



Haverling

LONDON BOROUGH

LICENSING SUB-COMMITTEE THE DRINKS SELLER - REVIEW HEARING

AGENDA

1.00 pm	Tuesday 7 April 2026	Council Chamber - Town Hall
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Members 3: Quorum 2

COUNCILLORS:

Philippa Crowder (Chairman)
Jane Keane
Christine Smith

For information about the meeting please contact:

**Taiwo Adeoye - 01708 433079
taiwo.adeoye@haverling.gov.uk**

Please would all Members and officers attending ensure they sit in their allocated seats as this will enable correct identification of participants on the meeting webcast.

Under the Committee Procedure Rules within the Council's Constitution the Chairman of the meeting may exercise the powers conferred upon the Mayor in relation to the conduct of full Council meetings. As such, should any member of the public interrupt proceedings, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room and may adjourn the meeting while this takes place.

Excessive noise and talking should also be kept to a minimum whilst the meeting is in progress in order that the scheduled business may proceed as planned.

Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

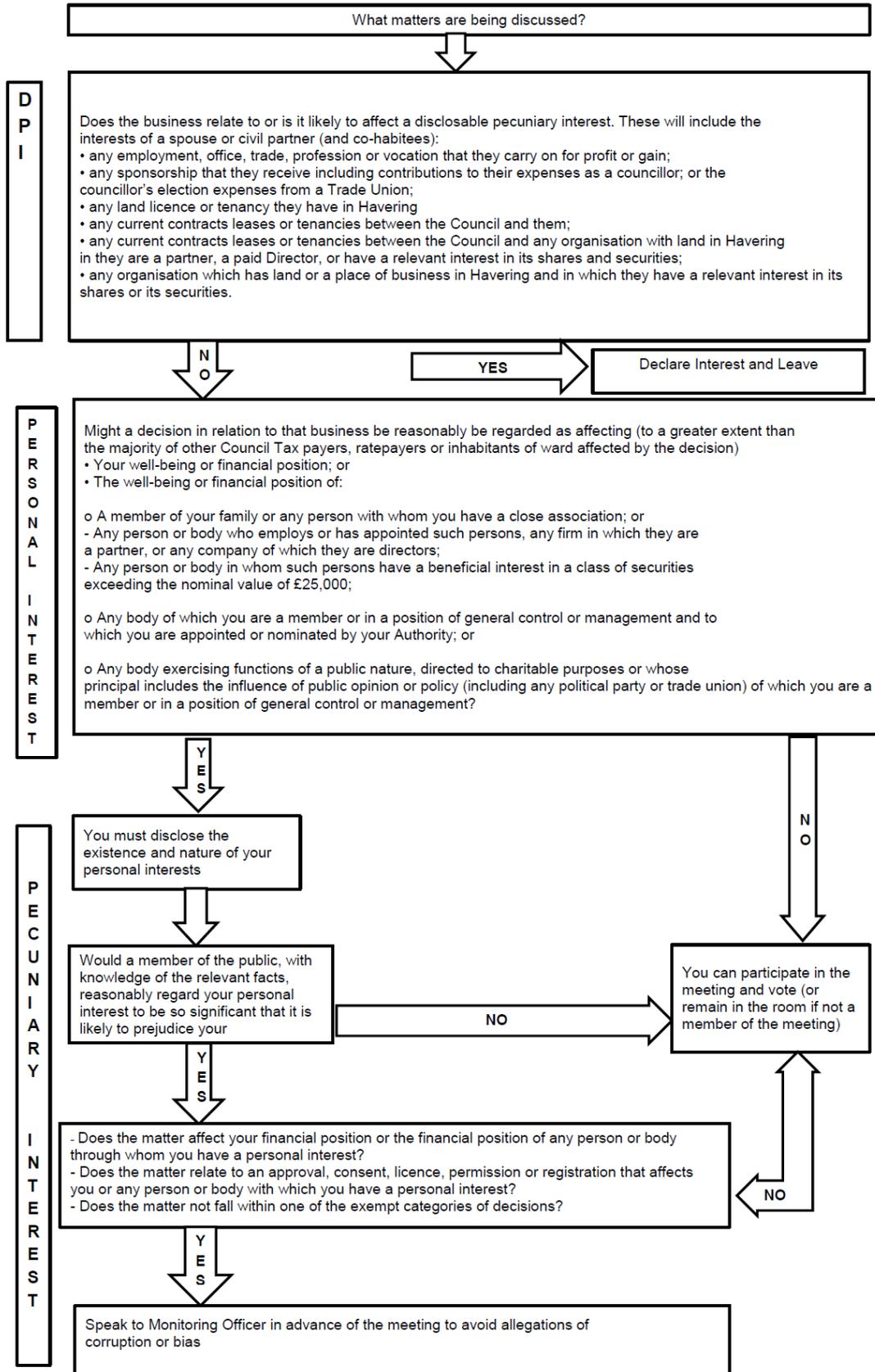
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



AGENDA ITEMS

1 CHAIRMAN'S ANNOUNCEMENT

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive

3 DISCLOSURE OF INTERESTS

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

4 REPORT OF THE CLERK (Pages 5 - 10)

Procedure for the hearing under the Licensing Act 2003, attached for noting.

5 APPLICATION FOR THE REVIEW OF A PREMISES LICENCE - THE DRINKS SELLER, 59 CHIPPENHAM ROAD, ROMFORD, RM3 8HL (Pages 11 - 48)

This application to review a premises licence is made by Mr Oisin Daly, Public Protection Officer for the London Borough of Havering, under section 51 of the Licensing Act 2003.

