



Havering
LONDON BOROUGH

Public Protection

Environment

London Borough of Havering
Town Hall Main Road
Romford RM1 3BD

Mr Arwin Singh Sareen
65 Hitherbroom Road,
Hayes,
UB3 3AF

Telephone: 01708 432777
Fax: 01708 432554
email: licensing@havering.gov.uk
Textphone ☎: 01708 433175

By email

05th May 2026

My reference: OPD/1376

Dear Sir/Madam

Licensing Act 2003
Best One 5-7 Boxmoor Road Romford RM5 2SH
Premises licence no. 1376

This document in PDF format is the premises licence for the above address in accordance with the provisions of the Licensing Act 2003. Please note the London Borough of Havering no longer produces paper versions of premises licences.

You are reminded that the premises licence or a certified copy of the licence must be kept at the premises while the licence summary, Part B of the licence, must be displayed on the premises in a prominent position.

To comply with the legislation a printed or electronic version of this document will be accepted as the premises licence. This must be available for inspection by an authorised officer; also Part B must be displayed in either printed or electronic format.

Full details of the Licensing Act 2003 regulations can be found on the GOV.UK website <https://www.gov.uk/alcohol-licensing>

Please note that the granting of a licence under this Act does not remove the need for any necessary consent under other legislation, such as the Planning Acts. The fact that a licence has been granted on certain terms does not imply that similar terms will be agreed under other legislation.

For further information relating to your licence please contact the Licensing Authority at the address detailed above.

Yours faithfully

Oisin Daly

Oisin Daly
Public Protection Officer



Part A

Premises licence number

1376

Part 1 – premises details

Postal address of premises

**Best One
5-7 Boxmoor Road Romford RM5 2SH**

Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

Supply of alcohol

The times the licence authorises the carrying out of licensable activities

**Monday to Saturday – 08:00 to 21:30
Sunday – 10:00 to 21:30
Christmas Day – 12:00 to 21:30**

The opening hours of the premises

**Monday to Friday – 06:00 to 23:00
Saturday & Sunday – 07:00 to 23:00**

Where the licence authorises supplies of alcohol whether these are on and/ or off supplies

Off supplies only

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

**Mr Arwin Singh Sareen
65 Hitherbroom Road, Hayes, UB3 3AF
07514548295 / arwinsareen@gmail.com**

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Signed *Oisín Daly*.....

Oisín Daly, Public Protection Officer

05th May 2026

Registered number of holder

Not applicable

Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol

**Mr Arwin Singh Sareen
65 Hitherbroom Road, Hayes, UB3 3AF
07514548295 / arwinsareen@gmail.com**

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

LBHIL4763 – London Borough of Hillingdon

Annex 1 – mandatory conditions

1. **No supply of alcohol may be made under the premises licence:**
 - (a) **at a time when there is no designated premises supervisor in respect of the premises licence, or**
 - (b) **at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.**
2. **Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.**
3. (1) **The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.**
(2) **The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.**
(3) **The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—**
 - (a) **a holographic mark, or**
 - (b) **an ultraviolet feature.**
4. **A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.**
5. **For the purposes of the condition set out in paragraph 4 —**
 - (a) **“duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;**
 - (b) **“permitted price” is the price found by applying the formula —**
$$P=D+(D \times V)$$

where —

- (i) **P is the permitted price,**
- (ii) **D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and**
- (iii) **V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;**

Annex 1 – mandatory conditions – contd.

- (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence —
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.
6. Where the permitted price given by paragraph (b) of paragraph 5 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
7. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph 5 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 – conditions consistent with the operating schedule

- 1. Alcohol for sale shall be displayed in sight of the counter.
- 2. Alcohol shall not be sold or supplied unless it is paid for before or at the time when it is sold or supplied.
- 3. Alcohol shall not be sold in an open container or be consumed in the licensed premises.
- 4. Prominent clear notices shall be displayed at the point of entry to the premises requesting that customers respect the neighbours and leave the premises quietly. Also that they do not loiter or drink outside the premises.
- 5. A properly specified and fully operational CCTV system shall be installed or the existing system maintained to a satisfactory standard. The CCTV system shall incorporate a camera covering each of the entrance doors and shall be capable of providing an image which is regarded as ‘identification standard’ of all persons entering and/or leaving the premises.

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Signed *Oisín Daly*.....

Oisín Daly, Public Protection Officer

05th May 2026

6. The CCTV system shall incorporate a recording facility and all recordings shall be securely stored for a minimum of one calendar month. A system shall be in place to maintain the quality of the recorded image and a complete audit trail maintained. The system shall comply with other essential legislation and all signs as required shall be clearly displayed. The system shall be maintained and fully operational throughout the hours that the premises are open for any licensable activity.
7. A staff member from the premises who can operate the CCTV system shall be on the premises at all times when the premises are open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.
8. CCTV recordings shall be made available to an authorised officer or the Police together with facilities for viewing.
9. All staff shall be suitably trained for their job function for the premises. The training shall be written into a programme which is on-going and under constant review and must be made available to a responsible authority when called upon.
10. No single can sales of alcoholic drinks shall be made after 20:00.
11. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards such as a driving licence or a passport.
12. Prominent clear notices shall be displayed at the point of entry to the premises and in a suitable location at any points of sale advising customers that they may be asked to produce evidence of age.
13. All occasions when persons have been refused service shall be recorded in writing and kept at the premises for six months.
14. Prominent clear notices shall be displayed at the premises about the supply of alcohol to minors and the relevant offences involved.
15. The shop window must be kept clear in order to monitor and eliminate the risk of children asking adults to buy age restricted products for them. A prominent clear notice shall be displayed at the premises about the sale of alcohol to minors and the relevant offences involved in proxy sales.
16. A premises daily register shall be kept at the premises. This register shall be maintained and kept for a minimum of 12 months. This register shall record the name of the person responsible for the premises on each given day. The premises daily register shall record all calls made to the premises where there is a complaint made by a resident or a neighbour of noise nuisance or anti-social behaviour by persons attending or leaving the premises. This shall record the details of the caller, the time and date of the call, the time and date of the incident about which the call is made and any actions taken to deal with the call. The premises daily register shall be readily available for inspection by an authorised officer throughout the trading hours of the premises. The premises daily register shall also record all incidents in relation to the use of any force by staff in the removal of persons from the premises. It shall record the time and date of the occurrence, name or brief description of the person removed and details of the staff members involved.



Part B

Premises licence summary

Premises licence number

1376

Premises details

Postal address of premises

Best One
5-7 Boxmoor Road Romford RM5 2SH

Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

Supply of alcohol

The times the licence authorises the carrying out of licensable activities

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The opening hours of the premises

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Saturday & Sunday – 07:00 to 23:00

Where the licence authorises supplies of alcohol whether these are on and / or off supplies

Off supplies only

Name, (registered) address of holder of premises licence

M Mr Arwin Singh Sareen
65 Hitherbroom Road, Hayes, UB3 3AF

Registered number of holder

Not applicable

1 of 2

Signed *Oisín Daly*.....

Oisín Daly, Public Protection Officer

05th May 2026

Name of designated premises supervisor where the premises licence authorises for the supply of alcohol

Mr Arwin Singh Sareen

State whether access to the premises by children is restricted or prohibited

Not restricted

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