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	**20/20A & 22/22A Sutton Court Road – Rent Review Settlement**
Reference No.	2026/1831
Date of decision	Wednesday 4 November 2026
Call-in expiry date	Wednesday 11 November 2026
Relevant Select Committee	Corporate Resources & Infrastructure Select Committee
Relevant Wards	Hillingdon East

Decision made

Cabinet Members making the decision	Councillor Nick Denys, Cabinet Member for Planning, Housing & Property
	Agreed **That the Cabinet Member for Planning, Housing & Property agreed the outstanding rent review for 20/20A & 22/22A Sutton Court Road – a merged double retail unit and two three-bedroom flat, with effect from 1 October 2022 and authorised officers to complete all necessary documentation to implement the agreed terms.**
Reason for decision	The agreed settlement secures a market-supported rent, generates significant additional income for the Council, and reflects sound asset management practice, protects the Council's revenue position and avoids the costs, delay and uncertainty associated with third-party determination.
Alternative options considered and rejected	The option to agree a nil increase, was rejected as this would not reflect market value and could set a poor precedent. An alternative option to refer the matter to arbitration, was also rejected as the agreed settlement was supported by market evidence and professional valuation advice, and arbitration would incur additional costs and delay with no reasonable expectation of achieving a materially better outcome.
Classification	Part II – Members Only and Not for Publication
Link to associated report	Exempt - Not for Publication by virtue of paragraph 3 of Part 1 of Schedule 12a of the Local Government Act 1972 due to information relating to the financial or business affairs of any particular person (including the authority holding that information).

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

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?	Officers can implement Cabinet Member decision in this notice only from the expiry of the scrutiny call-in period which is: **5pm on Wednesday 11 November 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**