Zena Smith
Head of Committee and Election Services



LICENSING SUB-COMMITTEE

7 April 2026

REPORT

Subject Heading:

Procedure for the Hearing
Licensing Act 2003 – The Drinks Seller
59 Chippenham Road Romford RM3 8HL

Report Author and contact details:

Taiwo Adeoye – Committee Services
Officer
01708 43461

REPORT OF THE CLERK

PROCEDURE FOR THE HEARING: LICENSING ACT 2003 (REVIEW OF LICENCE)

This is a hearing to consider an application for a review of a licence under section 51 of the Licensing Act 2003. The Licensing Act 2003 (Hearings) Regulations 2005 will govern the arrangements for the hearing of the application now under consideration. This report accords with the requirements of that Act and the Regulations, and in particular Regulations 21-25 (procedure at the hearing).

1. Membership of the Sub-Committee:

- 1.1 The Sub-Committee comprises three members of the Licensing Committee, with a quorum of two members. **Unless there are objections, in the absence of three members, the hearing shall proceed with the quorum of two.**
- 1.2 A member of the Licensing Committee will be excluded from hearing an application where he or she:
 - 1.2.1 has considered an application in respect of the premises in the previous 12 months as a Member of the Regulatory Services Committee; or
 - 1.2.2 is a Ward Councillor for the Ward in which the premises, subject to the application, are located; or
 - 1.2.3 is a Ward Councillor for a Ward which is likely to be affected by the application or;
 - 1.2.4 has a personal interest in the application.

2. Roles of other participants:

- 2.1 The Legal Advisor is not a party to the hearing. The role of the Legal Advisor is to provide legal advice relating to the application and submissions.
- 2.2 The Clerk is not a party to the hearing. The role of the Clerk is to record the hearing and the decisions of the Sub-Committee, and ensure efficient administration

3. Location and facilities:

- 3.1 All hearings will be heard at the Havering Town Hall unless otherwise directed.
- 3.2 Interpreters will be provided by the Council on request, provided notice is given at least five working days before the hearing.

4. Notification of attendance:

- 4.1 The Chairman will enquire of the parties who is in attendance and the parties will indicate their names (and, where relevant, whom they represent). A register will be circulated before the commencement of the hearing on which the applicant, his/her advisers and companions and all interested parties (and/or their representatives) will be asked to record their attendance.

5. Procedural matters:

- 5.1 Prior to the commencement of the hearing, the Chairman of the Sub-Committee will orally inform the parties whether their applications to have certain people attend the hearing (e.g. witnesses) have been granted or refused. Note this relates to people other than those attending on behalf of a party in the capacity as a representative of the party.
- 5.2 Prior to the commencement of the hearing the Chairman of the Sub-Committee will outline the procedure to be followed at the hearing. This will normally be as follows:

Introduction of the application:

The party requesting the review will outline:

- details of the application and relevant representations received from the parties;
- relevant legislation ;
- relevant Licensing Policy; and
- the time limit in which the Council must reach a determination.

Documentary evidence:

- Documentary or other information in support of applications, representations or notices should be provided to the Clerk of the Sub-Committee at least 7 clear working days before the hearing. If this information is produced at the hearing it will only be taken into account by the Sub-Committee if the Sub-Committee and all the parties consent to its submission. Permission to have this information included in the hearing should be requested at the beginning of the hearing before any oral submissions have been made.
- Statements made by people in support of a party's representation who are not present at the hearing, must be signed by the maker, dated and witnessed by another person. The statement must also contain the witness's full name and occupation.

Representations:

- The Chairman will invite each of the parties at the hearing or their representative sequentially to address the Sub-Committee and call any person/s to whom permission has been granted to appear. Each party will be allowed a maximum period of 10 minutes in which to address the Sub-Committee and call persons on his/her behalf.
- This 10 minute period is where each party has the opportunity to orally address the Sub-Committee and clarify any points on which the Sub-Committee has sought clarification prior to the hearing. This 10 minute period should be uninterrupted unless a member of the Sub-Committee or Legal Advisor considers that the speaker is making submissions that are irrelevant, frivolous or vexatious.
- Members of the Sub-Committee may ask questions of any party, at any time during the proceedings. Time taken in dealing with a Member's question will not be taken into account in determining the length of time available to the party in question to make their representation.

The sequence in which each of the parties will be invited to address the Sub-Committee will normally be in the order of:

- the party requesting the review of the licence
- the Chief Officer of Police;
- the Fire Authority;
- the Health and Safety at Work Enforcing Authority;
- the Local Planning Authority;
- the Local Environmental Health Authority;
- the Local Weights and Measures Authority;

- the Authority Responsible for the Protection of Children from Harm;
- a navigation or other authority responsible for waterways; and
- any other party that has submitted representations in respect of the application, certificate, notice or other matter appearing before the Sub-Committee;
- the party whose premises is the subject of the licence review.

At the discretion of the Sub-Committee the above order may be varied.

Cross-Examination:

Where witnesses have been permitted by the Sub-Committee to speak at the hearing on behalf of a party, permission must be sought from the Sub-Committee before another party can ask the witness questions. This process of questioning is normally referred to as cross-examination. The Sub-Committee will allow cross-examination only where it is necessary to assist it in considering the representations or application.

Relevance:

Information submitted at the hearing must be relevant to the applications, representations, or notice and the promotion of the licensing objectives. The Chairman of the Sub-Committee is entitled to exclude any information it considers to be irrelevant whether presented in written or oral form. The licensing objectives are:

- The prevention of crime and disorder;**
- Public safety;**
- The prevention of public nuisance; and**
- The protection of children from harm.**

6. Failure of parties to attend the hearing:

- 6.1 If a party, who has not given prior notice of his/her intention not to attend the hearing, is absent from the hearing the Sub-Committee may either adjourn the hearing or hold the hearing in the party's absence. Where the hearing is held in the absence of a party, the Sub-Committee will still consider the application, representation or notice submitted by that party.

