



Haverling

LONDON BOROUGH

LICENSING SUB-COMMITTEE BEST ONE

AGENDA

10.30 am	Friday 12 June 2026	Council Chamber - Town Hall
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Members 3: Quorum 2

COUNCILLORS:

Christine Vickery (Chairman)
Kevin Ayres
Geoff Starns

For information about the meeting please contact:

**Taiwo Adeoye - 01708433079
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:-

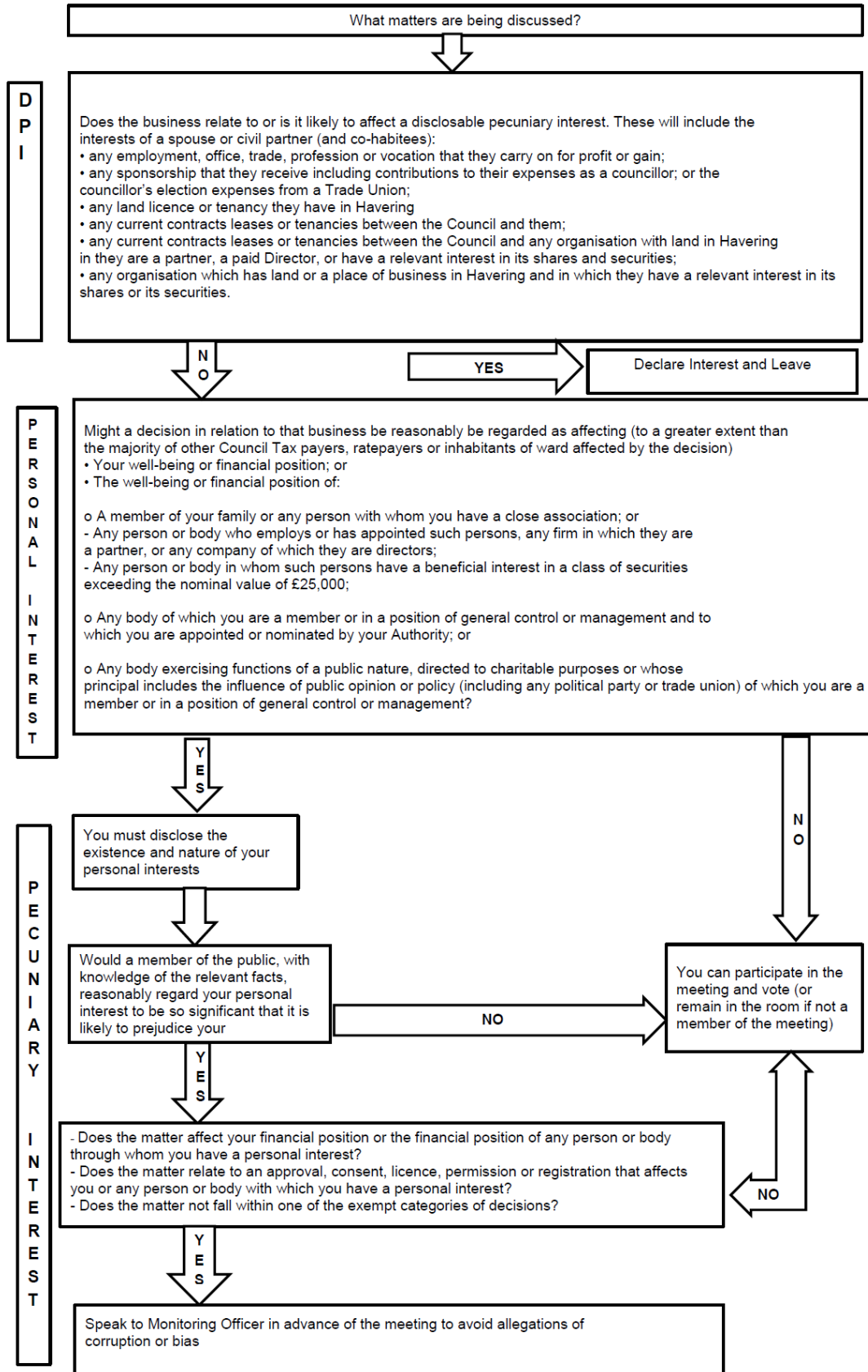
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, 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 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive

2 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.

3 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.

