



HILLINGDON
LONDON

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 (JANUARY 2025) FOR 175 Maple Road, Hayes, UB4 9NG
Reference No.	1313
Date of decision	Tuesday 11 February 2025
Call-in expiry date	Tuesday 18 February 2025
Relevant Select Committee	Corporate Resources & Infrastructure Select Committee
Relevant Wards	Yeading

Decision made

Cabinet Members making the decision	Councillor Jonathan Bianco, Cabinet Member for Corporate Services & Property Councillor Steve Tuckwell, Cabinet Member for Planning, Housing & Growth
Decision	Approved That the Cabinet Member for Corporate Services & Property, and the Cabinet Member for Planning, Housing & Growth authorised the grant of an extension for the relevant period of 90 years to the existing leasehold interest as outlined in this report in accordance with the provisions of the Leasehold Reform, Housing and Urban Development Act 1993.
Reason for decision	<ol style="list-style-type: none">1. 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 in the Act. The Council will need to negotiate the premium to be paid by the leaseholder for an extension of the term for a further 90 years in each case.2. Once the Counter Notice is served by the Council, this triggers the negotiations for the premium payable for the lease extension3. In the event that a premium cannot be agreed, the Act provides for a tribunal to consider and fix the price to be paid.
Alternative options considered and rejected	There is no option but to comply with the Act and grant an extension to the lease in each case or sale of freehold.
Classification	Part II – Members Only and Not for Publication

Executive Decision Notice – 11 February 2025

This notice is a public document also available to view on the Council's website www.hillingdon.gov.uk

Link to associated report	<i>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.</i>
Relevant Officer contact & Directorate	Jacob Davis – 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 Tuesday 18 February 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>

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>
----------------------------	--