



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	EXTENSION OF LEASEHOLD INTERESTS (JULY 2026) BARNHILL ROAD, HAYES; RUISLIP COURT, RUISLIP; AND LANGTON GROVE, NORTHWOOD
Reference No.	2026/1755
Date of decision	Monday 10 August 2026
Call-in expiry date	Monday 17 August 2026
Relevant Select Committee	Corporate Resources & Infrastructure Select Committee
Relevant Wards	Yeading, Northwood and Ruislip Manor

Decision made

Cabinet Members making the decision	Councillor Nick Denys – Cabinet Member for Planning, Housing & Property
Decision	Agreed That: 1) The Cabinet Member for Planning, Housing & Property authorise the grant of a 90-year extension to the existing leasehold interest, in accordance with the Leasehold Reform, Housing and Urban Development Act 1993, in respect of the properties listed in the report. 2) The lease extension premiums agreed with each leaseholder's representative, totalling £59,283 as set out in this report, be noted. 3) Delegated authority be given to the Corporate Director of Residents Services (in consultation with the relevant Cabinet Member) to finalise and complete the lease extension documentation in each case.
Reason for decision	Once a Section 42 Notice is served, the Council must comply with the statutory process and timescales, including negotiating the premium for a 90-year lease extension. Where a premium cannot be agreed, the First-tier Tribunal may determine the price. Approval of the recommendations avoids the need for Tribunal proceedings.
Alternative options considered and rejected	The alternative options were considered but discounted. Refusing the lease extensions is not lawful, as qualifying leaseholders have a statutory right to a 90-year extension

Executive Decision Notice – 10 August 2026

	under the 1993 Act. Referral to the First-tier Tribunal is unnecessary, as premiums have already been agreed and would result in additional delay and cost. Doing nothing or ceasing activity is not an option, as the Council is required to comply with its statutory obligations under the Act.
Classification	Part II – Members Only and Not for Publication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	Jacob Davis, Residents 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?	Officers can implement Cabinet Member decision in this notice only from the expiry of the scrutiny call-in period which is: 5pm on Monday 17 August 2026 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.
Councillor scrutiny call-in of this decision	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. 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: Scrutiny Call-In - Power Apps (secure)

Further information	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: democratic@hillingdon.gov.uk. 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. Democratic Services London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW
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