4 REPORT OF THE CLERK (Pages 5 - 10)

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

5 APPLICATION TO TRANSFER A PREMISES LICENCE AND TO VARY A DPS - BEST ONE (Pages 11 - 54)

These applications to transfer a premises licence and to vary a Designated Premises Supervisor (DPS) were made by Arwin Singh Sareen under sections 42 and 37 of the Licensing Act 2003 (the Act).

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



LICENSING SUB-COMMITTEE

11 June 2026

REPORT

Subject Heading:

**Procedure for the Hearing:
Licensing Act 2003**

Report Author and contact details:

**Taiwo Adeoye – Committee Services
Officer - 01708 433079**

Members are advised that, when considering an application to transfer a premises licence and to vary a DPS, the following options are available to them by virtue of the Licensing Act 2003, Part 3, section 35, paragraphs 3 and 4:

"Where relevant representations are made, the authority must

- (a) hold a hearing to consider them, unless the authority, the applicant and each person who has made such representations agree that a hearing is unnecessary, and
- (b) having regard to the representations, take such steps as it considers necessary for the promotion of the licensing objectives.

The steps are:

- a) modify the conditions of the licence
- b) reject the whole or part of the application

and for this purpose, the conditions of the licence are modified if any of them is altered or omitted or any new condition is added."

The Sub-Committee will also wish to note that, if none of these steps is required, the application must be granted.

Assuming that the Sub-Committee is satisfied that a hearing is required, then the following procedural steps are recommended. 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 members 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 Licensing officer 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 5 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 in 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 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 that has submitted the application, certificate, notice or other matter appearing before the Sub-Committee.

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 where the Sub-committee must make a determination within 28 days of receiving notice of the closure order.

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.



Havering
LONDON BOROUGH

Licensing Officer's Report

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LICENSING SUB-COMMITTEE

REPORT

11 June 2026

Subject heading:

Bestone

5-7 Boxmoor Road Romford RM5 2SH

Premises licence transfer application

Oisin Daly, Public Protection Officer

licensing@havering.gov.uk

01708 432777

Report author and contact details:

These applications to transfer a premises licence and to vary a Designated Premises Supervisor (DPS) were made by Arwin Singh Sareen under sections 42 and 37 of the Licensing Act 2003 (*the Act*). The completed applications were received by Havering's Licensing Authority on 1st May 2026.

Geographical description of the area and description of the building

Best One, formerly known as Candy Stores, is located in a short parade of eight purpose-built, ground floor commercial outlets with residential properties located above them. The rest of the area surrounding the parade is residential in nature.

Details of the applications

A completed transfer application was received on the 1st May 2026 with a subsequent DPS variation application made immediately afterwards.

There had been a hearing due for two previous applications, these applications were withdrawn at the same time as the new applications were made. Negating the need for that hearing.

A fourteen-day consultation period began at this point during which the transfer application and the DPS variation were given an interim granted status under the authority of s.43(1) and s.38(1) of the Act.

In accordance with the provisions of s.42 of the Act the transfer application was provided to the relevant responsible authorities, namely the Immigration Service and the Police.

The s.37 DPS variation application was provided to the Police only, in accordance with s.37(4).

The Police submitted an objection notice to the s.42 transfer application and to the s.37 DPS variation application on the 13th May 2026.

Summary

Section 44 of the Act addresses the determination of an application to transfer a premises licence. S.44(5)(b)(ii) requires that a licensing authority must:

- where the notice is given under section 42(8), reject the application if it considers it appropriate for the prevention of illegal working in licensed premises to do so.

The Licensing Sub-Committee must therefore determine whether to grant or to refuse this application to transfer a premises licence and to vary the DPS. If the decision is to refuse the application to transfer the licence the DPS variation application will no longer be valid and the licence will then revert to its previous holder and DPS.



Havering
LONDON BOROUGH

Copy of Application

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* required information

Section 1 of 4

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

Not Currently In Use

This is the unique reference for this application generated by the system.

Your reference

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

- Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

ARWIN SINGH

* Family name

SAREEN

* E-mail

arwinsareen@gmail.com

Main telephone number

Include country code.

Other telephone number

- Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

- Applying as a business or organisation, including as a sole trader
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Continued from previous page...

