

22 March 2019

Licensing and Appeals Committee

**Licensing Sub-Committee Hearing in respect of an
Application to Transfer a Premises Licence
Licensing Act 2003**

THE RAJ, 21 KINGS ROAD, BRENTWOOD CM14 4DJ

Report of: Dave Leonard – Licensing Officer

Wards Affected: Brentwood West

This report is: Public

1. Executive Summary

- 1.1** An application has been received from Mr Kalam Ullah to transfer the premises licence at ***The Raj, 21 Kings Road, Brentwood CM14 4DJ***. Essex Police have objected to the transfer on the grounds of the Prevention of Crime and Disorder.

2. Recommendation(s)

2.1 That the Sub Committee:

Considers this report and appendices together with any oral submissions at the hearing and determines the application for the transfer of the premises licence in line with either of the following options:

- allow the application to transfer;
- reject the application to transfer.

3. Introduction and Background

- 3.6** Section 42 Licensing Act 2003, allows any person entitled to apply for a Premises Licence under 16(1) Licensing Act 2003, to make an application to transfer an existing Premises Licence to him.
- 3.2** In exceptional circumstances where the chief officer of police believes the transfer may undermine the crime prevention objective, the police may object to the transfer. The Home Office (Immigration Enforcement) may object if it considers that granting the transfer would be prejudicial to the prevention of illegal working in licensed premises.
- 3.7** The premises licence at *The Raj, 21 Kings Road, Brentwood CM14 4DJ* was previously held by Badsha Miah.
- 3.8** This application to transfer has interim effect until this objection is determined. This means that the transfer is allowed to take place temporarily until this objection is determined by this committee.
- 3.9** The current premises licence authorises the sale of alcohol for consumption by such a person as an ancillary to his meal on the premises:

Monday-Saturday 11.00 to 00.00 and Sunday 12.00 to 23.30

A copy of the premises licence*, together with a plan of the premises & location map, is attached as Appendix 2.

On 5 December 2018, Essex Police applied to Review the premises licence under the statutory crime prevention objective that includes the prevention of immigration crime and the prevention of illegal working in licensed premises. The decision of the subsequently convened Licensing Sub-Committee hearing on 24 January 2019 was to revoke the premises licence. An appeal against this decision was received on 13 February 2019 and a hearing date awaits.

4. The Application

- 4.1** On 12 February 2019, Kalam Ullah submitted an online application with the intention to take transfer of the premises licence from Badsha Miah. A copy of the application to transfer the premises licence is attached as Appendix 1.
- 4.3** The Licensing Act 2003 allows for the chief officer of police for the police area in which the premises are situated, if he is satisfied that the exceptional circumstances of the case are such that the granting of the application would undermine the crime prevention objective, to raise objection within 14 days of receiving the application.

- 4.4 On 25 February 2019, Essex Police submitted an objection to the premises licence being transferred to Kalam Ullah on the grounds of the prevention of crime and disorder. The representation is attached as Appendix 3.

5. Reasons For Recommendation

- 5.1 These are the options available to the Sub-Committee as provided in the Licensing Act 2003.

6. Consultation

- 6.1 This application has been consulted on in accordance with the requirements of Licensing Act 2003.

7. Statement of Licensing Policy

- 7.1 There are no specific issues arising from this application in relation to the Council's Statement of Licensing Policy.

8. Relevant Sections of the Secretary of State's Guidance

- 8.1 The following Sections 182 Guidance relates to transfer applications;

(8.101) In exceptional circumstances where the chief officer of police believes the transfer may undermine the crime prevention objective, the police may object to the transfer. The Home Office (Immigration Enforcement) may object if it considers that granting the transfer would be prejudicial to the prevention of illegal working in licensed premises. Such objections are expected to be rare and arise because the police or the Home Office (Immigration Enforcement) have evidence that the business or individuals seeking to hold the licence, or businesses or individuals linked to such persons, are involved in crime (or disorder) or employing illegal workers.

(8.102) Such objections (and therefore such hearings) should only arise in truly exceptional circumstances. If the licensing authority believes that the police or the Home Office (Immigration Enforcement) are using this mechanism to vet transfer applicants routinely and to seek hearings as a fishing expedition to inquire into applicants' backgrounds, it is expected that it would raise the matter immediately with the chief officer of police or the Home Office (Immigration Enforcement).

9. Legal Considerations

- 9.1 The committee, after considering the application to transfer and the relevant objection, will need to consider to either:

- allow the application to transfer;
- reject the application to transfer.

- 9.2 The decision made by the committee will take immediate effect; the chief officer of police may appeal against a decision to grant the application. The applicant may appeal the decision to refuse the application.
- 9.3 In determining this application to transfer the premises licence, the Sub-Committee should have regard to the Council's Statement of Licensing Policy and to the guidance issued by the Secretary of State under s182 of the Licensing Act 2003.
- 9.4 The Sub-Committee are advised that the hearing is of a quasi-judicial nature and representations from all parties both written and verbal will form part of matters that are to be considered. Findings on issues of fact should be on the balance of probability.
- 9.5 The Sub-Committee are advised that the final decision should be based on the individual merits of the application and findings of fact made at the hearing.

APPENDICES TO THIS REPORT:

- Appendix 1 - Copy of the Application to Transfer the Premises Licence
- Appendix 2 - Copy of the Premises Licence, Premises Plan & Location Map
- Appendix 3 - Copy of Peter Jones' (Essex Police) Representation

Report Author Contact Details:

Name: Dave Leonard
Telephone: 01277 312523
E-mail: dave.leonard@brentwood.gov.uk

THE RAJ 21 KINGS ROAD, BRENTWOOD CM14 4DJ

APPENDIX 1

APPLICATION FORM

Application to Transfer the Premises Licence & Consent Form

22 MARCH 2019

Application to Transfer a Premises Licence to be granted under the Licensing Act 2003



Please note: You must provide online payment to transfer this licence after completing the form. After clicking the submit button at the end of the form you will be taken to our secure online payment website. You can then make the required payment using either a credit or a debit card.