7. Adjournments and extension of time:

- 7.1 The Sub-Committee may adjourn a hearing to a specified date or extend a notice period except where it must make a determination within certain time limits in the following specific applications:

- Review of premises licences following closure orders made under the Licensing Act 2003 where the Sub-committee must make a determination within 28 days of receiving notice of the closure order.
- Other reviews of premises licenses where the Sub-Committee must make a determination within 28 days of the end of the statutory consultation period.

8. Sub-Committee's determination of the hearing:

- 8.1 At the conclusion of the hearing the Sub-Committee will deliberate in private accompanied by the Clerk and the Legal Advisor who will be available to assist the Sub-Committee with any legal problems but will not participate in any decision making of the Sub-Committee.
- 8.2 The Sub-Committee will normally make its determination and announce its decision at the end of the hearing.
- 8.3 Where all parties have notified the Sub-Committee that a hearing is not required the Sub-Committee must make its determination within 10 working days of being given notice that the hearing is not required.

9. Power to exclude people from hearing:

- 9.1 The public are entitled to attend the hearing as spectators. However, the Sub-Committee may exclude any person from the hearing including any person assisting or representing a party where:
 - it considers that the public interest would be best served by excluding the public or the individual person from the hearing; or
 - that person is behaving in a disruptive manner. This may include a party who is seeking to be heard at the hearing. In the case where a party is to be excluded, the party may submit to the Sub-Committee in writing any information which they would have been entitled to give orally had they not been required to leave the hearing.

10. Recording of proceedings:

- 10.1 A written record of the hearing will be produced and kept for 6 years from the date of the determination of the hearing.

11. Power to vary procedure:

- 11.1 The Sub-committee may depart from following any of the procedures set out in this document if it considers the departure to be necessary in order to consider an application, notice or representation.

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Havering
LONDON BOROUGH

Licensing Officer's Report

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LICENSING SUB-COMMITTEE

REPORT

7 April 2026

Subject heading:

**The Drinks Seller
59 Chippenham Road Romford
RM3 8HL**

Report author and contact details:

**Premises licence review application
Mr P Jones, Public Protection Officer
licensing@havering.gov.uk
01708 432777**

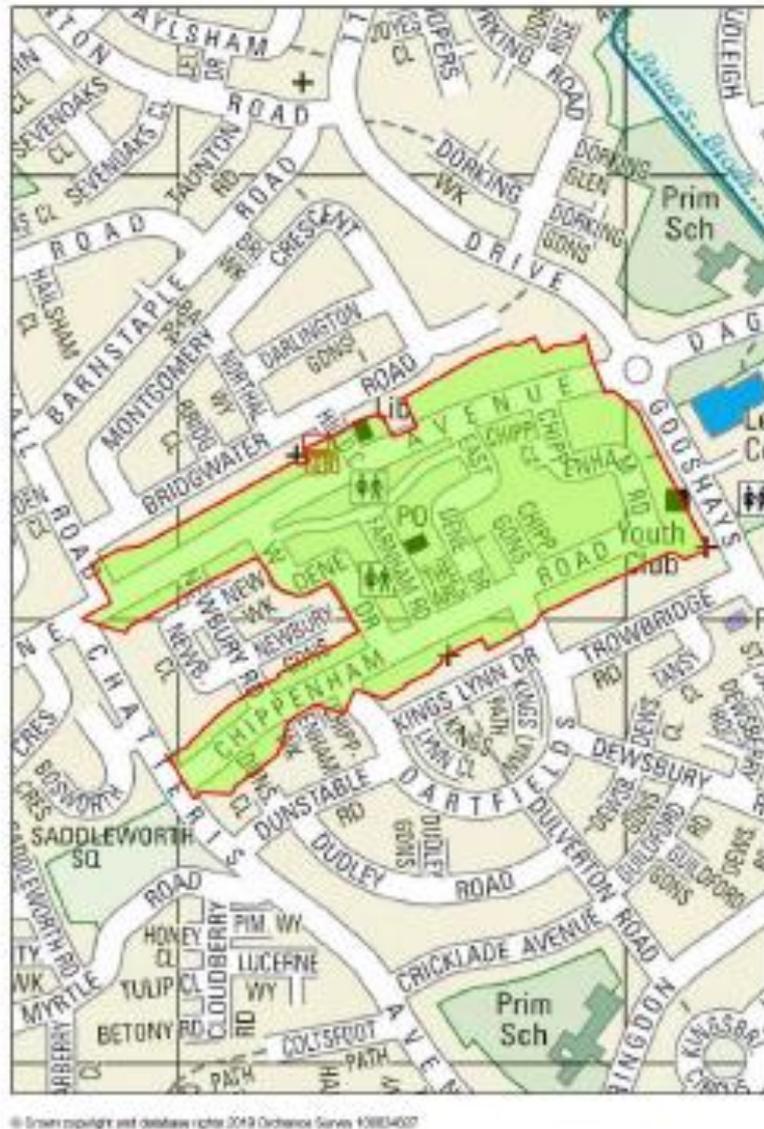
This application to review a premises licence is made by Mr Oisin Daly, Public Protection Officer for the London Borough of Havering, under section 51 of the Licensing Act 2003. The application was received by Havering's Licensing Authority on 26th February 2026.

Geographical description of the area and description of the building

The Drinks Seller off licence is located at one end of a purpose-built parade of commercial outlets on Chippenham Road on the outskirts of the Farnham Road shopping centre. Residential properties are located above the commercial outlets. The premises are located in the Gooshays cumulative impact zone as defined in section 10 of Havering's current licensing policy.



