

Licensing Act 2003 Responsible Authority representation

This representation is made by a responsible Authority for the London Borough of Havering concerning an application for a premises licence variation for the premises as detailed below.

Premises Name and address: The Chequers 121 North Street Romford RM11 1ST

Your Name: Oisin Daly

Organisation name/name of body you represent: London Borough of Havering/Licensing

Your Address: C/O, Town Hall, Main Road, Romford, Essex, RM1 3BD

Email: Oisin.daly@havering.gov.uk

Contact telephone number: 01708 432555

Summary of Objection: Supporting representation to police summary review application.

Policy Considerations:

13. Standards of Management - The Operating schedule

13.1 When assessing the applicant's or licence holder's ability to demonstrate a commitment to high standards of management the Licensing Authority will take into account whether they:

- Can demonstrate comprehensive knowledge of best practice
- Has sought advice from the responsible authorities
- Has implemented any advice that has been given by the responsible authorities
- Is able to understand verbal and written advice and legal requirements
- Can demonstrate knowledge of the licensing objectives, relevant parts of the Licensing Policy and their responsibilities under the Licensing Act 2003
- Is able to run their business lawfully and in accordance with good business practices
- Is able to demonstrate a track record of compliance with legal requirements.

13.2 Where there is a history of non-compliance associated with the premises applicants will need to establish evidence of improvement in management standards and procedures.

29. Enforcement

29.1 The Authority will adopt a risk-based inspection programme as recommended by the Guidance issued under 182 of the Licensing Act 2003 for Licensing Authorities.

This will be based on:

- The licensing objectives
- Relevant codes of practice
- Guidance issued by the Home Office

- The principles set out in this statement of licensing policy
- The enforcement policy, intelligence and complaints.

29.2 High risk rated premises may be those where there are factors such as reports of underage sales or previous breaches of premises licence conditions and codes of practice. Low risk rated premises will generally be those which have demonstrated compliance with premises licence conditions and codes of practice.

29.3 The Licensing Authority will consider the full range of powers available to it when a review of a premise licence becomes necessary, including:

- Restricting hours of operation
- Removing licensable activities from the premises licence
- Imposing additional conditions
- Requiring the removal of a designated premises supervisor
- Suspending a licence
- Revoking a licence

29.4 The Licensing Authority believes that the promotion of the licensing objectives is best achieved by mutual cooperation between all stakeholders. Reviews will therefore be mainly reserved for circumstances where early warnings of concerns and the need for improvement have gone unheeded by the management of the licensed premises.

29.5 Reviews of licences may be triggered at any stage by responsible authorities or interested parties because of a matter arising at the licensed premises and relating to one or more of the four licensing objectives. Reviews may also become necessary following the service of a closure order by the police or any formal enforcement action by officers of the local authority.

Representation

This representation is made on behalf of the licensing authority in support of the review made by the Metropolitan Police.

The violent incident which occurred, is evidence that the licensing objective of the prevention of crime and disorder was undermined.

A broader concern is that the premises are repeatedly flaunting the terms of their licence by opening later than permitted and selling alcohol beyond the hours authorised on the licence.

Aside from this being an offence under the Licensing Act, selling after hours increases the likelihood of alcohol related crime taking place.

The incident occurred when the premises should have been closed. There is a clear link between the premises having a "Lock-In" and the fight taking place.

A site took place with Police and Local Authority Licensing Officers attending the venue. The initial aim was to view CCTV of the incidents and see whether management controls were in place and how the incident was dealt with.

The authority acknowledges that incidents will take place in licensed premises, it is not unusual and incidents can occur at any time and on any day. Where strong management controls are already in place, and a venue reacts to an incident responsibly, a review is unlikely.

Considerations would be given to whether a venue had adequate staffing, were staff trained, did they react quickly and try and manage the scene, and notify the police as soon as possible.

As with any licensed premises, the Designated Premises Supervisor (DPS) would be the person with responsibility for making sure staff had the relevant tools to enable them to manage a difficult situation.

The 182 guidance states that the DPS should be in day-to-day control of the premises, they are the one who authorises staff to sell on their behalf, and they have the responsibility to make sure that staff at the premises are aware of their responsibilities towards adhering to hours and any specific conditions on the licence.

The DPS was not initially present at the start of the site visit, he was represented by his son. Initial accounts of the incident were vague and when asked by police whether they were trading outside of hours the son gave differing accounts, initially stating he thought they had a late licence, then seeking to blame staff on duty on the day for serving customers late.

The DPS arrived a short while later and also could not reasonably account for why they had served out of hours. Whilst the conversation was ongoing I asked staff to show me some reads from the tills.

