



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	RENT REVIEW FOR COMMERCIAL PROPERTY AT SUTTON COURT ROAD, UXBRIDGE
Reference No.	1613
Date of decision	Monday 16 February 2026
Call-in expiry date	Monday 23 February 2026
Relevant Select Committee	Corporate Resources & Infrastructure Select Committee
Relevant Wards	Hillingdon East

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 agreed with the rent negotiated by officers as detailed in the associated report and instructed Property and Estates to complete the appropriate rent review memorandum.
Reason for decision	<p>The rent review was triggered in February 2024 and a meeting was held to discuss this, and a rent was agreed in principle subject to Cabinet Member approval.</p> <p>Overall, this result is generally in line with the rental transactions in the locality around the date of this rent review in May 2022, as evidenced in the associated report.</p> <p>The settlement will produce an income increase for the General Fund which will be back dated to May 2022. The annual increase shows a 10% uplift, a particularly positive result on this parade which will support the resolution of other historic reviews on this parade.</p>
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Classification	Part II – Members Only and Not for Publication

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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	Gemma McCrae, 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?	<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 February 2026</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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