Figure 4 Gooshays Cumulative Impact Zone



Details of the application

On 19th February 2026 the licensing authority received an email from Mr Salih Maden, the premises licence holder of the Drinks Seller's premises licence, who appeared to advise that he had ceased operating the premises at some point in 2025. An email seeking clarification was sent to Mr Maden but it received no response. As a result, Mr Daly attended the premises on 26th February 2026 to seek to establish whether Mr Maden was still in control at the premises. Based upon his findings during this visit Mr Daly submitted this application to review the licence.

The day following the submission of the application to review the Drinks Seller licence an application was received to transfer the premises licence, and to vary the DPS, from Mr Maden to Miss Hashveen Kaur Hakimzada. In accordance with the transfer application and DPS variation processes the applications were provided to the Police and to the Immigration Service. Both the Police and the Immigration Service submitted objection notices against these applications. Only the Police are permitted to oppose a DPS variation application, which they did.

The opposed premises licence transfer application will determine whether the licence remains with Miss Hakimzada. If the decision is to reject Ms Hakimzada's application to hold this licence it will revert to its previous holder, Mr Salih Maden. It is not clear whether Mr Maden retains any direct involvement with the operation of this premises.

Comments and observations on the application

Upon receipt of this application the Licensing Authority processed it in accordance with the regulatory requirements which govern the s.51 application process.

Summary

During the s.51 review application's consultation period the Police and the Immigration Service provided representations supporting Mr Daly's application.

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Havering
LONDON BOROUGH

Current Licence

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Part A

Premises licence number

1652

Part 1 – premises details

Postal address of premises, or if none, ordnance survey map reference or description

The Drinks Seller
59 Chippenham Road Romford RM3 8HL

Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

Supply of alcohol

The times the licence authorises the carrying out of licensable activities

Monday to Saturday – 08:00 to 23:00
Sunday, Good Friday, bank holidays – 10:00 to 22:30
Christmas Day – 12:00 to 15:00 & 19:00 to 22:30

The opening hours of the premises

Monday to Saturday – 08:00 to 23:00
Sunday, Good Friday, bank holidays – 10:00 to 22:30
Christmas Day – 12:00 to 15:00 & 19:00 to 22:30

Where the licence authorises supplies of alcohol whether these are on and/ or off supplies

Off supplies only

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

Miss Hashveen Kaur Hakimzada

1 of 4

Registered number of holder, for example company number, charity number (where applicable)

Not applicable

Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol

Miss Hashveen Kaur Hakimzada

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

Annex 1 – mandatory conditions

1. No supply of alcohol may be made under the premises licence:
 - (a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.
4. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
5. For the purposes of the condition set out in paragraph 4 —
 - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) “permitted price” is the price found by applying the formula —
$$P=D+(D \times V)$$

where —

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

Annex 1 – mandatory conditions – contd.

- (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence —
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.
6. Where the permitted price given by paragraph (b) of paragraph 5 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
7. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph 5 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 – conditions consistent with the operating schedule

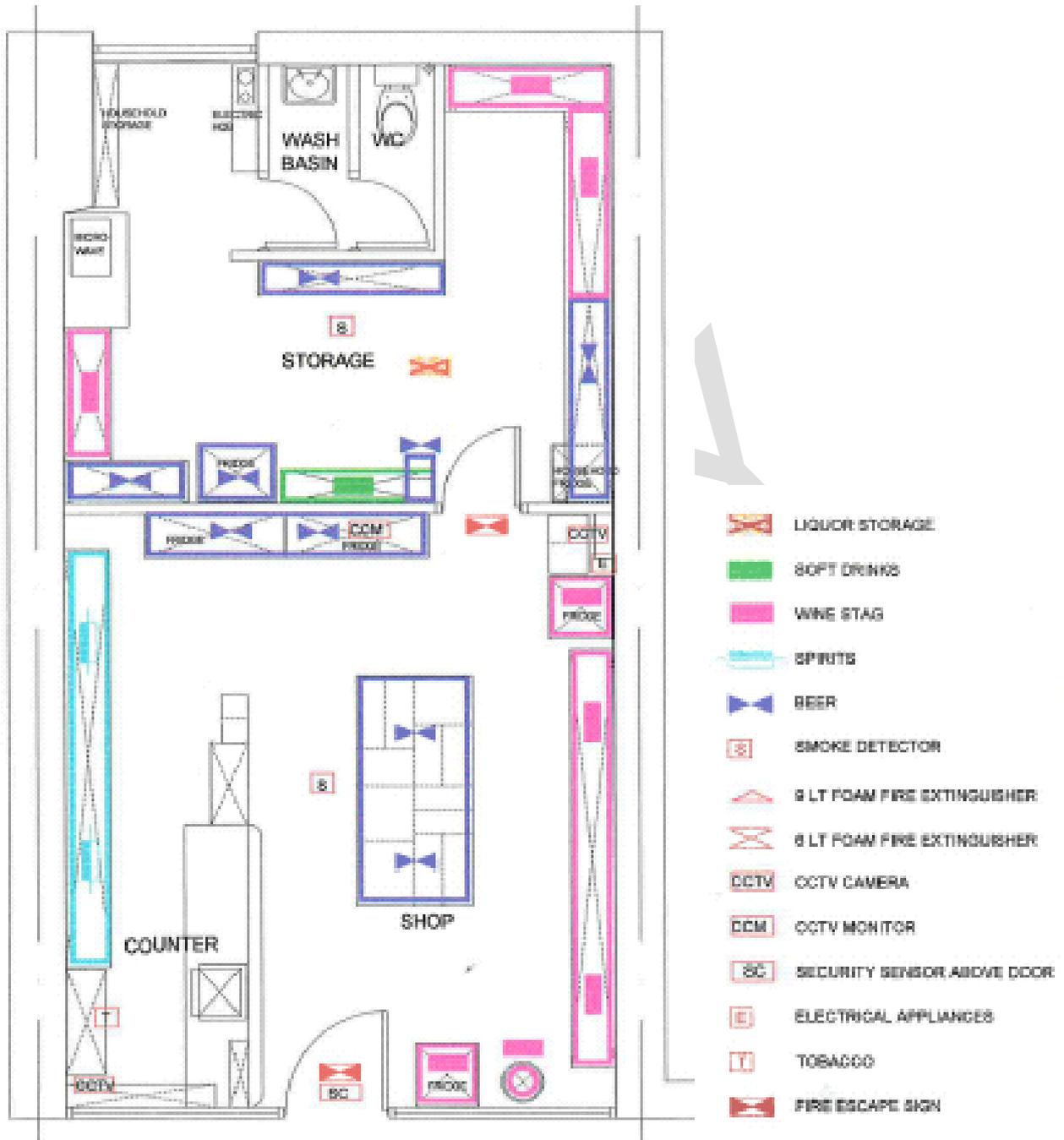
- 1. The premises licence holder shall install a security system as approved by the Police.
- 2. The premises licence holder shall liaise with the Police regarding home delivery.
- 3. Alcohol shall not be sold or supplied unless it is paid for before or at the time when it is sold or supplied.
- 4. Alcohol shall not be sold in an open container or be consumed in the licensed premises.