Cost of Application: £23.00

I, KALAM ULLAH

apply to transfer the premises licence described below under section 42 of the Licensing Act 2003 for the premises described in Part 1 below.

Premises Licence Number: PRM/0196/2005

Part 1 - Premises Details

Premises Address

Flat number (if any)

House number / name The Raj, 21

Road name Kings Road

Town Brentwood

County Essex

Post Code CM14 4DJ

Daytime contact telephone number (if any):

Premises email address (optional): office@dadds.co.uk

Please give a brief description of the premises:

Indian Restaurant

Name of the current Premises Licence holder: BADSHA MIAH

In what capacity are you applying to transfer the premises licence to you?: (a) an individual or individuals

I am: carrying on or proposing to carry on a business which involves the use of premises for licensable activities

Individual Applicants

Title: Mr.

First name(s): KALAM

Surname: ULLAH

Date of Birth: 15/09/1960

I am 18 years old or older: I am 18 years old or older

Nationality: BRITISH

Where applicable (if demonstrating a right to work via the Home Office online right to work

checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 2 for information): n/a

Applicant Address

Flat number (if any)

House number / name 174

Road name Warley Hill

Town Warley

County Essex

Post Code CM14 5HF

Daytime contact telephone number: 01277 631811

Applicant email address (optional): office@dadds.co.uk

Second Individual Applicant (if applicable)

Title:

First name(s):

Surname:

Date of Birth:

I am 18 years old or older:

Nationality:

Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 2 for information):

Applicant Address

Flat number (if any)

House number / name

Road name

Town

County

Post Code

Daytime contact telephone number:

Applicant email address (optional):

Other Applicants

Please provide name and registered address of the applicant in full. Where appropriate, please give any registered number.

In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Part 2

Are you the holder of the premises licence under an interim authority notice?: No

Do you wish to transfer with immediate effect?: Yes

If not, when would you like the transfer to take effect?:

In order to transfer a premises licence, the existing premises licence holder must complete a consent form. This is available on our website as a separate online form.

Alternatively, the consent form is available as a pdf, which can be sent to: Licensing, Brentwood Borough Council, Town Hall, Ingrave Road, Brentwood, Essex CM15 8AY. Please include the reference number for this form, which will be produced when you submit it.

Are you able to submit a copy of the consent form?: I can upload the consent form now

If you have not submitted the consent form, please give reasons why not. What steps have you taken to try to obtain the consent?:

If this application is granted, I would be in a position to use the premises during the application period for the licensable activity or activities authorised by the licence (see section 43 of the Licensing Act 2003): Yes

Are you able to submit a copy of the premises licence?: I can upload the premises licence now
Please send the premises licence to: Licensing, Brentwood Borough Council, Town Hall, Ingrave Road, Brentwood, Essex CM15 8AY. Please include the reference number for this form, which will be produced when you submit it.

If you are not able to submit the premises licence, please give the reasons why not:

Declaration

I will submit a consent form (available as a separate online form or as a paper form on our website) completed by the existing premises licence holder or my statement as to why it is not available: I agree
I have uploaded the premises licence or relevant part of it or explanation: I agree
I will send a copy of this application to the chief officer of police today: I agree
I will send a copy of this form to Home Office Immigration Enforcement today: I agree
I understand that if I do not comply with the above requirements my application will be rejected: I agree

Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents, or my Home Office online right to work checking service share code, to demonstrate my entitlement to work in the United Kingdom (please read note 2): I agree

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND, PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 2)

Part 3 - Signatures (please read guidance note 3)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 4). If signing on behalf of the applicant, please state in what capacity.

Signature: Natasha Nunn

Date: 12/02/2019

Capacity: Applicants Solicitor

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 5). If signing on behalf of the applicant, please state in what capacity.

Signature:

Date: 12/02/2019

Capacity:

Contact name (where not previously given) and postal address for correspondence

associated with this application (please read guidance note 6)

Correspondence name: Dadds LLP Solicitors

Correspondence Address

Flat number (if any)

**House number / Crescent House,
name 51**

Road name High Street

Town Billericay

County Essex

Post Code CM12 9AX

Telephone number: 01277 631811

Mobile telephone number:

Correspondence email address: office@dadds.co.uk

 THERE ARE NO OFFICIAL OBSERVATIONS



HOLDER'S SIGNATURE/SIGNATURE DU TITULAIRE

UNITED KINGDOM OF GREAT BRITAIN AND NORTHERN IRELAND

PASSPORT
PASSEPORT

УРАТ
Р

Code Code
GBR

1. 2020/01/20

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ULLAH

(2) cm^{-1} : 3400 (OH), 2900 (C-H), 1650 (C=O), 1550 (C=C), 1450 (C-H), 1380 (C-H), 1280 (C-H), 1100 (C-H), 1050 (C-H), 1000 (C-H), 950 (C-H), 900 (C-H), 850 (C-H), 800 (C-H), 750 (C-H), 700 (C-H), 650 (C-H), 600 (C-H), 550 (C-H), 500 (C-H), 450 (C-H), 400 (C-H), 350 (C-H), 300 (C-H), 250 (C-H), 200 (C-H), 150 (C-H), 100 (C-H), 50 (C-H).

KALAM

[illegible]

BRITISH CITIZEN

ප්‍රකාශන අංකය: 11

ප්‍රකාශන: (3) විකල්ප නිවැරදි කර ගන්න: (4)

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SYLHET

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Aut: o. n. y. / A. no: ti (ā)

08 FEB /FEV 17

HMPD

Date of preparation of report: (dd)

Holder's name/Signature di b...

