

**LICENSING SUB-COMMITTEE
SUPPLEMENTARY AGENDA**

11 March 2026

The following report is attached for consideration and is submitted with the agreement of the Chairman as an urgent matter pursuant to Section 100B (4) of the Local Government Act 1972

**5 APPLICATION FOR REVIEW OF A PREMISE LICENCE - NEYZEN RESTAURANT,
290 NORTH STREET, ROMFORD, RM5 3AB (Pages 3 - 18)**

Supporting documents from the premise owner.

**Zena Smith
Head of Committee & Election
Services**

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Statement

My name is Badrul Haque, and I am the licensed premises holder for 290 North Street, Romford RM5 3AB. I am attending this hearing today to discuss the review of my premises licence at this property. I would like to set out my reasoning in relation to the events that occurred on 1st May 2025, which have led to these proceedings. I appreciate everyone's time and patience in listening to my explanation and considering my position.

First and foremost, I would like to reiterate that I am simply the premises licence holder. I do not get involved in the day-to-day activities within the property, but instead oversee the premises as required. As such, the events that occurred on that day were not within my knowledge, and I was unaware of any activities taking place at the property.

By way of background, I obtained the lease to the property in 2021. Due to ongoing health complications, I was unable to continue running the business. As such, I granted a fixed-term tenancy to HAZ 21 Ltd on 18th April 2024, a copy of which has been provided in support of this statement, to ensure that I did not fall behind on payments to creditors, including the landlord, for the remaining term of the lease.

Since the event occurred, I have taken constructive steps to address the situation. A letter dated 21st June 2025, attached to this statement, was issued as a notice of breach of tenancy between myself and HAZ 21 Ltd. The letter states that, due to the events in question, the agreement was terminated with immediate effect and the company was required to vacate the premises without delay. This action demonstrates my intention to protect my licence and ensure that such breaches are not tolerated.

In addition, I have installed CCTV throughout the entire premises so that I can monitor day-to-day activities within the property, as well as activities taking place outside operating hours.

In conclusion, the original concern raised related to unacceptable practices occurring at the property. I hope the reasons stated above are sufficient for you to consider my appeal in relation to the allegations. I respectfully ask the Council to allow me to retain my licence to the property.

Thank you for listening.

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290 North Street
Romford, Essex
Essex, RM5 3AB

London Borough of Havering
Licencing department

11th February 2026

Dear Sir

290 North street, Romford, RM5 3AB - Clarification of Involvement and Employment Allegations

I am writing in my capacity as head leaseholder of the property at 290 North Street, Romford, RM5 3AB. . On 18 April 2024 I sublet the premises to Haz 21 Limited, through my company Naila Limited.

Upon becoming aware that the subtenant was in breach of the sublease by employing individuals without the required employment documentation, I took immediate action and terminated that sublease. The premises have subsequently been sublet to the current tenants. Please see attached letter of termination of lease.

I categorically deny the statement attributed to the immigration office that I employed two staff members at the restaurant located at the above address. I have never been involved in the operation or employment decisions of the restaurant. My role in relation to this and other properties I hold is limited to leaseholding and management of the leases; I do not manage tenant recruitment or day-to-day staffing.

Please ensure that my name is not associated with Haz 21 Limited or any alleged employment activity connected to that company. My lease is due for review shortly, and I respectfully request that these incorrect assertions be disregarded and not adversely affect the continuation of my lease.

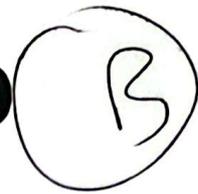
If you require any further information or documentation to confirm my position, please contact me at the details above.

Yours faithfully



Badrul haque

NAILA LIMITED



HAND DELIVERED

Dated: 21st June 2025

HAZ 21 Limited
290 North Street
Romford
RM5 3AB

Dear Sir

Re: Breach of tenancy

It has come to our attention that there has been a breach of the Tenancy agreement dated 18 April 2024. You had employed two people that did not have rights to work in the UK.

Such employment constitutes a breach of your obligations under the tenancy agreement. Clause 10. and also contravenes UK immigration and employment laws. The clause clearly state non-compliance of Employment laws will lead to immediate termination of the tenancy.

Your tenancy is therefore terminated immediately. The keys to the premises will be collected tonight from the premises. You are to cease trading immediately and clear out all your belongings.

We will send in our inspection team to check our inventory of the equipment, plant, furniture, fixtures and fittings.

If any of our Equipment, Plant, furniture, fixtures and fittings are not in the same condition you took then, we will be sending you the cost of replacement or repairs.