Annex 3 – conditions attached after a hearing by the Licensing Authority

Not applicable

3 of 4

Annex 4 – premises plan





Part B

Premises licence summary

Premises licence number

1652

Premises details

Postal address of premises, if any, or if none, ordnance survey map reference or description

The Drinks Seller
59 Chippenham Road Romford RM3 8HL

Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

Supply of alcohol

The times the licence authorises the carrying out of licensable activities

Monday to Saturday – 08:00 to 23:00
Sunday, Good Friday, bank holidays – 10:00 to 22:30
Christmas Day – 12:00 to 15:00 & 19:00 to 22:30

The opening hours of the premises

Monday to Saturday – 08:00 to 23:00
Sunday, Good Friday, bank holidays – 10:00 to 22:30
Christmas Day – 12:00 to 15:00 & 19:00 to 22:30

Where the licence authorises supplies of alcohol whether these are on and / or off supplies

Off supplies only

Name, (registered) address of holder of premises licence

Miss Hashveen Kaur Hakimzada

Registered number of holder, for example company number, charity number (where applicable)

Not applicable

1 of 2

Name of designated premises supervisor where the premises licence authorises for the supply of alcohol

Miss Hashveen Kaur Hakimzada

State whether access to the premises by children is restricted or prohibited

Not restricted

2 of 2

COPY



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Copy of Application

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[Insert name and address of relevant licensing authority and its reference number (optional)]

**Application for the review of a premises licence or club premises certificate under the
Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.
If you are completing this form by hand please write legibly in block capitals. In all cases ensure
that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.
You may wish to keep a copy of the completed form for your records.

I Oisín Daly, Public Protection Officer - Licensing

(Insert name of applicant)

**apply for the review of a premises licence under section 51 / apply for the review of a club
premises certificate under section 87 of the Licensing Act 2003 for the premises described in
Part 1 below (delete as applicable)**

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description

The Drinks Seller 59 Chippenham Road

**Post town
Romford**

**Post code (if known)
RM3 8HL**

Name of premises licence holder or club holding club premises certificate (if known)

Mr Salih Maden

Number of premises licence or club premises certificate (if known)

1652

Part 2 - Applicant details

I am

Please tick ✓ yes

1) an individual, body or business which is not a responsible
authority (please read guidance note 1, and complete (A)
or (B) below)

2) a responsible authority (please complete (C) below) - Yes

3) a member of the club to which this application relates
(please complete (A) below)

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Please tick ✓ yes

Mr

Mrs

Miss

Ms

Other title
(for example, Rev)

Surname

First names

Please tick ✓ yes

I am 18 years old or over

**Current postal
address if
different from
premises
address**

Post town

Post Code

Daytime contact telephone number

**E-mail address
(optional)**

(B) DETAILS OF OTHER APPLICANT

Name and address

Telephone number (if any)

E-mail address (optional)

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address Oisin Daly Public Protection Officer – Licensing London Borough of Havering Town Hall, Main Road Romford, RM1 3BD
Telephone number (if any) 01708433661
E-mail address (optional) Oisin.daly@haverling.gov.uk

This application to review relates to the following licensing objective(s)

Please tick one or more boxes ✓

- 1) the prevention of crime and disorder - Yes
- 2) public safety - Yes
- 3) the prevention of public nuisance
- 4) the protection of children from harm - Yes

Please state the ground(s) for review (please read guidance note 2)

This review is made on the grounds that the licensing objectives of the Prevention of Crime and Disorder, Public Safety and the Protection of Children from Harm are being undermined.

The Licence Holder and DPS has left the premises and alcohol sales are being made despite staff being informed that to do so is unlawful.

Circumstances:

On the 19th February 2026 an email was received by the named licence holder and DPS – Salih Maden.

He asked for his personal licence details and indicated that he had *previously* operated the premises licence at The Drinks Seller:

From: Salih <[REDACTED]>
Sent: 19 February 2026 07:00
To: Licensing <Licensing@haverling.gov.uk>
Subject: Request for Confirmation of Personal Licence Details

Dear Licensing Team,

I hope this message finds you well.

I am writing to formally request confirmation of my Personal Licence details. I previously operated an off-licence business at the following address:

The Drinks Seller
59 Chippenham Road
RM3 8HL

The premises was operated between 2001 and 2025 by myself, Salih Maden, together with my brother, Yusuf Maden.

