



# OFFICIAL EXECUTIVE DECISION NOTICE

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HILLINGDON  
LONDON

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

<b>Title of decision</b>	<b>Minor Property Disposals of Shops and Commercial Assets</b>
<b>Reference No.</b>	1043
<b>Date of decision</b>	Wednesday 14 February 2024
<b>Call-in expiry date</b>	<b>SPECIAL URGENCY</b> <b>N/A – This decision comes into immediate effect</b>
<b>Relevant Select Committees</b>	Property, Highways and Transport Select Committee
<b>Relevant Ward</b>	N/A

### Decision made

Cabinet Members making the decision	The Leader of the Council, and on behalf of the Cabinet Member for Property, Highways and Transport
	<p><b>APPROVED</b></p> <p><b>That the Leader of the Council, and on behalf of the Cabinet Member for Property, Highways and Transport:</b></p> <ol style="list-style-type: none"><li><b>Declares that 64-66 Byron Way, West Drayton, Middlesex, UB7 9JD is surplus to requirements, the Property is shown edged red on plan A.</b></li><li><b>Declares that 28/28a &amp; 29/29a High Road, Cowley, Middlesex, UB8 2HL are surplus to requirements, the Property is shown edged red on plan B.</b></li><li><b>Declares that 2a-2b High Street, Ruislip HA4 7AR is surplus to requirements, the Property is shown edged red on plan C.</b></li><li><b>Authorises the sale of the above freehold interests on the open market, the method of sale to be by private treaty, subject to prevailing market conditions.</b></li><li><b>Authorises officers to make further decisions in respect of implementing these decisions, in conjunction with the Cabinet Member for Property, Highways &amp; Transport.</b></li></ol>

<b>Reason for decision</b>	<p>Cabinet Member approval was granted to declare 3 minor shop/commercial sites surplus to requirements and to proceed with the marketing and sale of the freehold interest of them:</p> <ol style="list-style-type: none"> <li>1. 2a-2b High Street, Ruislip</li> <li>2. 64-66 Byron Way, West Drayton</li> <li>3. 28/28a &amp; 29/29a Cowley High Road</li> </ol> <p>The capital receipt from the disposal of these properties will support the Council's Medium-Term Financial Forecast (MTFF) Disposals Target for the financial year 2023 -24, and thereby the Council's finances to support front-line services to residents.</p>
<b>Alternative options considered and rejected</b>	<p>Alternative options considered and rejected included:</p> <ol style="list-style-type: none"> <li>1. Continuing with the retention of the assets as income-generating properties</li> <li>2. Submitting planning applications to redevelop the sites.</li> <li>3. Selling the property to the tenants in situ.</li> </ol>
<b>Classification</b>	Part II – Members' Only and Not for Publication
<b>Link to associated report</b>	<p><i>N/A - the report associated with this decision was declared as exempt from publication as it involved 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 contained information relating to the financial or business affairs of any person (including the authority holding that information) and that the public interest in withholding the information outweighed the public interest in disclosing it.</i></p>
<b>Relevant Officer contact &amp; Directorate</b>	Ola Alade, Senior Estates Surveyor – Place Directorate
<b>Any interest declared by the Cabinet Member(s)/ dispensation granted</b>	N/A

### Implementation of decision & scrutiny call-in

[Internal Use only]	
<p><b>When can this decision be implemented by officers?</b></p>	<p><b>This decision was taken under special urgency procedures in the Council Constitution and deemed urgent by the Leader of the Council.</b></p> <p><b>The reason for urgency was in order to meet the Council's Disposals Target for 2023-24 in support of the Council's budget strategy.</b></p> <p>Additionally, agreement that the matter to be considered was urgent and could not have been reasonably deferred was granted</p>

	<p>by the Mayor of Hillingdon in the unavailability of the Chair of the relevant Select Committee. Furthermore, the waiver of the scrutiny call-in period was granted by the Vice-Chair of the Property, Highways and Transport Select Committee in that the decision was reasonable and to be treated as a matter of urgency.</p> <p><b>THIS DECISION THEREFORE COMES INTO IMMEDIATE EFFECT.</b></p>
<b>Further information</b>	<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 &amp; Executive Directors, Officers and the Public. Copies are also placed on the Council's website.</p> <p style="text-align: right;"><b>Democratic Services London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</b></p>