Address

* Building number or name	<input type="text" value="65"/>
* Street	<input type="text" value="HITHERBROOM ROAD"/>
District	<input type="text"/>
* City or town	<input type="text" value="HAYES"/>
County or administrative area	<input type="text"/>
* Postcode	<input type="text" value="UB3 3AF"/>
* Country	<input type="text" value="United Kingdom"/>

Agent Details

* First name	<input type="text" value="MANINDER"/>
* Family name	<input type="text" value="KAUR"/>
* E-mail	<input type="text" value="info@personalllicencecourses.com"/>
Main telephone number	<input type="text" value="020 8606 0558"/>
Other telephone number	<input type="text"/>

Include country code.

Indicate here if you would prefer not to be contacted by telephone

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Your Address

Address official correspondence should be sent to.

* Building number or name	<input type="text" value="PERSONAL LICENCE COURSES UK LTD"/>
* Street	<input type="text" value="145 STATION ROAD"/>
District	<input type="text"/>
* City or town	<input type="text" value="WEST DRAYTON"/>
County or administrative area	<input type="text"/>
* Postcode	<input type="text" value="UB7 7ND"/>
* Country	<input type="text" value="United Kingdom"/>

Section 2 of 4

PREMISES DETAILS

Continued from previous page...

I/we apply to vary a premises licence to specify the individual named in this application as the premises supervisor under section 37 of the Licensing Act 2003.

* Premises licence number

Are you able to provide a postal address, OS map reference or description of the premises?

Address OS map reference Description

Address

* Building number or name

* Street

District

* City or town

County or administrative area

Postcode

* Country

Contact Details

E-mail

Telephone number

Other telephone number

Describe the premises. For example, what type of premises it is

OFF LICENCE & CONVENIENCE STORE

Section 3 of 4

SUPERVISOR

Full Name Of Proposed Designated Premises Supervisor

* First name

* Family name

* Nationality

* Place of birth

* Date of birth / /
dd mm yyyy

Personal licence number of proposed designated premises supervisor

Continued from previous page...

Issuing authority of that licence

HILLINGDON

Full Name Of Existing Designated Premises Supervisor

First name

BARIS

Family name

AKDAG

* Would you like this application to have immediate effect under section 38 of the Licensing Act 2003?

- Yes No

The premises licence holder can continue the supply of alcohol if, for example, the existing premises supervisor is suddenly indisposed or unable to work.

I will notify the existing premises supervisor (if any) of this application

It is sufficient for the licensee to inform the existing premises supervisor in writing, without sharing the specific details of the application.

* Will the premises licence or relevant part of it be submitted with this application?

- Yes No

* Reasons why the premises licence or relevant part of it will not be submitted with this application

PREMISES LICENCE MISPLACED

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
 As an attachment to this variation

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'

Section 4 of 4

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

This formality requires a fixed fee of £23

DECLARATION

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application.

Continued from previous page...

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

* Capacity

* Date / /
dd mm yyyy

Full name

Capacity

* Date / /
dd mm yyyy

OFFICE USE ONLY

Applicant reference number

Fee paid

Payment provider reference

ELMS Payment Reference

Payment status

Payment authorisation code

Payment authorisation date

Date and time submitted

Approval deadline

Error message

Is Digitally signed

[1](#) [2](#) [3](#) [4](#) [Next >](#)

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Consent of individual to being specified as premises supervisor

I ARWIN SINGH SAREEN
[full name of prospective premises supervisor]

of

65 HITHERBROOM ROAD
HAYES
UB3 3AF

[home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

VARY OF DPS
[type of application]

by

ARWIN SINGH SAREEN
[name of applicant]

relating to a premises licence 1376
[number of existing licence, if any]

for

CANDY NEWS
5-7 BOXMOOR ROAD
ROMFORD
RM5 2SH

[name and address of premises to which the application relates]

and any premises licence to be granted or varied in respect of this application made by

ARWIN SINGH SAREEN
[name of applicant]

concerning the supply of alcohol at

CANDY NEWS
5-7 BOX MOOR ROAD
ROMFORD
RM5 2SH

[name and address of premises to which application relates]

I also confirm that I am entitled to work in the United Kingdom and am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

LBH14763
[insert personal licence number, if any]

Personal licence issuing authority

HILLINGDON COUNCIL
[insert name and address and telephone number of personal licence issuing authority, if any]

Signed

Arwin.S

Name (please print)

ARWIN SINGH SAREEN

Date

01.05.2026



ARWIN SINGH SAREEN

They have the right to work in the UK.

