



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 – Farmlands, Pinner and Burness Close, Uxbridge
Reference No.	2026/1810
Date of decision	Thursday 8 October 2026
Call-in expiry date	Thursday 15 October 2026
Relevant Select Committee	Corporate Resources & Infrastructure Select Committee
Relevant Wards	Northwood Hills and Uxbridge

Decision made

Cabinet Members making the decision	Councillor Nick Denys – Cabinet Member for Planning, Housing & Growth
Decision	Agreed That the Cabinet Member for Planning, Housing & Growth authorised the grant of an extension for a period of 90 years to the existing leasehold interest at Farmlands Pinner, HA5 2LW and Burness Close, Uxbridge, UB8 2PZ, as outlined in the confidential report, in accordance with the provisions of the Leasehold Reform, Housing and Urban Development Act 1993.
Reason for decision	Once a formal notice is served on the Council under the Leasehold Reform, Housing and Urban Development Act 1993, the Council is bound to comply with the provisions and timescales set out in the Act and must negotiate the premium payable by the leaseholder for a further 90-year term. Once the Counter Notice is served by the Council, this triggers the negotiation of the premium payable for the lease extension. In the event that a premium cannot be agreed, the Act provides for the First-Tier Tribunal (Property Chamber – Residential Property) to determine the price to be paid. Cabinet Members are jointly authorised under the Constitution to take such decisions.
Alternative options considered and rejected	The alternative options were considered but rejected as they were either not legally viable or not pursued by the leaseholder. Refusing the lease extension or taking no action were not available options, as the Council is legally

Executive Decision Notice – 8 October 2026

	required under the Leasehold Reform, Housing and Urban Development Act 1993 to grant an extension where a valid notice has been served and the qualifying criteria are met. While the leaseholder could have pursued enfranchisement and purchased the freehold under the Act, they instead chose to seek a lease extension. Ceasing activity was also not applicable, as the Council must continue to process such statutory applications in its role as freeholder.
Classification	Part II – Members Only and Not for Publication
Link to associated report	Exempt - Not for Publication by virtue of paragraph 3 of Part 1 of Schedule 12a of the Local Government Act 1972 due to information relating to the financial or business affairs of any particular person (including the authority holding that information).
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 Thursday 15 October 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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