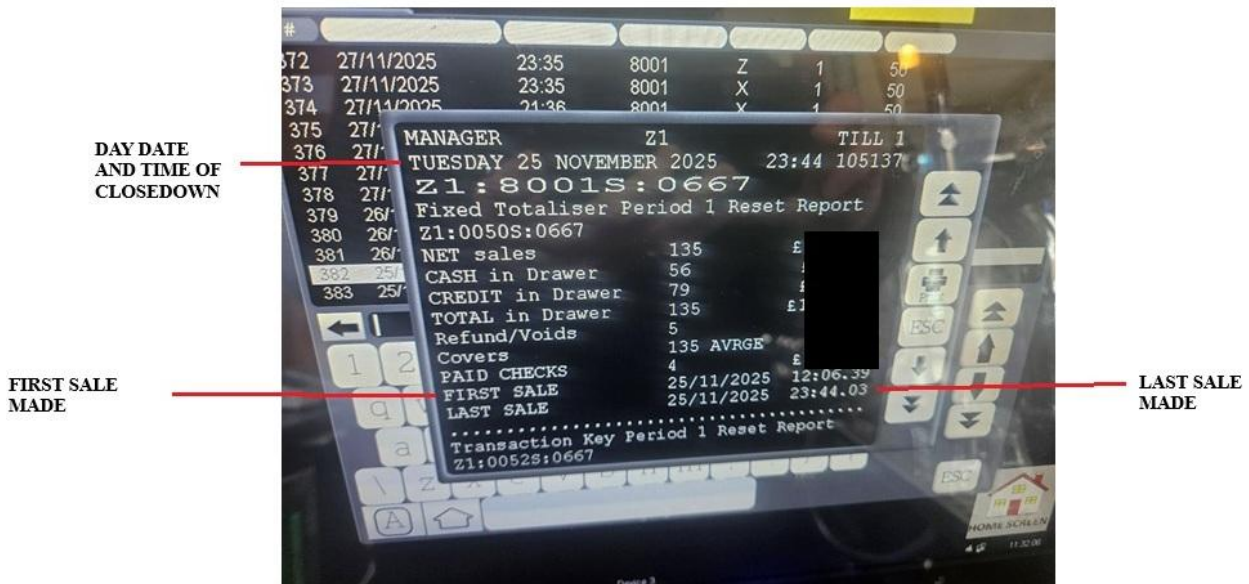
The till on site was a basic Electronic Point Of Sale (EPOS) till. Only basic records could be retrieved from the access I saw but nevertheless gave an insight into trading behaviours at the premises.

From the till I was able to access Z reads going back for a period of time.

A "Z" read is ordinarily done at the end of the day and resets the sales totals, the trading day is then reset ready for the next sales period to be opened. This is not always the case however, a Z read finalises that set period so could be started at any point and ended after any period.

When I checked various Z reads from the till it shows the following pertinent information:

- Day, date and time of the closedown of the Z read.
- First Sale time
- Last Sale time



The till did not detail the type of sale that was made, however, should the licence holder wish to evidence that it was not alcoholic then some of the following dates may not be applicable. Given that we saw alcohol being sold on the CCTV then on the balance of probability these sales can be attributed to sales of alcohol.

Images of the till were taken and are contained within Appendix 1. Some of these were also printed out and are contained in Appendix 2.

The image above shows the time at 11:32hrs which was the time we were on site and I was checking the till, other images show the date as the same date. Given this, it is fair to assume that the till reads are accurate by time and date.

Some Z reads commenced on one date late at night and followed on until the next day, from the reads it is impossible to tell what or how many sales may have been made overnight.

Alcohol sales are authorised on the following days and times:

Sunday to Thursday – 10:00 to 23:00

Friday & Saturday – 10:00 to 00:00

The following last sales took place according to the evidenced till reads:

Day and time read taken – Time of last sale

Monday 28th July 2025 – 00:06 *Note, first sale takes place at 00:08 on the 27th

Thursday 02nd October 2025 – 23:27

Tuesday 25th November 2025 – 23:44

Thursday 27th November 2025 – 23:33

Tuesday 02nd December 2025 – 22:02

Wednesday 03rd December 2025 - 23:08 *Note, first sale takes place at 22:18 on 02nd

Thursday 04th December 2025 – 23:36

Sunday 07th December 2025 – 23:37 *Note first sale takes place 23:33hrs on 06th

Tuesday 20th January 2026 – 23:26 *Note first sale made on the 18/01/2026 at 21:10

Wednesday 28th January 2026 – 23:35

Tuesday 10th February 2026 – 23:53

Sunday 15th February 2026 – 23:52 on the 14th *Note this read shows compliance – the read was taken at 00:43hrs on Sunday morning, first sale was at 23:40hrs on the Friday night.

Sunday 15th February 2026 – 22:11 *Note, first sale made at 00:45hrs

Thursday 19th February 2026 – 23:28

Sunday 22nd February 2026 – 23:41

Wednesday 11th March 2026 – 23:53 on the 10th

Wednesday 25th February 2026 – 23:58 on the 24th

Conclusion

The Licensing Authority fully supports the police in their application to review the premises licence.

The premises appear to have shown a disregard for their hours and created a culture of after hours drinking, this has unfortunately led to a violent incident occurring which could have otherwise been avoided.

Complaint and Inspection History (if applicable)

N/A

Other documents attached

N/A

Signed

Oisin Daly

Dated: 24/03/2026