Conditions

They can work in any job. There is no limit on how long they can stay in the UK.

If you employ this person

To [avoid a penalty](#), you must:

- check this looks like the person you meet face to face or by video call
- keep a secure copy of this online check (either electronically or in hard copy), for the duration of the employment and for 2 years after

You don't need to do the check again.

Read the [employers' code of practice](#) to find out more about right to work checks.

You cannot accept a job applicant's biometric residence card, biometric residence permit, or Frontier Worker permit as proof of their right to work. Ask them for a share code instead.

Details of check

Company name

Havering

Date of check

5 May 2026

Reference number

WE-PC73F73-3J

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Consent of premises licence holder to transfer

I/we BARIS AKDAG
[full name of premises licence holder(s)]

the premises licence holder of premises licence number 1376
[insert premises licence number]

relating to (BEST ONE)
CANDY NEWS 5-7 BOXMOOR ROAD, ROMFORD
[name and address of premises to which the application relates]

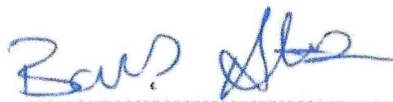
hereby give my consent for the transfer of premises licence number

1376
[insert premises licence number]

to

ARWIN SINGH SAREEN
[full name of transferee]

signed
name
(please print)



BARIS AKDAG

dated

01/05/2026

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Havering
LONDON BOROUGH

Representation from the Police
Responsible Authority

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* required information

Section 1 of 7

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

Not Currently In Use

This is the unique reference for this application generated by the system.

Your reference

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

- Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

Arwin Singh

* Family name

Sareen

* E-mail

arwinsareen@gmail.com

Main telephone number

07514548295

Include country code.

Other telephone number

- Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

- Applying as a business or organisation, including as a sole trader
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

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Address

* Building number or name	<input type="text" value="65"/>
* Street	<input type="text" value="Hitherbroom Road"/>
District	<input type="text"/>
* City or town	<input type="text" value="Hayes"/>
County or administrative area	<input type="text"/>
* Postcode	<input type="text" value="UB3 3AF"/>
* Country	<input type="text" value="United Kingdom"/>

Agent Details

* First name	<input type="text" value="Maninder"/>
* Family name	<input type="text" value="Kaur"/>
* E-mail	<input type="text" value="info@personalllicencecourses.com"/>
Main telephone number	<input type="text" value="020 8606 0558"/>
Other telephone number	<input type="text"/>

Include country code.

Indicate here if you would prefer not to be contacted by telephone

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Your Address

Address official correspondence should be sent to.

* Building number or name	<input type="text" value="PERSONAL LICENCE COURSES UK"/>
* Street	<input type="text" value="145 STATION ROAD"/>
District	<input type="text"/>
* City or town	<input type="text" value="WEST DRAYTON"/>
County or administrative area	<input type="text"/>
* Postcode	<input type="text" value="UB7 7ND"/>
* Country	<input type="text" value="United Kingdom"/>

Section 2 of 7

PREMISES DETAILS

Continued from previous page...

I/we, as named in section 1, apply to transfer the premises licence described below under section 42 of the Licensing Act 2003 for the premises described in section 2 below.

Premises Licence

* Premise licence number

Name Of Current Premises Licence Holder

* Name

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

Address OS map reference Description

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Please give a brief description of the premises

Telephone number at the premises if any

Section 3 of 7

APPLICATION DETAILS

In what capacity are you applying for the premises licence to be transferred to you?

- An individual or individuals
- A limited company/limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales
- Other (for example a statutory corporation)

Please confirm the following:

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of His Majesty's prerogative

Section 4 of 7

INDIVIDUAL APPLICANT DETAILS

Applicant Name

Is the name the same as (or similar to) the details given in section one?

- Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

Arwin Singh

Family name

Sareen

Is the applicant 18 years of age or older?

- Yes No

Continued from previous page...

Applicant Postal Address

Is the address the same as (or similar to) the address given in section one?

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Yes No

Building number or name	<input type="text" value="65"/>
Street	<input type="text" value="Hitherbroom Road"/>
District	<input type="text"/>
City or town	<input type="text" value="Hayes"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text" value="UB3 3AF"/>
Country	<input type="text" value="United Kingdom"/>

Applicant Contact Details

Are the contact details the same as (or similar to) those given in section one?

