



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	LEASE RENEWAL OF A COMMERCIAL PROPERTY – 3 Station Road, Cowley
Reference No.	1318
Date of decision	Friday 14 February 2025
Call-in expiry date	Friday 21 February 2025
Relevant Select Committee	Corporate Resources and Infrastructure Select Committee
Relevant Wards	Uxbridge

Decision made

Cabinet Members making the decision	Councillor Jonathan Bianco, Cabinet Member for Corporate Services & Property
Decision	Approved That the Cabinet Member for Corporate Services & Property agreed with the rent and lease terms negotiated by officers as detailed in the report and instructed Property and Estates to complete the appropriate legal document.
Reason for decision	Lengthy negotiations have taken place with the tenant and a substantial rental increase has been agreed in principle, resulting in an income increase for the General Fund. This increase, showing an 8.58% uplift, is particularly positive in the current difficult property climate, after the backdrop of the lockdown period and its peripheral effects. Officers are confident that this is the maximum achievable rental increase for this lease renewal.
Alternative options considered and rejected	The Cabinet Member could choose not to approve the lease renewal negotiated and consider alternative land uses. However, the tenant occupies the property on a protected tenancy. This is likely to lead to this lease renewal being referred for PACT (Professional Arbitration on Court Terms) or through the court process. This action will involve a degree of risk as PACT or court may result in a rental figure being determined above or below the rent negotiated between parties and result in substantial fees on both sides.
Classification	Part II – Members Only and Not for Publication
Link to associated report	<i>That this report be declared as exempt from publication as it involves 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</i>

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	<i>that the report contains information relating to the financial or business affairs of any particular person (including the authority holding that information) and that the public interest in withholding the information outweighs the public interest in disclosing it</i>
Relevant Officer contact & Directorate	Tekla Byfield – Place Directorate
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 21 February 2025</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>
Councillor scrutiny call-in of this decision	<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>

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 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>
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