



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 Regeneration: In principle agreement to seek compulsory purchase powers
Reference No.	228
Date of decision	23 July 2021
Call-in expiry date	5pm, on 30 July 2021
Relevant Select Committee(s)	Environment, Housing & Regeneration
Relevant Ward(s)	Townfield

Decision made

Cabinet Members making the decision	Cllr Ian Edwards – Leader of the Council Cllr Jonathan Bianco – Cabinet Member for Property and Infrastructure Cllr Eddie Lavery – Cabinet Member for Environment, Housing and Regeneration Cllr Martin Goddard – Cabinet Member for Finance
DECISION	APPROVED That the Leader of the Council, Cabinet Member for Property and Infrastructure, Cabinet Member for Environment, Housing and Regeneration and the Cabinet Member for Finance: 1) Notes the positive result of the Residents' Ballot that was concluded on 21st May in relation to the redevelopment proposals for the Hayes Town Centre and Avondale Drive estates. 2) Notes that delegated authority was granted on 17th June 2021 to the Leader of the Council and Cabinet Members for Property Infrastructure, Environment, Housing and Regeneration and Finance in consultation with the Corporate Director of Infrastructure, Transport & Building Services, to

	<p>make any further decisions necessary to implement the Hayes Estate Regeneration project.</p> <p>3) Notes that the Council will continue to use all reasonable endeavours to acquire, by negotiation, the various land interests affected by the compulsory purchase order and to complete the acquisitions and disposals of land as necessary.</p> <p>4) Notes that the Council will, if necessary, seek to exercise its powers under section 226(1)(a) of the Town and Country Planning Act 1990 through the drafting of a compulsory purchase order (“Order”) to acquire interests in land to enable the delivery of the redevelopment of Hayes Town Centre Estate and Avondale Drive Estate.</p> <p>5) Requests that the Corporate Director of Infrastructure, Transport & Building Services commences the preparatory work required for the making of any compulsory purchase order including (but not limited to) the completion of a land referencing exercise and the preparation of one or more draft compulsory purchase orders and accompanying documents; and</p> <p>6) Notes that a further report may be brought at a later date to seek a recommendation to the Cabinet for authority to secure the making, confirmation and implementation of one or more compulsory purchase orders in respect of the redevelopment</p>
<p>Reason for decision</p>	<p>Further to the Cabinet report of 17 June 2021 Cabinet will be aware that a Residents’ Ballot has been completed to establish resident’s preferred options in relation to the redevelopment proposals for the Hayes Town Centre and Avondale Drive estates (“Estates”).</p> <p>The Council’s objective is to address concerns about the quality and longevity of the homes within the Estates, and wishes to maximise the opportunities to provide new high quality housing, including affordable housing, in the Borough and enhancing place-making around Hayes town centre. The Council has commenced negotiations with affected landowners to acquire their interests in the Estates but in the event that those negotiations are not likely to be concluded within a reasonable timescale to allow timely progression of the redevelopment proposals, the Council may need to exercise its compulsory purchase powers. The decision to use compulsory purchase powers will be as a last resort but</p>

	Cabinet's in-principle authority to exercise those powers is being sought.
Alternative options considered and rejected	<p>The alternative option would be not to go ahead with the redevelopment of the Estates, despite the positive result of the Residents' Ballot. This would not be optimal because it does not address the Council's objective of maximising the opportunities to provide new high-quality housing and of enhancing place-making around Hayes town centre. Further, it does not address issues of crime and antisocial behaviour that are current concerns raised by residents of the Estates. The opportunity to take advantage of funding from the GLA would also be missed as this is only available for new build development.</p> <p>As noted in the Cabinet report of 17 June 2021 one of the risks involved in these decisions include the risk associated with failing to secure a development partner on terms that achieve a viable scheme for the Council and the risk of failing to secure all of the third-party interests needed to progress the scheme in line with the development timetable.</p> <p>To remove the risk of failing to secure all of the interests within the Estates held by third parties by agreement, it may be necessary for the Council to exercise its compulsory purchase powers.</p>
Classification	Public
Link to associated report	here.
Relevant Officer contact & Directorate	Perry Scott, Corporate Director of Infrastructure, Transport & Building 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?	<p>Officers can implement Cabinet Member decision in this notice only from the expiry of the scrutiny call-in period which is:</p> <p>5pm, on Friday 30 July 2021</p> <p>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.</p>

<p>Councillor scrutiny call-in of this decision</p>	<p>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.</p> <p>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:</p> <p>Scrutiny Call-In - Power Apps (secure)</p>
<p>Further information</p>	<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 Directors, Officers, Group Secretariats 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>