Any fines/penalties arising due to your non-compliance of the employment law, you are to be fully responsible. Naila Limited (LONDLORD) should not under any circumstances be responsible.

It is disappointing that you had conducted yourself in such manor.

Should you require any further information please do not hesitate to contact us

Yours sincerely

Property Service Manager

69 Monkams Avenue, Woodford Green, IG8 0EX
Mobile: 07957 248 723 E-Mail: MOXAVSA@GMAIL.COM

Commercial Tenancy Agreement (Restaurant Tenancy)

This Tenancy Agreement is made on this 18th day of April 2024, by and between:

Landlord:

Name: Naila Ltd
Address: 50 Parham Drive, Gants Hill, Ilford, Essex, IG2 6NB
Phone: 07943 674 455
Email: bodrulbd71@gmail.com

Tenant:

Name: Ma Hazera
Business Name: HAZ 21 Limited
Registered Address: 290 North Street, Romford, RM5 3AB
Phone: 07534 402834
Email: hazerahaque21@gmail.com

Collectively referred to as "the Parties".

1. Premises

The Landlord hereby Rents to the Tenant the commercial property located at:

Address: Ground floor only of : 290 North Street, Romford, Essex, RM5 3AB

Premises Description: Restaurant premises consisting of approximately 4120 square feet, including kitchen facilities, dining area, restrooms, storage, and any appurtenant areas as defined in Schedule A.

2. Tenancy Term

- **Commencement Date:** 18th April 2024
 - **End Date:** 17th April 2026
 - **Initial Term:** 24 months
 - **Option to Renew:** The Tenant may renew the tenancy for an additional term of 5 years upon written notice to the Landlord no less than 3 month before expiration.
-

3. Rent

- **Base Rent:** £7,000 per month
 - **Premises rent:** £ 5,000 per month, Payable to
 - **Fixtures, fittings & furniture and Plant & Equipment Rent :** £2,000 per month, Payable to Naila Ltd
 - **Due Date:** Rent is due on the 18th day of each calendar month.
 - **Security Deposit:** £ 5,000 (refundable, held by Landlord for the duration of the Tenancy)
 - **Rent Increases:** Annual rent increase of 3%, or as agreed in writing.
-

4. Use of Premises

The Tenant shall use the premises exclusively for operating a restaurant business under the name: HAZ 21 LTD

Permitted Use Includes:

- Preparation and sale of food and beverages
- On-site dining
- Takeout and delivery services
- Hosting private events (subject to applicable laws and licenses)

Tenant shall not use or permit the premises to be used for any unlawful purposes.

5. Maintenance and Repairs

Tenant Responsibilities:

- Maintain cleanliness and hygiene
- Routine maintenance of kitchen equipment
- Minor repairs (e.g., under £500)

Landlord Responsibilities:

- Structural repairs
 - Maintenance of roof, exterior walls, plumbing, and electrical systems (unless damage is caused by Tenant's negligence)
-

6. Utilities and Services

The Tenant shall be responsible for all utility charges including but not limited to:

- Electricity
 - Water
 - Gas
 - Waste disposal
 - Internet and phone services
-

7. Alterations and Improvements

The Tenant may not make any structural changes without written consent from the Landlord. All permanent improvements shall become the property of the Landlord unless agreed otherwise in writing.

8. Insurance

The Tenant shall maintain:

- Public liability insurance of at least £ 1,000,000
 - Fire and property insurance covering Landlords contents and equipment
- Proof of insurance must be provided to the Landlord annually.
-

9. Licenses and Permits

The Tenant shall obtain and maintain all licenses, permits, and approvals required to operate a restaurant including:

- Business license
 - Health and food handling permits
 - Liquor license (if applicable)
 - Fire safety certificates
-

10. Compliance with Laws

Tenant agrees to comply with all Laws and regulations including health, fire, safety, and employment laws.

11. Signage

Tenant may install business signage subject to:

- Local zoning regulations
 - Landlord's written approval
 - Compliance with building codes
-

12. Assignment and Subletting

Tenant shall not assign, sublet, or transfer any interest in this Tenancy without prior written consent of the Landlord.

13. Default and Remedies

If Tenant fails to pay Head landlord rent or breaches any provisions:

- Landlord may issue a written notice to remedy within 5 working days.
 - If not remedied, Landlord may terminate the tenancy agreement and take possession.
 - Tenant remains liable for unpaid rent and damages.
-

14. Termination

Either party may terminate the agreement:

- Upon 30 days' written notice after the term
 - Immediately for cause (e.g., insolvency, unlawful use, unpaid rent for more than days)
-

15. Dispute Resolution

Any disputes shall first be resolved through mediation. If unresolved, disputes shall be subject to arbitration using an independent arbitrator.