SEE PAGE ABOVE

[illegible]

Consent of premises licence holder to transfer

I/we **BADSHA MIAH**

[full name of premises licence holder(s)]

the premises licence holder of premises licence number **PRM/0196/2005**

[insert premises licence number]

relating to

THE RAJ, 21 KINGS ROAD, BRENTWOOD, ESSEX, CM14 4DJ

[name and address of premises to which the application relates]

hereby give my consent for the transfer of premises licence number

PRM/0196/2005

[insert premises licence number]

to

KALAM ULLAH

[full name of transferee]

signed

name

(please print)


BADSHA MIAH

dated

12/02/2019

THE RAL 21 KINGS ROAD. BRENTWOOD CM14 4DJ

APPENDIX 2

PREMISES LICENCE

Premises Licence, Premises Plan, OS Maps & Images

22 MARCH 2019

**Licensing Act 2003
Premises Licence**

Premises licence number PRM/0196/2005

Part 1 – Premises details

Postal address of premises, or if none, ordnance survey map reference or description

**The Raj
21 Kings Road
Brentwood
Essex**

Post town Brentwood

Post code CM14 4DJ

Telephone number 01277 212786

Where the licence is time limited the dates

Not applicable

Licenceable activities authorised by the licence

- 1. Sale of alcohol**
- 2. Late Night Refreshment**

The times the licence authorises the carrying out of licensable activities

Supply of Alcohol:-

- 1) Monday to Saturday, other than Christmas Day, Good Friday or New Year's Eve 11.00 to 00.00
- 2) Sundays, Good Friday & Christmas Day, 12.00 to 23 30
- 3) New Year's Eve, except on a Sunday 11.00 to 00.00
- 4) New Year's Eve, on a Sunday, 12.00 to 23.30pm
- 5) New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day

Late Night Refreshment:-

- 1) Monday to Saturday, other than Christmas Day, Good Friday or New Year's Eve 23.00 to 00.30 the following day.
- 2) Sundays, Good Friday & Christmas Day, 23.00 to 00.00
- 3) New Year's Eve, except on a Sunday 23.00 to 00.30 the following day
- 4) New Year's Eve, on a Sunday, 23.00 to 00.00 the following day
- 5) New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day

The opening hours of the premises

- 1) Monday to Saturday, other than Christmas Day, Good Friday or New Year's Eve 11.00 to 00.30 the following day.
- 2) Sundays, Good Friday & Christmas Day, 12.00 to 00.00
- 3) New Year's Eve, except on a Sunday 23.00 to 00.30 the following day
- 4) New Year's Eve, on a Sunday, 23.00 to 00.00 the following day
- 5) New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day

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

On supplies

Part 2

Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence

**Badsha Miah
174 Warley Hill
Brentwood
Essex
CM14 5HF**

0202020202

Registered number of holder, for example company number, charity number
(where applicable)

Not applicable

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

Badsha Miah

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

PRM/0193/2005 Issued by Brentwood Borough Council.

Dated 21st September 2005



for Licensing Authority

INFORMATIVE

THIS LICENCE NOT CONFER ANY APPROVAL UNDER THE PLANNING ACTS OR
BUILDING CONTROL REGULATIONS.

Annex 1 - Mandatory conditions

SUPPLY OF ALCOHOL

- a)
 - i. No supply of alcohol may be made under this Licence at a time when there is no Designated Premises Supervisor as defined in The Licensing Act 2003 in respect of this Licence,
 - ii. or at a time when the Designated Premises Supervisor does not hold a personal licence or his personal licence is suspended.
- b) Every supply of alcohol under this licence must be made or authorised by a person who holds a Personal Licence as defined in The Licensing Act 2003.

Annex 2 - Conditions consistent with the Operating Schedule

EMBEDDED CONDITIONS

1. PERMITTED HOURS

Alcohol shall not be sold or supplied except during the permitted hours.

The above restrictions do not prohibit:

- (a) during the first twenty minutes after the above hours the consumption of the alcohol on the premises;
- (b) during the first twenty minutes after the above hours the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
- (c) during the first thirty minutes after the above hours the consumption of the alcohol on the premises by person taking meals there if the alcohol was supplied for consumption as ancillary to the meals;
- (d) consumption of the alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the licensed premises;

B. SUPPLY OF NON-ALCOHOLIC BEVERAGES

Suitable non-alcoholic beverages, including drinking water, shall be equally available for consumption with or otherwise as an ancillary to meals served in the licensed premises.

C. USE OF PREMISES

The premises must be bona fide used for the purpose of habitually providing the customary main meal at midday or in the evening, or both, for the accommodation of persons frequenting the premises.

4. SUPPLY OF ALCOHOL ONLY TO PERSON TAKING TABLE MEALS.

Intoxicating liquor shall not be sold or supplied on the premises otherwise than to person taking table meals, and for consumption by such a person as an ancillary to his meal.

Annex 3 - Conditions attached after a hearing by the licensing authority

None

Annex 4 – Plans

This licence is issued subject to the following attached plans:

Drawing no. 5717 title The Raj Restaurant.

**Licensing Act 2003
Premises Licence Summary**

Premises licence number PRM/0196/2005

Premises details

Postal address of premises, or if none, ordnance survey map reference or description

**The Raj
21 Kings Road
Brentwood
Essex**

Post town **Brentwood**

Post code **CM14 4DJ**

Telephone number **01277 212755**

Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

- 1. Sale of alcohol**
- 2. Late Night Refreshment**

The times the licence authorises the carrying out of licensable activities

Supply of Alcohol:-

- 1) Monday to Saturday, other than Christmas Day, Good Friday or New Year's Eve 11.00 to 00.00
- 2) Sundays, Good Friday & Christmas Day, 12.00 to 23.30
- 3) New Year's Eve, except on a Sunday 11.00 to 00.00
- 4) New Year's Eve, on a Sunday, 12.00 to 23.30pm
- 5) New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day

Late Night Refreshment:-

- 1) Monday to Saturday, other than Christmas Day, Good Friday or New Year's Eve 23.00 to 00.30 the following day.
- 2) Sundays, Good Friday & Christmas Day, 23.00 to 00.00
- 3) New Year's Eve, except on a Sunday 23.00 to 00.30 the following day
- 4) New Year's Eve, on a Sunday, 23.00 to 00.00 the following day
- 5) New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day

The opening hours of the premises

- 1) Monday to Saturday, other than Christmas Day, Good Friday or New Year's Eve 11.00 to 00.30 the following day.
- 2) Sundays, Good Friday & Christmas Day, 12.00 to 00.00
- 3) New Year's Eve, except on a Sunday 23.00 to 00.30 the following day
- 4) New Year's Eve, on a Sunday, 23.00 to 00.00 the following day
- 5) New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day