I am now intending to use my Personal Licence at another premises and therefore require confirmation of my licence number and any relevant details held on your records.

I would be grateful if you could kindly provide written confirmation at your earliest convenience.

Should you require any further information or identification documents to process this request, please do not hesitate to contact me.

Thank you in advance for your assistance.

Yours faithfully,
Salih Maden

The email was responded to on the same day and date by Mr Jones on behalf of the licensing authority. Mr Jones asked whether he was still in control of the premises:

From: Paul Jones <Paul.Jones@haverling.gov.uk>
Sent: 19 February 2026 09:18
To: Salih <[REDACTED]>
Subject: Re: Request for Confirmation of Personal Licence Details

Dear Mr Maden

Thank you for your email.

Your email below states: "The premises [Drinks Seller] was operated between 2001 and 2025 by myself, Salih Maden, together with my brother, Yusuf Maden." This appears to suggest that you no longer operate this premises. The premises licence is still held by you as an individual and you

remain the DPS on the licence. The licence remains in force and generates an annual fee each year to be paid by the licence holder.

Please can you confirm the situation further to the Drinks Seller premises licence? Are you still selling alcohol at the premises? Is a new operator running the premises?

I look forward to your reply.

Many thanks

Kind regards

Paul Jones

Paul Jones | Public Protection Officer
London Borough of Havering
Town Hall Main Road Romford RM1 3BD

t 01708 432692
e paul.jones@haverling.gov.uk

No response was received by Mr Jones or to the licensing inbox.

On the 26th February 2026 at approx. 12:10hrs I attended the premises to speak to the owners and ascertain who was in control and whether there were alcohol sales taking place. I observed the premises for a short while and could see externally that alcohol was on display and advertised in the windows.

I entered the premises and spoke to the lone worker, a male who subsequently identified himself as Gagam Singh, who was stacking shelves on the shop floor.

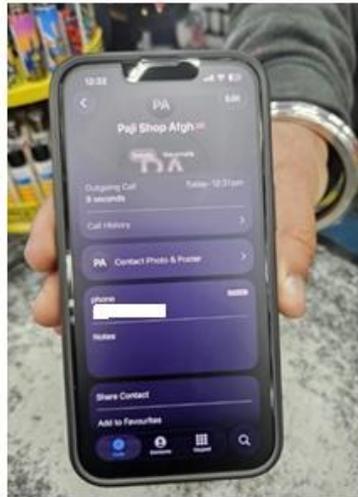
The premises itself is quite small, there is alcohol on display behind the counter and rear wall as well as in a fridge on the right hand side. Alcohol takes up a large percentage of the display available inside. I noticed that high strength alcohol was for sale, in the form of beers and ciders with high ABV%. The area is in a cumulative impact zone with a considerable issue with street drinking. I have been on several days of action targeting this and other issues in the immediate vicinity.

I identified myself to Mr. Singh with my issued badge. I explained I was from the licensing department and the visit was in relation to the alcohol licence.

I initially asked Mr. Singh if Salih Maden had left. He said “yeah, Turkish guy, he’s gone”. I asked him who the new person in charge was, I got a blank look. I asked Singh to get the new owner on the phone.

I explained at this stage that he could not sell alcohol. I had hoped that since the premises appeared to be heavily dependant on the sale of alcohol for income, that Mr. Singh would be called to action to speak to the owner. I asked him to phone the new boss. He tried calling a number but there was no response.

I asked for the new owners number, Mr. Singh showed me his phone and I took a picture of the contact record he had been trying to call. The name on the phone was Paji Shop Afgh. The phone number was [REDACTED]. This is neither of the phone numbers we have on file for Mr Salih Maden.



I tried to verbally explain to Mr. Singh that he could not sell alcohol and should remove alcohol for display and the new owner should make a transfer and DPS variation application. I could see that Singh was not clear on my direction to him.

I asked for a pen and paper. I wrote very clear instructions for him in the back of a diary he had to hand. I provided my contact details on there. I stated that the new owner must make a transfer and DPS, I also stated that any sale of alcohol would be unlawful as there was no DPS in place. I stated clearly that if he, Mr. Singh, sold alcohol he could be prosecuted. I went through the simple points I had written down with him and again stated that he could be prosecuted.

After going over those points a customer walked into the shop. The customer was a white male who selected one can of Orangeboom Black 8.5% ABV.

This type of alcohol is exactly the type that accentuate the issues of street drinking. Several similar premises in the area have conditions restricting the strength and single sales of beers, lagers and ciders.

The customer went to the till. Mr. Singh scanned the can through the till and asked the customer for £1.50. The customer paid and left.

I was in disbelief watching Mr. Singh as he made the sale in front of me having just seconds before explained to him that he could be prosecuted if he made a sale.

I said to him "You have just sold alcohol in front of me, did you not understand what we just went over?" he simply stated "Sorry boss", I reiterated that I had just told him not to sell alcohol and he had done it blatantly in front of me with me watching on as he did so. He replied sorry a few times and then indicated towards the CCTV cameras and said words to the effect of "Boss watching". I said I didn't care if the boss was watched and nor should he as he was the one who could end up in court having committed an offence. I told Mr. Singh to lock the shop up and then left.

In conclusion:

- The licence holder and DPS stated themselves that they left the business sometime in 2025
- Staff on site confirm this
- No transfer application has been received by the authority
- We have no knowledge of who is in control of the premises
- Staff have openly sold alcohol when advised they could be prosecuted for the offence

- The premises is in a CIZ with issues around street drinking and staff have no basic knowledge of licensing or responsible retailing, which could include any knowledge of age related sales
- The Licensing Authority have no confidence that the premises is operating in accordance with the licence
- The lack of due diligence around alcohol licensing also raises concerns around other relevant legislation not being complied with, including Health and Safety Law, Environmental Health and Fire Safety.

