



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	REQUEST TO AMEND STANDARD COUNCIL COMMERCIAL LEASE TERMS
Reference No.	873
Date of decision	Monday 04 September 2023
Call-in expiry date	Monday 11 September 2023
Relevant Select Committee	Finance and Corporate Services Select Committee
Relevant Wards	All

Decision made

Cabinet Members making the decision	Councillor Jonathan Bianco – Cabinet Member for Property, Highways and Transport
Decision	Approved That the Cabinet Member for Property, Highways and Transport agreed the proposals set out below to amend the standard commercial lease and conditions as detailed in this report.
Reason for decision	The Cabinet Member is asked to agree the proposed amendments outlined in this report to bring the Council commercial leases in line with current guidelines and practices and adapt to changes in market conditions. Moreover, tenants are more likely to be receptive to leases which are more closely aligned with private landlords and other local authorities.
Alternative options considered and rejected	The Cabinet Member could choose not to approve the proposed changes to the standard commercial lease terms. However, some of standard lease covenants included within the Council's standard commercial lease terms are outdated and could cause uncertainty and result in future landlord and tenant disputes which, if referred to third party determination via the courts, could have adverse consequences in terms of legal costs and to the Council's wider commercial portfolio.
Classification	Part II – Members Only and Not for Publication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 contacts & Directorate	Tekla Byfield – 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 Monday 11 September 2023</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><u>Scrutiny Call-In - Power Apps</u> (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: <u>democratic@hillingdon.gov.uk</u>.</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>