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

On supplies

Name, (registered) address of holder of premises licence

**Badsha Miah
174 Warley Hill
Brentwood
Essex
CM14 5HF**

**Registered number of holder, for example company number, charity number
(where applicable)**

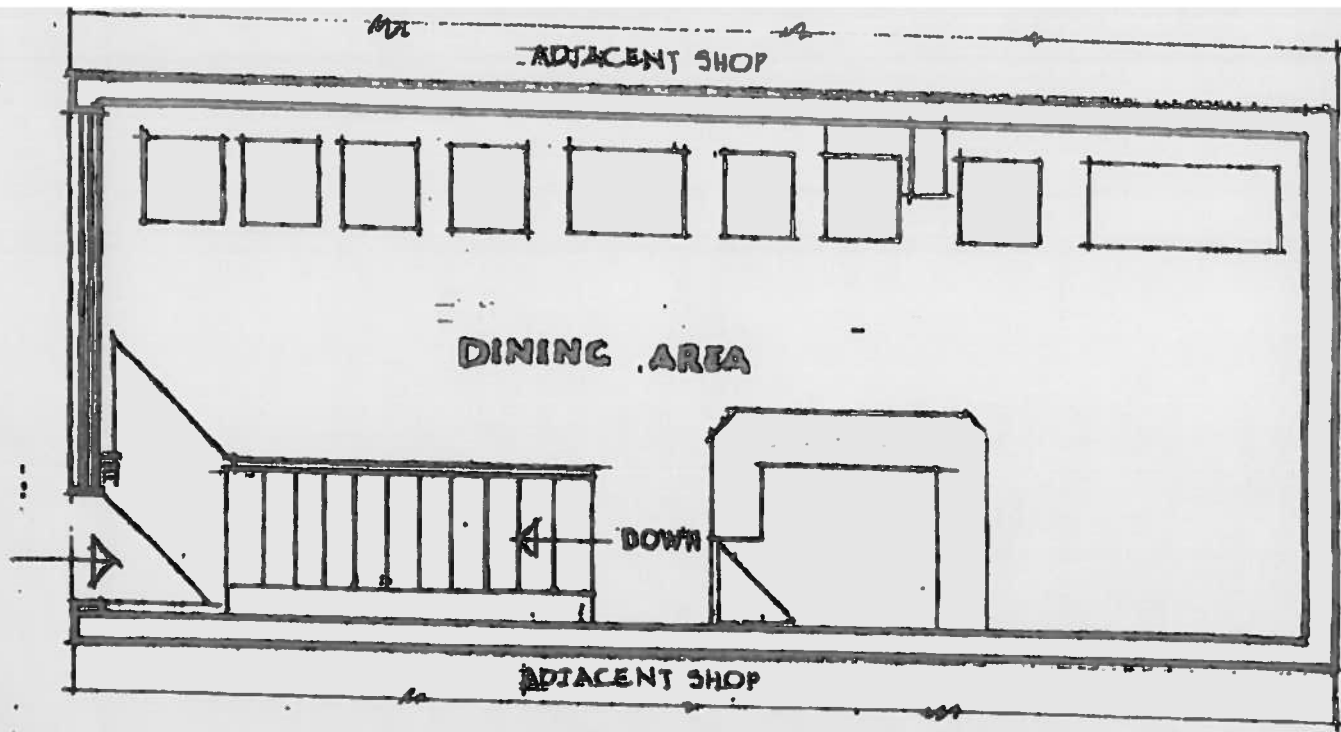
Not applicable

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

Badsha Miah

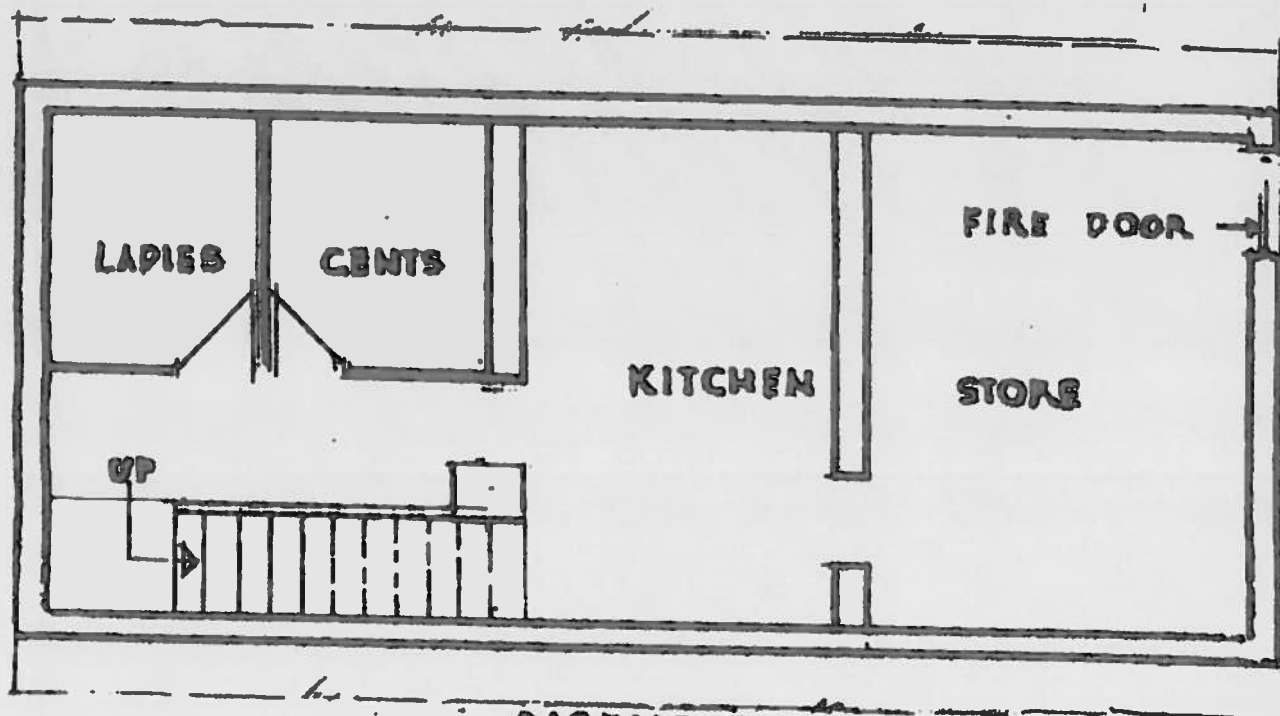
State whether access to the premises by children is restricted or prohibited

