

Notice of NON KEY Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendix A is not available for public inspection as it contains or relates to exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972. It is exempt because it refers information relating to the financial or business affairs of any particular person (including the authority holding that information) and the public interest in maintaining the exemption outweighs the public interest in disclosing the information

Subject Heading:	<p>Subject Property: Betty Strathern Centre, 41 Myrtle Road, Harold Hill, Romford, Essex, RM3 8XS ("the Property")</p> <p>Event: Rent Review September 2025</p>
Decision Maker:	Mark Butler - Assistant Director of Regeneration & Place Shaping
Cabinet Member:	Councillor Paul McGeary – Cabinet Member for Housing and Property
SLT Lead:	Neil Stubbings - Strategic Director of Place
Report Author and contact details:	<p>London Borough of Havering (LBH) Luke Kubik Estates Surveyor Property Services Town Hall Main Road Romford RM1 3BD</p> <p>Tel: 01708 434 176 E: luke.kubik@havering.gov.uk</p>

Non-key Executive Decision

Policy context:	Asset Management Plan
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 (x)

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

To agree and document the July 2025 rent review in accordance with the rent review provisions within the lease, resulting in a revised rent as set out within the Exempt Appendix

AUTHORITY UNDER WHICH DECISION IS MADE

Havering Council's Constitution Part 3.3 scheme 3.3.5 (2nd 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

The Property is leased to the tenant on a 25-year lease commencing on 23 July 2010 that is protected by the Landlord & Tenant Act 1954. The Property is used as a community centre providing facilities for recreation and social purposes or education and physical training only.

The lease allows for the rent to be reviewed every 5 years, with a review of rent outstanding with effect on 23 July 2025, as described in Appendix A. The lease allows the rent to be increased to the higher of market rent or RPI compounded increases. A valuation report confirms that an RPI increase returns the market rent.

The tenant has agreed to the RPI increase and has signed a rent review memorandum. This tenant benefits from the Council's equitable rent policy as defined in Schedule 3, item 2 of the lease. The equitable rent policy was adopted to build meaningful partnerships to enhance all aspects of service delivery with the community, voluntary organisations and others. The policy aims to increase community participation so as to develop a strong community and voluntary sector. The policy will develop the Council's community leadership capacity so that it has an outward looking focus and delivery services improvement. The decision paper dated 25 September 2008 for an agreement to lease, as per Appendix A, confirmed that the lease would benefit from the Council's equitable rent policy.

It is recommended that in order to complete the July 2025 rent review, the tenant has signed a rent review memorandum which need to be countersigned by the Assistant Director of Regeneration & Place Shaping, London Borough of Havering. The Estates Surveyor is to then issue a completion statement to instruct the collection of the increased rent.

Non-key Executive Decision

OTHER OPTIONS CONSIDERED AND REJECTED

Option: Not to review the rent.

Rejected: There is no reason to not review the rent as the rent increase has been agreed.

PRE-DECISION CONSULTATION

None

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

Name: Luke Kubik

Designation: Estates Surveyor

Signature:

A handwritten signature in black ink, appearing to be 'LK' or similar initials, written over a faint, dotted rectangular background.

Date: 22 December 2025

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

The recommendation of the report is to uplift the rent in accordance with rent review mechanism at clause 6 paragraph 2 and schedule 6 of the lease. Property Services has undertaken an independent valuation and the relevant due diligence to implement the rent review. The lease benefits from the equitable rent policy and as such the rent reflects this position.

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 these

FINANCIAL IMPLICATIONS AND RISKS

The rent review will generate additional rental income for the Council during the lease term and will assist with reducing the pressure on the commercial rent income budget.

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.

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.

Non-key Executive Decision

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 no 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 the July 2025 Review of the Rent - 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 of Regeneration & Place Shaping

Date: 22.12.2025

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 _____