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Yes No

E-mail	<input type="text" value="arwinsareen@gmail.com"/>
Telephone number	<input type="text" value="07514548295"/>
Other telephone number	<input type="text"/>
* Date of birth	<input type="text" value="01"/> / <input type="text" value="01"/> / <input type="text" value="2000"/> dd mm yyyy
* Nationality	<input type="text" value="AFGHAN"/>
Right to work share code	<input type="text" value="WX6 MA5 7LK"/>
<input type="button" value="Add another applicant"/>	

Right to work share code if not submitting scanned documents

Section 5 of 7

FURTHER INFORMATION

Are you the holder of the premises licence under an interim authority notice?

Yes No

Do you wish the transfer to have immediate effect?

Yes No

Have you attached the consent form signed by the existing premises licence holder?

Yes No

Continued from previous page...

If this application is granted I would be in a position to use the premises during the application period for the licensable activity or activities authorised by the licence (see section 43 of the Licensing Act 2003)?

Yes No

Have you attached the previous licence?

Yes No

Please enter your reasons

PREMISES LICENCE MISPLACED

Section 6 of 7

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **together with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online.

The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 7 of 7

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

This formality requires a fixed fee of £23

DECLARATION

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

* Capacity

* Date / /
dd mm yyyy

Continued from previous page...

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/havering/change-3> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

OFFICE USE ONLY

Applicant reference number	<input type="text"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [Next >](#)

Dated 1st MAY 2026.....

GURMEET SINGH HAKIMZADA

(1)

AND

ARWIN SINGH SAREEN

(2)

UNDERLEASE

relating to

5-7 and 15 BOXMOOR ROAD

ROMFORD RM5 2SH

Regent Associates Solicitors

1 Halls Terrace, Uxbridge Road

Hillingdon UB10 0NS

LEASE PARTICULARS

LAND REGISTRY PRESCRIBED PARTICULARS

LR1. Date of lease 1st MAY 2026

LR2. Title number(s)

LR2.1 Landlord's title number(s)

BGL176921

LR2.2 Other title numbers

BGL119052

LR3. Parties to this lease

Landlord

GURMEET SINGH HAKIMZADA

Of 32 Crosslands Avenue, Southall UB2 5QZ

Tenant

ARWIN SINGH SAREEN

Of 65 Hitherbroom Road, Hayes UB3 3AF

Surety

None

LR4. Property

In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail

As described in schedule 1

LR5. Prescribed statements etc

LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold

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
13/05/2026

Police Representation

**Designated Premises Supervisor (DPS) & Premises Licence Transfer Application
Bestone/Candy News 5-7 Boxmoor Road Romford RM52SH**

Dear Licensing Authority

Police acknowledge receipt of a DPS & Premises Licence Transfer Application for Bestone/Candy News 5-7 Boxmoor Road Romford RM52SH which we received by email on the 5th May 2026.

The applicant for both applications is shown as a:-

Arwin Singh Sareen
Date of birth 01/01/2000

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 checks into this application have identified no concerns with the applicant.

Enquiries however show the proposed applicant of the DPS transfer resides in Hayes, West London which is some distance and 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.

Significant concerns still exist regarding the involvement of Mr Gurmeet Singh Hakimzada will have with the venue.

Mr Hakimzada is named as the tenant on the lease with the Council (**appendix I**) and has previously been connected with another premises in Ealing where the licence was revoked in 2018 (**Appendix II**).

Mr Hakimzada is also listed as the landlord on a separate lease agreement, with the applicant, Arwin Singh Sareen, named as the tenant (**Appendix III**). As noted in correspondence from Council Property Services (**Appendix IV**), this arrangement is not permitted under the terms of the lease and may raise concerns around the transparency and integrity of the application. Why hasn't the applicant Mr Sareen approached the Council to become the leaseholder.

The Police consider this association to be highly relevant when assessing the suitability and legitimacy of the proposed management arrangements. Whilst the application proposes Arwin Singh Sareen as both the premises licence holder and DPS, the Police remain concerned that Mr Hakimzada may continue to exercise influence or control over the operation of the premises behind the scenes.

The Police note that the Licensing Sub-Committee is entitled to consider the wider circumstances surrounding the operation and management of the premises, including the identity of persons with a financial or controlling interest, and whether the proposed arrangements are genuine and transparent.