Not restricted or prohibited



GROUND FLOOR PLAN

**TWO FIRE EXTINGUISHERS - GROUND FLOOR
ONE EXTINGUISHER TO BASEMENT AND ONE BLANKET**



BASEMENT

THE RAT RESTAURANT

**DO NOT SCALE FOR DETAILS
ALL DIMENSIONS TO BE CHECKED ON SITE
FOR DRINK LICENCE**

Client:
MR MIHA
74 WARLEY HILL
BRENTWOOD

GROUND + BASEMENT
THIS PLAN
THE RAT RESTAURANT
21 KINGS ROAD
BRENTWOOD SX

Scale:
1:100

Dwn. By *John Alderson*
NBS (M143)

Date 22 JULY 2005

Dwg. No.

5717

FX17898

Page 33



THE RAJ, 21 KINGS ROAD, BRENTWOOD CM14 4DJ

Drawing No. :

Scale at A4 : 1:500

Drawn by : OSJ

Service : ICT

Date : 21st December 2018

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Philip Ruck
Chief Executive
Brentwood Borough Council
Town Hall, Ingrave Road
Brentwood, CM15 8AY
Tel.: (01277) 312600



THE RAJ, 21 KINGS ROAD, BRENTWOOD CM14 4DJ

Drawing No. :

Scale at A4 : 1:1250

Drawn by : OSJ

Service : ICT

Date : 21st December 2018

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Philip Ruck
Chief Executive
Brentwood Borough Council
Town Hall, Ingrave Road
Brentwood, CM15 8AY
Tel: (01277) 312500

THE RAJ

01277 210003

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PHILAD

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new news

prices



THE RAL 21 KINGS ROAD, BRENTWOOD CM14 4DJ

APPENDIX 3

REPRESENTATION

&

Supplementary Supporting Evidence

Mr. Peter Jones - Essex Police Licensing

22 MARCH 2019

Mr P Adams
Licensing Department
Brentwood Borough Council
Town Hall
Ingrave Road
Brentwood
CM15 8AY



Essex Police
Licensing Department
Braintree Police Station
Blyths Meadow
Braintree
CM7 3DJ

25th February 2019

Dear Mr Adams,

APPLICATION TO TRANSFER PREMISES LICENCE (S42 LICENSING ACT 2003)

The Raj, 21 Kings Road, Brentwood, CM14 4DJ is a family run business whose existing licence was issued in 2005. Those involved in running and profiting from the restaurant remain the same today as they have been for several years – despite this application to transfer the licence immediately to Kalum ULLAH.

The application purports to be a new start with an applicant unconnected with how the premises has been run in recent years leading to its revocation in January 2019 – it is not. There are clear associations between what Essex Police contend is still the principal mind Badsha MIAH (outgoing Premises Licence Holder and current Designated Premises Supervisor) and the applicant (Kalum ULLAH).

Essex Police objects to the transfer under the crime and disorder objective, which includes the prevention of illegal working.

Case law details that the Licensing Act 2003 is a 'prospective' looking piece of legislation whose intent is to prevent criminality from occurring when that is a likelihood.

The outgoing Premises Licence Holder facilitated a criminal offence taking place. Essex Police believe there are clear associations between the old and new Premises Licence Holder; and suggest the employment of illegal workers and failure to conduct right to work checks will continue. The sub-committee is entitled to exercise common sense and its own judgement based on the life experiences of its members.

On 20th November 2018 The Raj was subject of an intelligence led operation conducted by Immigration Enforcement and Compliance officers. On that occasion 5 illegal workers were discovered at the premises, one of whom had been detained at the same premises in 2014 for illegally working and who had subsequently absconded whilst an application for leave to remain was under consideration.

As In 2014, on the date of the latest enforcement operation the premises licence holder and designated premises supervisor was Badsha MIAH.
Since 2004 both the pre-existing premises licence holder (Badsha MIAH) and the applicant for this transfer (Kalam ULLAH) have shared a close financial interest in the premises and Essex Police believe there are familial relationships between the two.

There has already been one unsuccessful attempt to transfer the licence to the nephew of Badsha MIAH; since the premises licence was the subject of a review application that attempt was rejected by a previous sub-committee.

It is the contention of Essex Police that this application is another attempt to allow the family to continue to run the premises and that Badsha MIAH remains the primary mind in how the premises will be run. It is Essex Police's view that the employment of illegal workers (an undermining of the crime and disorder objective) will continue should this transfer take place.

The Chief Officer of Police hereby objects to the proposed transfer and proposes to adduce further documentary and other material ahead of the hearing date in accordance with the statutory guidance and the relevant Hearing Regulations.

Please advise me of when the Licensing Panel will be meeting to hear this so representatives of the Chief Officer of Police can be in attendance.

Yours sincerely,



Mr Peter Jones MIOL, MBII
Essex Police Licensing Officer
Epping Forest | Brentwood | Harlow

Dave Leonard

From: Licensing Applications Essex <licensing.applications@essex.pnn.police.uk>
Sent: 04 March 2019 10:28
To: 'office@dadds.co.uk'
Cc: Gordon Ashford 42076878; Dave Leonard
Subject: RE: The Raj, 21 Kings Road, Brentwood, CM14 4DJ
Attachments: The Raj - Transfer to Kalam ULLAH Supplemental.pdf; The Raj - DPS to Jetu MIAH Supplemental.pdf; ATT00001.txt

Good morning,

Further to the objection raised by Essex Police in respect of your applications on behalf of Kalam ULLAH to transfer the premises licence for The Raj, 21 Kings Road, Brentwood, CM14 4DJ; and to vary the specified designated premises supervisor, I attach copies of the supplementary evidence Essex Police seek to rely upon.

