

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 to 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:	Subject Property: Land and Buildings at Campion School, Wingletye Lane, Hornchurch, RM11 3BX ("the property") Event: Licence for Alterations
Decision Maker:	Mark Hopson - Assistant Director of Regeneration & Place Shaping
Cabinet Member:	Robert Whitton - Cabinet Member for Regeneration
SLT Lead:	Neil Stubbings - Strategic Director of Place
Report Author and contact details:	London Borough of Havering (LBH) Luke Kubik Estates Surveyor Property Services Town Hall Main Road Romford RM1 3BD Tel: 01708 434 176 E: luke.kubik@havering.gov.uk
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

Non-key Executive Decision

Is this decision exempt from being called-in?	The decision will be exempt from call in as it is a Non key Decision
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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

The tenant of the Property would like to construct a 3g pitch and terms of the lease. requires the tenant to seek Landlord approval for the alteration.

Recommendations

It is recommended that the Council approves the alterations, the Estates Surveyor, LBH - Property Services will instruct legal to draw up a licence for alterations.

Decisions

Formal authority is hereby given to approve the alterations, the Estates Surveyor, LBH - Property Services is to instruct legal to draw up the licence for alterations.

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

Background

The Property is leased to the tenant for a term 125 years commencing on 1 August 2011 that is not protected by the Landlord & Tenant Act 1954. The Property is used for educational purposes and ancillary uses.

The tenant is proposing to build a new 3g pitch and car park as per the plan in Appendix A.

The lease allows the alterations to be made under clause 3.5 and consent is not to be unreasonably withheld. Refusal of alterations is only allowed if the alterations adversely affect the Landlord's statutory obligations, the structural integrity of the Property or the value of the Landlord's reversionary interest.

The tenant has consulted the Department for Education as consent is usually required to develop school playing fields. The tenant has received confirmation for the Department of Education confirming consent is not required as the funding agreement does not include the clauses requiring the trust to obtain Secretary of State approval. A copy of the correspondence is in Appendix A.

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The tenant has applied for planning permission for the works but a decision has not been made. The planning reference is P0215.26. The tenant will be required to secure planning permission and any other permissions under the terms of the licence.

OTHER OPTIONS CONSIDERED AND REJECTED

Option:	Not to agree to the alteration.
Rejected	The lease allows for alterations and permission is not to be unreasonably withheld. The conditions for refusal have not been met

PRE-DECISION CONSULTATION

None

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

Name: Luke Kubik
Designation: Estates Surveyor
Signature:



Date: 8 June 2026

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

The recommendation of this report requires the Council to grant a licence to alter in accordance with the terms stipulated in Appendix A.

Clause 3.5 of the lease, provides that the tenant must not make any structural or external alterations additions or variations to the Property without the landlord's consent which must not be unreasonably withheld or delayed.

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.

FINANCIAL IMPLICATIONS AND RISKS

The tenant has agreed to pay the council's legal and surveyor fees. There are no other identified financial implications to the council.

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.

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.

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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:	Licence for Alterations Summary	Exempt
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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



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Signed

Name: Mark Hopson

Position: Interim Assistant Director of Regeneration & Place Shaping

Date: 18.06.2026

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 _____