compulsory Purchase Order (CPO) for Hayes Town Centre and Avondale Drive and authorised the use of powers to secure possession of all third-party interests. To date, all acquisitions have been agreed by negotiation.</p> <p>The first capital release was approved in August 2021 and included funds to begin the scheme design and planning application (£1,761k) and to commence the CPO process for the land assembly for phase 1 leaseholders (£3,103k). A further capital release was approved in January 2022 for continuance of the scheme design and planning application and the procurement of the developer partner (£1,414k). A third capital release was approved in February for funds for the acquisition of 23 leasehold interests across all phases from three Registered Providers.</p>
Alternative options considered and rejected	The alternative option would have been not to go ahead with working up proposals for redevelopment, despite the resident ballot in favour. Maintaining the stock in its current form would not address the significant additional improvement works required. Also, the opportunity would be missed to take advantage of the GLA's Building Homes for Londoners funding, which is only available for new build development.
Classification	Part 2 – Members' Only and Not for Publication
Link to associated report	<i>This item is included in Part 2 as it contains information relating to the financial or business affairs of any particular person (including the Authority holding that information) and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 3 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i>
Relevant Officer contact & Directorate	Perry Scott – Corporate Director for Place
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?	<p>This decision was taken under special urgency procedures and deemed urgent by the Deputy Leader of the Council.</p> <p>The reason for urgency is to progress the Hayes Estate Regeneration Project and complete acquisitions before the vesting date on 21 September.</p> <p>Agreement that the matter was urgent and could not reasonably be deferred, along with the waiver of the scrutiny call-in period, was also granted by the Chairman of the Residents' Services Select Committee.</p> <p>THIS DECISION THEREFORE COMES INTO IMMEDIATE EFFECT.</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.</p> <p>This is the formal notice by the Council of the above executive decision, including links to the reports where applicable.</p> <p>If you would like more information on this decision, please contact Democratic Services on 01895 250636 or email: democratic@hillingdon.gov.uk.</p> <p>Circulation of this decision notice is to a variety of people including Members of the Council, Corporate & Executive Directors, Officers and the Public. Copies are also placed on the Council's website.</p> <p style="text-align: right;">Democratic Services London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>