I have served these today on Brentwood Borough Council; and hand delivered to the address of Mr Ullah as stated on the applications.

Regards

Peter Jones (7708) MIOL, MBII
Essex Police Licensing Officer
Epping Forest | Brentwood | Harlow
Direct Tel. 01279 625405 | Internal. 313604
Mob. 07870 909762 (only answered when on duty)

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Objection to Transfer of Premises Licence

The Raj

21 Kings Road, Brentwood, CM14 4DJ

Supplementary documentary information in support of objection.

CONTENTS

1.0	Outline of Circumstances Leading to Objection	page 3
2.0	Immigration Offences	page 5
3.0	Statutory Guidance (s182 LA 2003)	page 5
4.0	Case Law	page 7
Document 1.	Statement of Chief Immigration Officer	page 9
Document 2.	Land Registry Extract	page 13
Document 3.	Companies House Extract (The Raj Brentwood Ltd)	page 17
Document 4.	Companies House Extract (The Raj CM14 Ltd)	page 22
Document 5.	Pocket Notebook Extract of David LEONARD	page 27

- 1.0 Outline of circumstances leading to the objection to transfer the premises licence.**
- 1.1** The grounds for objection are that the crime and disorder objective of the Licensing Act has been undermined in that Immigration Compliance and Enforcement officers of the Home Office discovered disqualified persons working illegally on the premises. Paragraph 11.26 Guidance for Licensing Authorities to Prevent Illegal Working in Licensed Premises in England & Wales (6 April 2017, Home Office).
- 1.2** The statutory crime prevention objective in the 2003 Act includes the prevention of immigration crime and the prevention of illegal working in licensed premises. In particular, employing a person who is disqualified from work by reason of their immigration status is a criminal activity which, according to the Home Office Guidance to the Licensing Act 2003, should be treated "particularly seriously".
- 1.3** On Tuesday 20th November 2018 Immigration Compliance & Enforcement (ICE) officers attended The Raj, 21 Kings Road, Brentwood, Essex, CM14 4DJ. They entered using their powers under section 179 Licensing Act 2003.
- 1.4** Immigration Officers conducted checks of those present and found a total of five persons listed as Immigration offenders with no permission to remain or work in the United Kingdom. Document 1 is a statement from the Chief Immigration Officer summarising the offenders.
- 1.5** With the evidence obtained a Notice of Potential Liability (NOPL) to a civil penalty of up to £20,000 per illegal worker was served in respect of these illegal workers.
- 1.6** The premises has previously been found to be employing illegal workers and was subject to an Immigration enforcement operation on 23rd April 2014 when 3 of the 5 workers present at that time were found to be immigration offenders. Contemporary records pertaining to that operation show the manager at that time to be the same Badsha (Bad ha) MIAH, still in post at the most recent Immigration enforcement operation. (Document 1).
- 1.7** Essex Police subsequently applied for a review of the premises licence and at a sub-committee hearing on 24th January 2019 the premise licence was revoked.
- 1.8** A mere 13 working days after this latest Immigration enforcement and 2 days after applying for the review, an application was made to transfer the Premises Licence to Jetu MIAH. Essex Police objected to this and at a sub-committee hearing on 17th January 2019 the application was rejected.
- 1.9** Essex Police object to transfer the premises licence to Kalam ULLAH as land registry records show that he with the outgoing premises licence holder Badsha MIAH is part leaseholder and has been since 7th September 2004. Document 2 is a Land Registry extract.
- 1.10** It is therefore reasonable to adduce that ULLAH already has a financial interest in the premises with MIAH and has some control over the premises and therefore was implicit in the employment of illegal workers.

- 1.11** MIAH remains a leaseholder; and therefore regardless of this transfer remains financially linked to the premises and Essex Police suggest will remain involved in the operation of the premises.
- 1.12** It is worth noting there are multiple companies active on Companies House connected to the premises address
- The Raj Brentwood Ltd was incorporated on 1st October 2018. Document 3 shows the sole director and majority shareholder is Mr Badsha MIAH. With shares to the value of £10,000.
 - The Raj CM14 Ltd was incorporated on 27th November 2018. Document 4 shows the sole director and majority shareholder is Mr Jetu MIAH. With shares to the value of £100.
- 1.13** Essex Police Licensing also brings to your attention that the alleged 'new' owner Mr Kalam ULLAH is the older brother of Mr Badsha MIAH. Document 5 is an extract of a Pocket notebook entry of Mr David LEONARD, Licensing Officer for Brentwood Borough Council. In it he records serving the aforementioned review application upon Mr ULLAH in the absence of Mr Badsha MIAH; recording the relations between Mr Badsha MIAH, Mr Kalam ULLAH and Mr Jetu MIAH.
- 1.14** Given the information to hand and provided within, it is no stretch to conclude that the controlling party remains Mr Badsha MIAH and that the transfer is to Kalam ULLAH who is the current licence holder. Badsha MIAH's older brother, has been put up as a front to attempt to deceive the Licensing Committee and avoid business limiting action.
- 1.15** It is contended that nothing has changed at the premises and that Mr Badsha MIAH remains the owner of the premises taking an active interest.
- 1.16** It is also pointed out that as shown in Document 1, that this is the 2nd occurrence of illegal workers being found at this premises whilst Badsha MIAH and Kalam ULLAH have been leaseholders of the premises.
- 1.17** This transfer is not a change of operational management and the total disregard for the framework of regulatory legislation is liable to continue if the transfer were to be granted. The Licensing Act 2003 is prospective (what is likely to happen) (see East Lindsey District Council v Abu Hanif (t/a Zara's restaurant and take away) [2016] EWHC 1265 Admin. (Appendix 8.11)).
- 1.18** One only has to look at what has happened in the past to glimpse what is likely to happen in the future. On two occasions illegal workers were found at the premises. The pre-existing licence holder and DPS is the joint leaseholder and brother of the applicant for this transfer. This was and remains a joint business venture and the controlling mind will remain as Badsha MIAH – the person responsible for employing a number of illegal workers.
- 1.19** The Licensing Authority is required to take steps to promote the prevention of crime and disorder (which includes illegal working) and Essex Police would ask that the sub-committee rejects the transfer of the premises licence.

