

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

Subject Heading:	Subject Property: 35 Gobions Avenue, Romford RM5 3SS Event: Assignment
Decision Maker:	Mark Butler- Assistant Director of Regeneration and Place Shaping
Cabinet Member:	Councillor Paul McGeary – Cabinet Member for Housing &Property
SLT Lead:	Neil Stubbings - Strategic Director of Place
Report Author and contact details:	London Borough of Havering (LBH) Helen Gardner Senior Estates Surveyor Property Services Town Hall Main Road Romford RM1 3BD Tel: 01708 434 123 E: helen.gardner@havering.gov.uk
Policy context:	Asset Management Plan

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

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 and ancillary documentation as per the details in Appendix A.

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 currently vests with the tenant on a 20 year lease that is protected by the Landlord & Tenant Act 1954 commencing 26 March 2013. The above property is used as an off licence.

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 is also the tenant of next door, having taken an assignment late last year. The assignee has provided proof of ID, address and accounts for the business, which has been running for 6 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 Authorised guarantee agreement (AGA) to maintain their liability. Therefore, we have no hesitation in recommending landlord's consent is granted to this assignment.

Recommendations

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It is recommended that we agree that the Estates Surveyor, London Borough of Havering - Property Services instructs the Council's Legal team to draw up a Licence to Assign and ancillary documentation 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

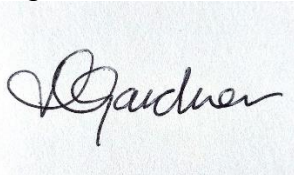
None

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

Name: Helen Gardner

Designation: Senior Estates Surveyor

Signature:

A handwritten signature in black ink, appearing to read 'H Gardner', is written over a light blue rectangular background.

Date: 28/08/25

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

Pursuant to clause 2(11) of the lease, the tenant is required to obtain the Council's prior written consent, such consent that cannot be unreasonably withheld prior to any lease assignment.

The recommendation to grant a licence to assign will record the Council's consent for the lease assignment. In addition, the recommendation provides that the assignor and assignee enter into additional agreements as detailed in appendix A to provide additional security to the Council. Property Services has undertaken their due diligence and concluded that the tenant is of 'good covenant' and therefore, the lease assignment can take place.

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 recommendation in this report is in keeping with the aforementioned powers

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.

The incoming tenant will provide a rent deposit equivalent to six months' rent and will also serve as a guarantor.

The outgoing tenant will enter into an Authorised Guarantee Agreement (AGA) to retain their ongoing liability for the duration of the assignee's tenancy.

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:

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- (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.

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

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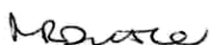
Part C – Record of decision

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: 28.08.2025

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 _____