16. Notices

All notices shall be in writing and delivered by:

- Hand delivery
- Certified mail
- Email (if acknowledged by the receiving party)

Addresses for notices are those listed in the beginning of this agreement.

17. Entire Agreement

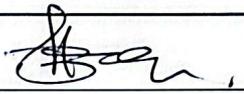
This document constitutes the entire agreement between the Parties. Any amendments must be in writing and signed by both Parties.

18. Governing Law

This tenancy agreement shall be governed and interpreted in accordance with the laws of the United Kingdom

IN WITNESS WHEREOF, the Parties have executed this agreement as of the date first above written.

Landlord Signature: _____



Date: 18 4 2024

Tenant Signature: _____



Date: 18 4 2024

Schedule A – Premises Description and Equipment, Fixture, Furniture & Fittings

- Floor plan
- Kitchen equipment on Rent
- Furniture & Fittings on rent

Commercial Tenancy Agreement (Restaurant Tenancy)

This Tenancy Agreement is made on this 22nd day of July 2025, by and between:

Landlord:

Name: Naila Limited
Address : 55 Aldersgate street, Barbican Gate 8, London, EC1A 4LA
Phone: 07943 674 455
Email: bodrulbd71@gmail.com

Tenant:

Name: Mahbub Alam
Business Name: NAME 04 Ltd
Registered Address: 290 North Street, Romford, RM5 3AB
Phone: 07904686040
Email: alam22@hotmail.co.uk

Collectively referred to as "the Parties".

1. Premises

The Landlord hereby Rents to the Tenant the commercial property located at:

Address: Ground floor only of : 290 North Street, Romford, Essex, RM5 3AB

Premises Description: Restaurant premises consisting of approximately 4120 square feet, including kitchen facilities, dining area, restrooms, storage, and any appurtenant areas as defined in Schedule A.

2. Tenancy Term

- **Commencement Date:** 22nd July 2025
 - **End Date:** 26th July 2030
 - **Initial Term:** 60 months
 - **Option to Renew:** The Tenant may renew the tenancy for an additional term of 5 years upon written notice to the Landlord no less than 3 month before expiration.
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3. Rent

- **Base Rent:** £6,000 per month
 - **Premises rent:** £ 5,000 per month,
 - **Fixtures, fittings & furniture and Plant & Equipment Rent : £1,000** per month, Payable to Macneil UB40 Ltd
 - **Rent Payment Date:** Rent is due on First Monday of each week £1,500.
 - **Security Deposit:** £ 5,000 (refundable, held by Landlord for the duration of the Tenancy)
 - **Rent Increases:** Annual rent increase of 3%, or as agreed in writing.
-

4. Use of Premises

The Tenant shall use the premises exclusively for operating a restaurant business under the name: Name 04 LTD

Permitted Use Includes:

- Preparation and sale of food and beverages
- On-site dining
- Takeout and delivery services
- Hosting private events (subject to applicable laws and licenses)

Tenant shall not use or permit the premises to be used for any unlawful purposes and for any purposes not permitted by the premises licence.

5. Maintenance and Repairs

Tenant Responsibilities:

- Maintain cleanliness and hygiene
- Routine maintenance of kitchen equipment
- Minor repairs (e.g., under £500)

Landlord Responsibilities:

- Structural repairs
 - Maintenance of roof, exterior walls, plumbing, and electrical systems (unless damage is caused by Tenant's negligence)
-

6. Utilities and Services

The Tenant shall be responsible for all utility charges including but not limited to:

- Electricity
 - Water
 - Gas
 - Waste disposal
 - Internet and phone services
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7. Alterations and Improvements

The Tenant may not make any structural changes without written consent from the Landlord. All permanent improvements shall become the property of the Landlord unless agreed otherwise in writing.

8. Insurance

The Tenant shall maintain:

- Public liability insurance of at least £ 1,000,000
 - Fire and property insurance covering Landlords contents and equipment
-

9. Licenses and Permits

The Tenant shall obtain and maintain all licenses, permits, and approvals required to operate a restaurant including:

- Health and food handling permits
 - Any other as required by the landlord
-

10. Compliance with Laws

Tenant agrees to comply with all Laws and regulations including health, fire, safety, and employment laws.

11. Signage

Tenant may install business signage subject to:

- Local zoning regulations
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Landlord Signature: _____

Date: _____

Tenant Signature: _____

Date: _____

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