The previous owner has absolved themselves of responsibility for the premises. The new owner has made no approach to the authority to identify themselves. The Licensing Objectives are being undermined and as a result the Licensing Authority raise this review and respectfully request that the sub-committee consider revocation of the premises licence.

Please provide as much information as possible to support the application (please read guidance note 3)

Have you made an application for review relating to the premises before - No

If yes please state the date of that application

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

If you have made representations before relating to the premises please state what they were and when you made them

No

Please tick ✓

yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate - Yes
- I understand that if I do not comply with the above requirements my application will be rejected - Yes

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 3 – Signatures (please read guidance note 4)

Signature of applicant or applicant’s solicitor or other duly authorised agent (please read guidance note 5). **If signing on behalf of the applicant please state in what capacity.**



Signature

.....

Date 26/02/2026

.....

Capacity Licensing Officer

.....

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6)	
Post town	Post Code
Telephone number (if any)	
If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)	

Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.

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Representations from Responsible Authorities

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IMMIGRATION REPRESENTATION IN SUPPORT OF AN APPLICATION FOR THE REVIEW OF A PREMISES LICENCE

On behalf of the Secretary of State, Home Office (Immigration Enforcement) makes representations in support of the following application for the review of a premises licence, relating to the prevention of crime and disorder objective, including the prevention of illegal working and immigration crime in licensed premises.

IE wishes to make representations on an application for a review of a premises licence.

Details of Premises:			
Premises Licence Holder:			
Salih Maden			
Name and Address of Premises:			
The Drinks Seller 59 Chippenham Road			
Post Town:	Romford	Post Code:	RM3 8HL

Representations are being made for the following reasons:

The Licensing Act 2003 outlines four objectives that are to be upheld, the Home Office (Immigration Enforcement) is concerned regarding the prevention of crime and disorder.

Home Office (Immigration Enforcement) considers that the premises licence holder: **Salih Maden** is not taking suitable measures to prevent crime and disorder. The business has employed illegal workers which is prohibited under the Licensing Act 2003 and the Immigration Act 1971 (as amended).

Employing illegal workers in the UK has the following impact on the community and society as a whole:

- It deprives HMRC and the Government of revenue by non-payment of tax and national insurance.
- It exploits the undocumented by paying them less than the minimum wage and provides no employment or income protection.
- It encourages those without permission to work to seek similar employment.
- It allows a business to unfairly undercut other businesses by employing cheap labour.
- Illegal workers are often housed in cramped and unsatisfactory conditions by the employer as part of their working arrangement.

On 26 February 2026, a Public Protection Officer from the London Borough of Havering visited the premises following an email received on 19 February 2026 from the licence holder, **SALIH MADEN**, in which he stated that he had operated the premises known as Drinks Seller from 2001 to 2025 and intended to now use his personal licence at a different premises.

During the visit, the Public Protection Officer encountered a lone worker. The individual stated that the previous licence holder, **SALIH MADEN**, was no longer operating the business. He was unable to provide the name of the new owner and, when asked to contact him, attempted to do so but received no answer.

The individual was instructed to cease selling alcohol and provided a contact number for the new owner. The number matched details held on Home Office systems for an individual named **GURMEET SINGH HAKIMZADA**, who was previously known to Immigration Enforcement for employment related breaches.

History of Non-compliance

On 22 February 2022, Immigration Officers from the West London ICE team conducted a visit to Anil Food and Wine located at 218 Horn Lane, Acton, London W3 6PL and identified one individual who was working illegally.

During the encounter, the worker stated that the owner was a man named **GURMEET SINGH** and provided a telephone number that matched the details already held on Home Office systems, as well as the mobile number provided by the worker at The Drinks Seller.

Following the visit on 22 February 2022, a Civil Penalty in the amount of £10,000 was issued to GS Enterprises UK Limited for employing an individual who did not have the legal right to work in the UK.

Home Office records also show that on 30 July 2016, a Civil Penalty of £20,000 was issued to GS Enterprises UK Limited in respect of employing two individuals who held no legal right to work in the UK. Both of these penalties remain unpaid.

GS Enterprises UK Limited (Company number 04539588)

GURMEET SINGH HAKIMZADA was listed on Companies House as the director between September 2002 until December 2023. These periods coincide with the two civil penalties for illegally employing persons who do not have a right to work in the UK.

Immigration Enforcement make this representation in full support of the application submitted by The London Borough of Havering for a summary review of The Drinks Seller. The premises licence holder, who is also the designated premises supervisor, has a legal responsibility to prevent crime and disorder, ensure lawful employment practices, and maintain proper control over the sale of alcohol.

The evidence outlined above demonstrates a clear non-compliance linked to individuals associated with the operation of the premises. The premises appears to be operating without a responsible licence holder present, and there is significant uncertainty regarding who is currently in control of the business.

Home Office records show that businesses linked to **GURMEET SINGH HAKIMZADA** have previously employed illegal workers and have been issued multiple civil penalties. This demonstrates a longstanding disregard for immigration law and the Licensing Act 2003.

These failings directly undermine the prevention of crime and disorder objective and raise concerns that the premises may again be involved in unlawful employment practices or operating without effective management control.

Given the findings outlined, the Home Office is of the view that the premises has failed to meet the basic legal standards required of a licensed business. The lack of identifiable management, failure to comply with licensing obligations, and clear links to individuals with a history of employing illegal workers present a serious risk to the licensing objectives.