Police do not have sufficient confidence that the licensing objectives would be effectively promoted if the applications were granted. In particular, we have concerns about who would have genuine day-to-day control and management of the premises, and the level of the leaseholder's ongoing involvement.

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 style with a large initial 'C'.

PC Chris Stockman - East Area Licensing Team

DATED

10 December 2025

LICENCE TO ASSIGN

relating to

Lease of 5-7 Boxmoor Road, Romford, RM5 2SH in the London Borough of
Havering

between

**THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF
HAVERING**

and

BARIS AKDAG

and

GURMEET SINGH HAKIMZADA

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Ealing Council

**NOTICE OF DECISION**

**LICENSING SUB-COMMITTEE- REVIEW HEARING 20 MARCH 2019
LICENSING ACT 2003 (AS AMENDED)
ANIL FOOD & WINE, 218 HORN LANE W3 0BU**

DECISION

At the Hearing the Sub Committee carefully considered the papers before it; the representation made by Mr Robert Dear, acting on behalf of the Licensing Authority and by Mr Hakimzada, the Licence Holder; the Home Office (April 2018) Revised Guidance issued under S182 of the Licensing Act 2003 and, in particular, the Steps to Promote the Licensing Objectives (Paragraphs 8.33 – 8.41) and Ealing Council Statement of Licensing Policy. The decision of the Sub Committee was to revoke the licence.

REASONS FOR THE DECISION

In reaching its decision the Sub Committee considered the range of powers available to it, namely:-

- to modify the conditions of the Premises Licence
- to exclude a licensable activity from the scope of the Premises Licence
- to remove the DPS
- to suspend the Premises Licence for a period not exceeding three months
- to revoke the Premises Licence

And given:

- (i) the seriousness of the matter and quantities of illegal tobacco seized in the initial visit conducted by officers from Licensing and Trading Standards at the premises in May 2018, which amounted to over £4000 of unpaid duty and was the largest single seizure in Ealing Borough.
- (ii) that having appealed the decision of the Licensing Sub Committee which reviewed its premises licence in July 2018, and having agreed to a Court Consent order in December 2018 that suspended the licence for a period of six weeks, the premises continued to sell alcohol during that period as demonstrated by the test purchase carried out by Ealing Council officers in the premises where alcohol was sold to officers soon after the order had been issued.

The Sub Committee were disappointed to see Mr Hakimzada again in less than a year since the initial review hearing for the premises, and even more so to see that Mr Hakimzada had shown a clear lack of regard to a Court order, which had been consented to. The Sub Committee considered that the licence holder had demonstrated recklessness in employing staff that he could not trust. The Sub Committee noted that the licence holder had not shown the capacity to learn from his mistakes.

Hence, the Sub Committee were satisfied the decision was appropriate for the promotion of the licensing objectives and proportionate for what was intended to be achieved and that the premises licence should be revoked.

RIGHT OF APPEAL

The applicant, licence holder or any person who made relevant representations may appeal against the Sub-Committee's decision, or against the conditions imposed, or that different or additional conditions ought to have been imposed, or that a licensable activity applied for should have been excluded, or that the Sub Committee should have refused to specify a person in the licence as the premises supervisor.

Any appeal must be made to the Magistrates' Court for the area in which the premises are situated within 21 days of the receipt of this notice of decision.

Date: March 2019.

Ealing Council

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Date: March 2019.

DATED

10 December 2025

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relating to

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between

**THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF
HAVERING**

and

BARIS AKDAG

and

GURMEET SINGH HAKIMZADA

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From: [Helen Gardner](#)
To: [Stockman Chris J - Strategic Delivery Unit](#)
Subject: Boxmoor Road
Date: 13 May 2026 11:36:54
Attachments: [Front page lic to assign to Hakimzada.pdf](#)

Hi Chris,

I attach the front page showing that Mr Hakimzada took an assignment of the lease, which was previously granted to Mr Akdag, and Mr Hakimzada is now our tenant. We now understand that Mr Hakimzada has sublet to Arwin Singh Sareen which is strictly prohibited under the terms of the lease.

Kind Regards,

Helen Gardner MRICS / Property Services
Senior Estates Surveyor
Town Hall,
Main Road,
Romford,
ESSEX RM1 3BD

[REDACTED]

[REDACTED]

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