

## Notice of NON KEY Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendices A is not available for public inspection as it contain) or relates to exempt information within the meaning of paragraph 1 and 3 of Schedule 12A to the Local Government Act 1972. It is exempt because it refers to financial and business affairs of the Tenant and the public interest in maintaining the exemption outweighs the public interest in disclosing the information

<b>Subject Heading:</b>	<p><b>Subject Property:</b> 37 &amp; flat 51 Gobions Avenue, Romford RM5 3SS</p> <p><b>Event:</b> Assignment</p>
<b>Decision Maker:</b>	<b>Mark Butler- Assistant Director of Regeneration and Place Shaping</b>
<b>Cabinet Member:</b>	Councillor Paul McGeary – Cabinet Member for Housing &Property
<b>SLT Lead:</b>	Neil Stubbings - Strategic Director of Place
<b>Report Author and contact details:</b>	<p>London Borough of Havering (LBH) Helen Gardner Senior Estates Surveyor Property Services Town Hall Main Road Romford RM1 3BD</p> <p>Tel: 01708 434 123 E: <a href="mailto:helen.gardner@havering.gov.uk">helen.gardner@havering.gov.uk</a></p>
<b>Policy context:</b>	Asset Management Plan

**Non-key Executive Decision**

<b>Financial summary:</b>	The financial aspects for the transaction are detailed in the <u>EXEMPT Appendix A</u> to this Report
<b>Relevant Overview &amp; Scrutiny Sub Committee:</b>	Place
<b>Is this decision exempt from being called-in?</b>	<b>The decision will be exempt from call in as it is a Non key Decision</b>

**The subject matter of this report deals with the following Council Objectives**

- People - Things that matter for residents ( )
- Place - A great place to live, work and enjoy (x)
- Resources - A well run Council that delivers for People and Place ( )

## **Part A – Report seeking decision**

### **DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION**

To note the exercising of delegated authority by the appropriate Property Officer to instruct legal to prepare and complete a licence to assign as per the details in Appendix 1.

### **AUTHORITY UNDER WHICH DECISION IS MADE**

Havering Council's Constitution Part 3.3, Scheme 3.3.5 (2 April 2024 - current)

8.1 To be the Council's designated corporate property officer, responsible for the strategic management of the Council's property portfolio, including corporate strategy and asset management, procurement of property and property services, planned and preventative maintenance programmes, property allocation, security and use, reviews, acquisitions and disposals, and commercial estate management.

### **STATEMENT OF THE REASONS FOR THE DECISION**

#### **Background**

The above property is leased to Mr Sunil Jasraj & Mrs Jyotsha Jasraj on a 20 year lease that is protected by the Landlord & Tenant Act 1954 commencing 25 March 2013. The above property is used as a newsagent, tobacconist and confectioner.

The tenant wishes to assign the lease as detailed in Appendix A. Under the terms of the lease the tenant is allowed to assign the lease subject to obtaining the landlord's consent, which cannot be unreasonably withheld. The proposed assignee has provided proof of ID, address and accounts for the business which has been running for 5 years. These accounts show that the business has a strong financial position. The business use will remain the same. We have also secured a rent deposit equal to 6 months' rent, a guarantor and the existing tenant will enter into an AGA to maintain their liability. Therefore, we have no hesitation in recommending landlord's consent is granted to this assignment.

However, there is an outstanding rent review from March 2023 and our agent is negotiating with the tenant. This will be completed before or with the assignment.

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**Recommendations**

It is recommended that the Council agrees that the Estates Surveyor, London Borough of Havering - Property Services instructs the Council's Legal team to draw up a Licence to Assign as per the details in Appendix A.

**OTHER OPTIONS CONSIDERED AND REJECTED**

Option: Not to consent to the assignment.

Rejected: Under the terms of the lease, the landlord (the Council), cannot unreasonably withhold consent and we have received evidence that the proposed tenant will be able to maintain the rent payments and a good business.

**PRE-DECISION CONSULTATION**

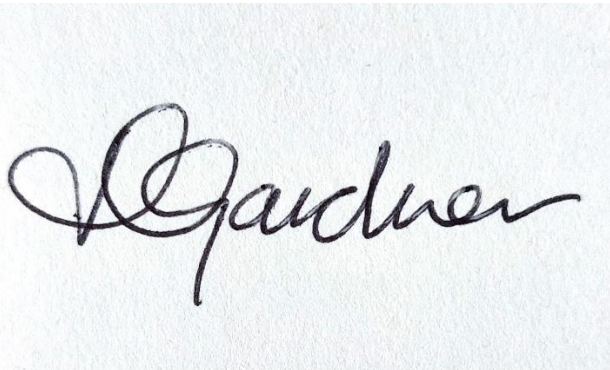
None

**NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER**

Name: Helen Gardner

Designation: Senior Estates Surveyor

Signature:

A photograph of a handwritten signature in black ink on a light-colored background. The signature is written in a cursive style and reads "H Gardner".

Date: 16<sup>th</sup> September 2024

## Part B - Assessment of implications and risks

### LEGAL IMPLICATIONS AND RISKS

The Council has a general power of competence under Section 1 of the Localism Act 2011, which gives the power to do anything an individual can do, subject to any statutory constraints on the Council's powers ("the General Power"). The recommendations in this report are in keeping with the General Power.

#### **Local Government Act 1972 Section 111 Subsidiary powers of local authorities**

Without prejudice to any powers exercisable apart from this section but subject to the provisions of this Act and any other enactment passed before or after this Act, a local authority shall have power to do anything (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions

### FINANCIAL IMPLICATIONS AND RISKS

By agreeing and completing the licence to assign the rental income is secured for the benefit of the Council's General Fund. VAT will not be chargeable on the rent.

This is not an additional income stream for the Council because this contributes to income targets already budgeted within Property Services.

The incoming tenant will bear all the costs associated with getting the licence in place.

### HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

No human resources implications and risks have been identified.

### EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have 'due regard' to:

- (i) The need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (ii) The need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) Foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

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The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.

An EqHIA (Equality and Health Impact Assessment) is usually carried out and on this occasion this isn't required.

The Council seeks to ensure equality, inclusion, and dignity for all in all situations.

There are not any equalities and social inclusion implications and risks associated with this decision.

### **ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS**

No Environmental and Climate Change implications identified.

### **BACKGROUND PAPERS**

None

### **APPENDICES**

**Appendix A**      Landlord's Proposals for Licence to Assign - Exempt

**Non-key Executive Decision**

**Part C – Record of decision**

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

**Decision**

Proposal agreed

**Details of decision maker**

Signed 

Name: Mark Butler

Position: Assistant Director – Regeneration & Place Shaping

Date: 23.09.2024

**Lodging this notice**

The signed decision notice must be delivered to Democratic Services, in the Town Hall.

**For use by Committee Administration**

This notice was lodged with me on \_\_\_\_\_

Signed \_\_\_\_\_