



OFFICIAL EXECUTIVE DECISION NOTICE

PUBLISHED BY DEMOCRATIC SERVICES

HILLINGDON
LONDON

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 FOR 18 SUTTON COURT ROAD, UXBRIDGE
Reference No.	1378
Date of decision	Monday 16 June 2025
Call-in expiry date	Monday 23 June 2025
Relevant Select Committee	Corporate Resources and Infrastructure Select Committee
Relevant Wards	Hillingdon East Ward

Decision made

Cabinet Members making the decision	Councillor Jonathan Bianco, Cabinet Member for Corporate Services & Property
Decision	Approved The Cabinet Member for Corporate Services & Property agreed with the rent negotiated by officers as detailed in this report and instructs Property and Estates to complete the appropriate rent review memorandum.
Reason for decision	<p>The rent review was triggered in February 2024 at a quoting rent of £11,230 per annum. The tenant disputed any increase and insisted the rent review should be settled at a nil increase due to financial hardship (associated economic issues from covid and the current economy). A nil increase was declined, and a counterproposal was made at £10,500 per annum.</p> <p>The comparable evidence on the parade supports an ERV of £8,140pa – a nominal increase.</p> <p>During a face-to-face meeting, it was noted that officers had limited comparable evidence at the date of the rent review (October 2021). The two key comparable demonstrated a global rent of £7,900pa (6 Sutton Court Road) and £8,000pa (28 Sutton Court Road).</p> <p>Following negotiations a rent of £8,500 per annum was agreed in principle subject to Cabinet approval.</p>

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	Overall, this is a good result as the agreed rent will produce an income increase for the General Fund of £500 per annum which will be back dated to October 2021 so if settled by April 2025 the back dated rent will be £1,750. The annual increase shows a 6% uplift, a positive result on this parade which will support the resolution of other historic review on this parade.
Alternative options considered and rejected	The alternative is not to approve the agreed-in-principle rental increase for this rent review. This is likely to lead to the rent review being referred for third party determination by arbitration. This action will involve a degree of risk as third-party determination may result in a rental figure being determined above or below the rent negotiated between parties and result in substantial arbitration fees on both sides.
Classification	Part 2 - Members' Only and Not for Publication
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	Pamela Airewele – 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 23 June 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	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.

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	<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@hillington.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>