The pattern of repeated non-compliance indicates that informal or lesser regulatory interventions are unlikely to secure future compliance. Therefore, the Home Office supports firm action at this review hearing, including consideration of revocation of the premises licence or any other measures deemed appropriate by the Licensing Sub-Committee to prevent further breaches and protect the public.

Details of Responsible Authority

Name and Address:

**Immigration Enforcement
Immigration Enforcement Licensing Compliance Team
6th Floor, 2 Ruskin Square
Dingwall Road
Croydon
CR0 2WF**

Email address
(optional):

IE.licensing.reviews@homeoffice.gov.uk

Signatures

Signature of Responsible Authority

Home Office Immigration Enforcement

Date:

24 March 2026

Capacity:

**Responsible
Authority**

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Licensing Authority
London Borough of Havering

PC Chris Stockman
East Area Licensing Team
Romford Police Station
19 Main Road
Romford
Essex
RM1 3BJ
Telephone:
Email:stockman.christopher@met.pnn.p
olice.uk
24/03/2026

Police Representation

In support of a review of a premises licence under section 51 of the Licensing Act 2003 The Drinks Seller 59 Chippenham Road Romford RM38HL

Dear Licensing Authority

Police acknowledge receipt of an application to review the premises licence for **The Drinks Seller 59 Chippenham Road Romford RM38HL** which we received by email on the 26th February 2026.

On behalf of the Commissioner of Police of the Metropolis, consideration has been given to this application, and Police wish to make the following representation in support of the review:-

Police are concerned to read that the licence holder and DPS left the business around 2025 and that no transfer application appears to have been received by the local authority which implies the venue have been supplying alcohol for sale without the appropriate authority in place.

However, even more concerning is a staff member being witnessed by a Council Licensing Officer openly selling alcohol when they were advised against it and were advised of the consequences if they were to. This clearly demonstrates the venue have no understanding whatsoever of the Licensing Act and are irresponsible when supplying alcohol for sale.

Police enquiries into a recent proposed DPS arrangement showed contact details provided did not relate to the proposed female DPS and that the proposed female DPS resided in Southall, West London some 60 miles suggesting this was a DPS transfer by proxy.

For the reasons outlined above Police have no confidence in the premises being able to operate in accordance with the licence and raises serious concerns around transparency, compliance, and the integrity of the licensing regime.

In conclusion Police do not have confidence in the venue being able to uphold the licensing objectives and support the Local Authority's application to review the premises licence.

Submitted respectfully,

A handwritten signature in black ink, appearing to read 'C. Stockman'. The signature is written in a cursive, flowing style.

PC Chris Stockman - East Area Licensing Team



Licensing Authority
London Borough of Havering

PC Chris Stockman
East Area Licensing Team
Romford Police Station
19 Main Road
Romford
Essex
RM1 3BJ
Telephone:
Email:stockman.christopher@met.pnn.p
olice.uk
04/03/2026

Police Representation - Designated Premises Supervisor (DPS) & Premises Licence Transfer Application - The Drinks Seller 59 Chippenham Road Romford RM38HL

Dear Licensing Authority

Police acknowledge receipt of a DPS & Premises Licence Transfer Application for The Drinks Seller 59 Chippenham Road Romford RM38HL which we received by email on the 27th February 2026.

The applicant is shown as a:-

Hashveen Kaur Hakimzada
Date of birth 01/11/2003
Of 32 Crosslands Avenue Southall UB25Q
Email address of gshakimzada@hotmail.com
Telephone number of 07950999999

On behalf of the Commissioner of Police of the Metropolis, consideration has been given to this application and Police object to the application under the following licensing objectives:-

The prevention of crime and disorder

Police enquiries into this application have identified significant concerns regarding the legitimacy of the proposed DPS arrangement.

Firstly, the contact details provided within the application do not relate to the proposed female DPS. The telephone number and email address listed correspond to a male by the name of Gurmeet Singh Hakimzada.

Mr Gurmeet Singh Hakimzada appears on Police investigation reports along with the above email address & telephone number (**Appendix I & II**).

Mr Hakimzada had his premises licence revoked in 2018 when quantities of illegal tobacco were seized. This decision was appealed & resulted in a six-week suspension whereby during that suspension the sale of alcohol continued as demonstrated by a test purchase carried out by Ealing Council officers. The licence was finally revoked in March 2019 (**Appendix III**).

Members will be aware that a revocation of a premises licence is a serious step, taken where someone is deemed no longer suitable to hold a licence.

Secondly, the proposed female DPS resides in Southall, West London which is 60 miles & anywhere from around 1hr 30mins - 2hrs away from the venue. This raises the concern that the applicant may not intend to exercise, genuine day-to-day control over the premises.

Taking all the information into consideration Police believe this application represents a DPS transfer by proxy. In other words, that the proposed DPS is being put forward in name only, while another individual exercises influence or control behind the scenes. If that is the case, it would fundamentally undermine the safeguards built into the Licensing Act 2003.

The purpose of specifying someone as a DPS is to ensure accountability. It also cannot be right that an individual whose premises licence was revoked is able to continue operating through another person.

This arrangement raises a real risk to the prevention of crime and disorder objective & also raises concerns about transparency, compliance, and the integrity of the licensing regime.

The Police submit that the Committee must be satisfied that the proposed DPS will exercise genuine and effective control over the premises & that Mr Hakimzada has no involvement whatsoever in the management or operation of licensable activities.

For the reasons outlined above, the Police object to the proposed DPS & licence transfer & respectfully invite the Licensing Sub-Committee to refuse the applications.

Submitted respectfully,

A handwritten signature in black ink, appearing to read 'C. Stockman'. The signature is written in a cursive, flowing style.

PC Chris Stockman - East Area Licensing Team