



OFFICIAL EXECUTIVE DECISION NOTICE

PUBLISHED BY DEMOCRATIC SERVICES

HILLINGDON
LONDON

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 FOR 11 MULBERRY PARADE, PORTERS WAY, WEST DRAYTON, UB7 9AE
Reference No.	1338
Date of decision	Tuesday 25 February 2025
Call-in expiry date	Tuesday 04 March 2025
Relevant Select Committee	Corporate Resources & Infrastructure Select Committee
Relevant Wards	West Drayton

Decision made

Cabinet Members making the decision	Councillor Jonathan Bianco - Cabinet Member for Corporate Services and Property
Decision	Approved That the Cabinet Member for Corporate Services & Property agreed the terms for the renewal of a lease negotiated by officers as detailed in the report and authorised Legal Services to complete the new lease on these terms.
Reason for decision	The rent was agreed at £8,750 per annum – a 15% increase above the passing rent and positive result considering the market evidence available in the vicinity. This will see a positive increase for the general fund.
Alternative options considered and rejected	The Cabinet Member could choose not to approve the lease renewal negotiated. This is likely to then require the lease renewal to be determined by an application to Court as the lease is within the security of tenure provisions under the Landlord and Tenant Act 1954, sections 24 – 28 and therefore, the tenant has an automatic right to renew.
Classification	Part II – Members Only and Not for Publication
Link to associated report	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 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.
Relevant Officer contact & Directorate	Pamela Airewele – Place Directorate

Executive Decision Notice – 25 February 2025

This notice is a public document also available to view on the Council's website www.hillingdon.gov.uk

Any interest declared by the Cabinet Member(s) / dispensation granted	N/A
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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 Tuesday 04 March 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>