2.0 Immigration Offences

- 2.1** Illegal workers are those subject to immigration control who either do not have leave to enter or remain in the UK, or who are in breach of a condition preventing them taking up the work in question. It is an employer's responsibility to be aware of their obligations and ensure they understand the immigration landscape to avoid the risk of prosecution, the imposition of a civil penalty or the revocation/suspension of their premises licence.
- 2.2** Since 1996 it has been unlawful to employ a person who is disqualified from employment because of their immigration status. A statutory excuse exists where the employer can demonstrate they correctly carried out document checks, i.e. that they were duped by fake or forged documents.
- 2.3** The Immigration Act 2016 came into force in July 2016 and its explanatory notes state that *"these offences were broadened to capture, in particular, employers who deliberately did not undertake right to work checks in order that they could not have the specific intent required to 'knowingly' employ an illegal worker"*.
- 2.4** Since 2016 an employer may be prosecuted not only if they knew their employee was disqualified from working but also if they had reasonable cause to believe that an employee did not have the right to work: what might be described as *wilful ignorance*, where either no documents are requested or none are presented despite a request. This means an offence is committed when an employer 'ought to have known' the person did not have the right to work.
- 2.5** Since 2016 it has also been an offence to work when disqualified from doing so. It is obvious that without a negligent or wilfully ignorant employer, an illegal worker cannot work. Such an employer facilitates a criminal offence and Essex Police highlights this as relevant irrespective of whether a civil penalty is imposed or a prosecution launched for employing an illegal worker.
- 2.6** In this context, under section 3(1)(C)(i) Immigration Act 1971 (as amended by the 2016 Act) restrictions are not limited simply to employment (i.e. paid work) but now includes all work.
- 2.7** Thus an individual with no right to work in the UK commits offences if they undertake paid or unpaid work, paid or unpaid work placements undertaken as part of a course etc. are self-employed or engage in business or professional activity. For instance, undertaking an unpaid work trial or working in exchange for a non-monetary reward (such as board and lodging) is working illegally and is a criminal offence committed by the worker and facilitated by the 'employer'.
- 3.0 Statutory Guidance (s182 LA 2003) and the Authority's Licensing Policy**
- 3.1** Whilst this is an objection to a transfer, Essex Police believes that part of the guidance relating to reviews is appropriate in considering whether allowing this transfer would undermine the licensing objective of preventing crime and disorder, which includes illegal working. In particular, Essex Police submits that paragraphs 11.24 – 11.29 of the Guidance is relevant.

3.2 Paragraph 11.26

Where the licensing authority is conducting a review on the grounds that the premises have been used for criminal purposes, its role is solely to determine what steps should be taken in connection with the premises licence, for the promotion of the crime prevention objective. (...). The licensing authority's duty is to take steps with a view to the promotion of the licensing objectives and the prevention of illegal working in the interests of the wider community and not those of the individual licence holder.

- 3.3** Thus the financial hardship occasioned by the existing revocation of the premises licence should not sway the sub-committee but instead it should look at what is appropriate to promote the objective within the wider business and local community given *"illegal labour exploits workers, denies work to UK citizens and legal migrants and drives down wages"* (Rt. Hon James Brokenshire, Immigration Minister on the introduction of the 2016 Act).

- 3.4** Paragraph 11.27 of the Guidance states:

There is certain criminal activity that may arise in connection with licensed premises which should be treated particularly seriously. These are the use of the licensed premises (...) for employing a person who is disqualified from that work by reason of their immigration status in the UK.

Essex Police would draw the sub-committee's attention to the change in wording of this paragraph following the April 2017 revision of the guidance, where the previous reference to 'knowingly employing' was removed.

- 3.5** Paragraph 11.28 of the Guidance states:

It is envisaged that licensing authorities, the police, the Home Office (Immigration Enforcement) and other law enforcement agencies, which are responsible authorities, will use the review procedures effectively to deter such activities and crime. Where reviews arise and the licensing authority determines that the crime prevention objective is being undermined through the premises being used to further crimes, it is expected that revocation of the licence – even in the first instance – should be seriously considered.

Essex Police considers this paragraph self-explanatory; where an enterprise employs illegal workers it is the duty of Essex Police to work with Immigration Enforcement to bring forward reviews and for the authority to consider revocation in the first instance.

- 3.6** In support of this statement; Essex Police would draw the sub-committee's attention to the *"Guidance for Licensing Authorities to Prevent Illegal Working in Licensed Premises in England and Wales"* (Home Office)[April 2017] where at section 4.1 it states;
"It is envisaged that licensing authorities, the police, Home Office (Immigration Enforcement) and other law enforcement agencies will use the review procedures effectively to deter illegal working".

- 3.7** Since the main draw for illegal migration is work, and since low-skilled migrants are increasingly vulnerable to exploitation at the hand of criminal enterprises, the government has strengthened enforcement measures and the statutory Guidance to deter illegal workers and those that employ them.
- 3.8** Deterrence is a key element of the UK government's strategy to reduce illegal working and is supported by both the Guidance and Case Law.
- 4.0** **Case Law**
- 4.1** Deterrence as a legitimate consideration by a licensing sub-committee has been considered before the High Court where remedial measures (such as the imposition of additional conditions) were distinguished from legitimate deterrent (punitive) measures such as revocation.
- 4.2** *R (Bassetlaw District Council) v Worksop Magistrates' Court; [2008] WLR (D) 350.* Issues relevant to the case before today's sub-committee which were considered in the *Bassetlaw* judgement included whether a licensing authority was restricted to remedial action (as opposed to punitive action such as revocation); and the precedence of wider considerations than those relating to an individual holder of a premises licence when certain criminal activities (as specified in the Guidance) took place.
- 4.3** It specifically examined (and set aside in the case of 'certain activities') those parts of the Guidance now contained within paragraph 11.20 and 11.23, viz.

