



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	Rent Review & Lease Renewal of 2 Mulberry Parade West Drayton UB7 9AE
Reference No.	2026/1758
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	West Drayton

Decision made

Cabinet Members making the decision	Councillor Nick Denys – Cabinet Member for Planning, Housing & Property
Decision	Agreed That the Cabinet Member for Planning, Housing & Property: 1) Approve the conclusion of the 2023 rent review at 2 Mulberry Parade, West Drayton, with the revised rent set out in the report, agreed effective from 25 June 2023; 2) Approve the grant of a new six-year lease of 2 Mulberry Parade, West Drayton to JHSMART Limited at an initial rent and terms, as set out in the report from 25 June 2026; and 3) Authorise the Corporate Director of Residents Services to agree the final detailed terms of the Rent Review Memorandum and the new lease, and to take all steps necessary to complete both transactions.
Reason for decision	The Cabinet Member for Planning, Housing and Property noted the urgency of concluding the lease renewal. The existing lease had expired on 24 June 2026 and, as the tenant had no automatic right to a new lease, it was considered important to regularise the occupation. It was also noted that the 2023 rent review remained outstanding

Executive Decision Notice – 10 August 2026

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	and that completing the renewal would secure the revised market rent and enable the recovery of backdated rent due.
Alternative options considered and rejected	The alternative options were considered but rejected. Re-letting the property, pursuing immediate payment of all arrears and interest, or taking no further action were not recommended due to the potential financial, legal and operational risks to the Council. It was considered that renewing the lease and resolving the outstanding rent review represented the most effective outcome for both parties.
Classification	Part II – Members Only and Not for Publication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	Elisha McAuley, 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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