



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: Leaf Close, Northwood, HA6 2YY; Sycamore Avenue, Hayes, UB3 2NT; and Enfield Close, Uxbridge, UB8 2PX
Reference No.	2026/1799
Date of decision	Friday 18 September 2026
Call-in expiry date	Friday 25 September 2026
Relevant Select Committee	Corporate Resources & Infrastructure Select Committee
Relevant Wards	Northwood, Wood End & Uxbridge

Decision made

Cabinet Members making the decision	Councillor Nick Denys, Cabinet Member for Planning, Housing & Property
Decision	Agreed That the Cabinet Member for Planning, Housing & Property authorised the grant of a 90-year extension to each of the leasehold interests identified in the confidential report, in accordance with the Leasehold Reform, Housing and Urban Development Act 1993, at the agreed premiums set out in the report.
Reason for decision	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 set out in the Act and must negotiate the premium payable by the leaseholder for a further 90-year extension in each case. Once the Council serves a Counter-Notice on the leaseholder, the freeholder and leaseholder negotiate to agree the premium. Where a premium cannot be agreed, the Act provides for the First-Tier Tribunal (Property Chamber - Residential Property) to determine the price to be paid.
Alternative options considered and rejected	The option to sell the freehold is only available where a leaseholder qualifies to enfranchise under a Section 13 Notice. This does not apply to the three cases in the report, as all applications were made under Section 42 for a lease extension. The option to do nothing was dismissed as, once a valid Section 42 Notice is served, the Council is statutorily bound under the 1993 Act to serve a Counter-Notice and cannot decline to extend the lease. Ceasing activity is not a

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	viable option as the Council cannot cease to perform its statutory duty as freeholder under the Act.
Classification	Part II – Members Only and Not for Publication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 contact & Directorate	Dan Kennedy, Corporate Director, 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?	Officers can implement Cabinet Member decision in this notice only from the expiry of the scrutiny call-in period which is: 5pm on Friday 25 September 2026 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.
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. 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: Scrutiny Call-In - Power Apps (secure)

Further information	These decisions, where applicable, have been taken under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. This is the formal notice by the Council of the above executive decision, including links to the reports where applicable. If you would like more information on this decision, please contact Democratic Services on 01895 250636 or email: democratic@hillingdon.gov.uk. 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. Democratic Services London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW
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