



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	NEW LETTING 60-62 BYRON WAY, WEST DRAYTON
Reference No.	1347
Date of decision	Wednesday 26 February 2025
Call-in expiry date	Wednesday 05 March 2025
Relevant Select Committee	Corporate Resources & Infrastructure Select Committee
Relevant Wards	Heathrow Villages

Decision made

Cabinet Members making the decision	Councillor Jonathan Bianco, Cabinet Member for Corporate Services & Property
Decision	Approved <p>That the Cabinet Member for Corporate Services & Property agreed with the rent negotiated by officers, as detailed in the report, and instructed the Corporate Director of Place to complete the appropriate new letting after taking appropriate legal advice from Legal Services.</p>
Reason for decision	<p>Lengthy negotiations have taken place with the tenant, and tenant suitability checks have been conducted following a marketing period of six weeks. However, due to the delays in engaging with the prospective tenant they reduced their rental offer stating a lack of demand. This related to securing Cabinet approval to progress and instruct Legal. Sadly, the surveyor who dealt with the initial offer has since left the Council so more details cannot be ascertained.</p> <p>Although this offer is lower than their original offer it is still particularly positive in the current challenging property climate, given the backdrop of the lockdown period and its peripheral effects. Officers are confident this is still a positive result which will also support other outstanding transactions on that parade, and it is very beneficial to fill one of the very few void properties in the Council's commercial portfolio.</p>
Alternative options considered and rejected	Officers could restart the marketing period to consider additional offers but have considered the limited offers received in the initial marketing phase. The parade only benefits from four commercial units with the double unit empty. It has remained empty for several years and it is the subject of this report to let out the double unit, therefore officers do not recommend re-

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	<p>marketing the property as it cannot be ensured that a better offer is received.</p> <p>To determine the most suitable candidate from the original offers received, a weighted assessment system was employed, with results collaboratively discussed with fellow Council officers.</p> <p>Another option is to continue leaving the property vacant, but this would render it an unproductive asset, heightening the risk of vandalism and impacting on the shopping parade's overall appeal. This could deter visitors and potential businesses, impacting existing tenants.</p>
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
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 Wednesday 05 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>

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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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