



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	LEASE ASSIGNMENT PROPOSAL, SURRENDER AND REGRANT OF NEW LEASE FOR 75 HOWLETTS LANE, RUISLIP, HA4 7YG
Reference No.	1418
Date of decision	Friday 16 May 2025
Call-in expiry date	Friday 23 May 2025
Relevant Select Committee	Corporate Resources & Infrastructure Select Committee
Relevant Wards	Ruislip

Decision made

Cabinet Members making the decision	Councillor Jonathan Bianco – Cabinet Member for Corporate Services & Property
Decision	Approved That the Cabinet Member for Corporate Services & Property authorised the surrender and regrant of a new lease and rent, as negotiated by officers as detailed in the report.
Reason for decision	The current tenant wishes to assign his lease to the proposed tenant. The current lease terms do not permit assignment of the lease and would entail surrender and regrant of the lease. Lengthy negotiations have taken place with the proposed new tenant, agreeing terms to surrender and regrant of the lease. Officers have agreed a respectable rental increase in principle, resulting in additional income to the General Fund by £600 per annum. This increase, representing a 7% uplift, is particularly positive given the current difficult property climate, after the backdrop of the higher inflation and energy costs, US tariff wars and predicted depressed growth for the UK economy and its peripheral effects. Officers are confident that this is the maximum achievable rental increase for the granting of the new lease. The existing tenant is protected by the Landlord and Tenant Act 1954 and could decide merely to remain in the unit should the surrender and regrant of the lease to the proposed tenant not proceed. Officers have received satisfactory references from the proposed tenant
Alternative options considered and rejected	The Cabinet Member could choose not to approve the surrender and regrant of new lease negotiated.
Classification	Part II – Members' Only and Not for Publication

Executive Decision Notice – 16 May 2025

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	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 Friday 23 May 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>
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