In deciding which of these powers to invoke, it is expected that licensing authorities should so far as possible seek to establish the cause or causes of the concerns that the representations identify. The remedial action taken should generally be directed at these causes and should always be no more than an appropriate and proportionate response to address the causes of concern that instigated the review.

However, it will always be important that any detrimental financial impact that may result from a licensing authority's decision is appropriate and proportionate to the promotion of the licensing objectives and for the prevention of illegal working in licensed premises.

- 4.4** In her judgement, Mrs Justice Slade stated (at 32.1 & 33.1 of the citation):

"Where criminal activity is applicable, as here, wider considerations come into play and the furtherance of the licensing objective engaged includes the prevention of crime. In those circumstances, deterrence, in my judgment, is an appropriate objective and one contemplated by the guidance issued by the Secretary of State. (...) However, in my judgment deterrence is an appropriate consideration when the paragraphs specifically directed to dealing with reviews where there has been activity in connection with crime are applicable."

4.5 *East Lindsey District Council v Abu Hanif (Trading as Zara's Restaurant and Takeaway), [2016] EWHC 1285 (Admin)*

This is a recent High Court decision (published April 2016) which has established that in considering whether the licensing objectives may be undermined one should look at what is likely to happen in the future.

4.6 The case reaffirms the principle that responsible authorities need not wait for the licensing objectives to actually be undermined; that crucially in considering whether the crime prevention objective has been engaged or likely to be engaged a prospective consideration (i.e. what is likely to happen in the future) of what is warranted is a key factor. It also reaffirmed the case of *Bassetlaw* in concluding that deterrence is a legitimate consideration of a sub-committee.

Mr Justice Jay stated: "The question was not whether the respondent had been found guilty of criminal offences before a relevant tribunal, but whether revocation of his licence was appropriate and proportionate in the light of the salient licensing objectives, namely the prevention of crime and disorder. This requires a much broader approach to the issue than the mere identification of criminal convictions. It is in part retrospective, in as much as antecedent facts will usually impact on the statutory question, but importantly the prevention of crime and disorder requires a prospective consideration of what is warranted in the public interest, having regard to the twin considerations of prevention and deterrence. In any event, I agree with Mr Kolvin that criminal convictions are not required."
(Paragraph 18)

Mr Justice Jay added: "Having regard in particular to the twin requirements of prevention and deterrence, there was in my judgment only one answer to this case. The respondent exploited a vulnerable individual from his community by acting in plain, albeit covert, breach of the criminal law. In my view his licence should be revoked." (Paragraph 23)

RESTRICTED (when complete)

WITNESS STATEMENT

(CJ Act 1987, s.9 MC Act 1980, ss.5A(3) (a) and 5B; MC Rules 1981, r.70)

URN

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Statement of: [REDACTED] **DAVIS**Age if under 18: **OVER 18** (If over 18 insert "over 18") Occupation: **CHIEF IMMIGRATION OFFICER**

This statement (consisting of 4 pages signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated anything which I know to be false or do not believe to be true.

Signature Date: 26 November 2018

Tick if witness evidence is visually recorded ☐ (supply witness details on rear)

I am a Chief Immigration Officer of the Home Office Immigration Enforcement Immigration Compliance & Engagement Team East of England, based at Custom House, Viewpoint Road, Felixstowe, Suffolk IP11 3RF. I have been an Immigration Officer since April 1991 and have worked at a number of ports of entry to the UK, although my main work has been in the areas of enforcement and crime investigation. My current role is as the senior officer of the Immigration Enforcement arrest team, operating in the counties of Norfolk, Suffolk and Essex, responding to intelligence relating to alleged immigration offences in this area, liaising with local police and other law enforcement agencies and supporting other government departments, local authorities and relevant other organisations in enquiries or investigations relating to non-British nationals. As part of my duties I have responsibility for the compilation and custody of Home Office records in both written and electronic form. These records are compiled by officers and members of staff during their duties, from information which they have particular and specific knowledge of at the time of compiling, in light of the volume of records compiled and the length of time that has elapsed, they cannot reasonably be expected to have any recollection of the matters dealt with in relation to a specific record.

At the request of Essex Police Licensing Team, I have examined Home Office records relating to immigration offenders encountered during an enforcement visit conducted to the premises of "The Raj" located at 21 Kings Road, Brentwood, Essex CM14 4DJ.

Home Office records show that on 20 November 2018 Immigration Officers from this team conducted an enforcement visit to these premises to locate and arrest persons subject to immigration control who

Signature Witnessed by.

RESTRICTED (when complete)

Continuation of Statement of: [REDACTED] DAVIS.....

Page 2

were suspected of working illegally in the United Kingdom.

Home Office records show that a total of five immigration offenders were recorded as being encountered by the officers during the execution of the search warrant. They are recorded as:

[REDACTED] a Bangladeshi national born [REDACTED] who was first encountered by Immigration Officers following his arrest in Wiltshire on 04.11.2011. He stated that he'd entered the United Kingdom with a false visa valid in January 2010. He was served notification that he was an illegal entrant to the UK and was released pending documentation to remove him. He subsequently absconded from his reporting conditions and was not encountered until he was arrested on 20.11.2018 at "The Raj" when on being seen by officers, he attempted to escape. Following his arrest he stated that he was not working, merely helping out in exchange for food and accommodation. He was detained and transferred into Immigration detention facilities on the same night. He has never been granted any permission to remain or to work in the United Kingdom.

[REDACTED] a Bangladeshi national born [REDACTED] originally entered the United Kingdom on 08.04.2010 when he held a visa to study, valid until 31.12.2012. In February 2016, he sought asylum in the United Kingdom and as an overstayer was notified of his liability to removal and placed on reporting restrictions., he last reported in October 2017, shortly before his application for asylum, which had been refused, was finally determined at an appeal hearing. Having lost his appeal, nothing more was heard from him until 20.11.2018 when he was seen by officers at "The Raj" and attempted to escape, having been arrested and detained, he told officers that he'd only been at the premises working for a week, although he was found to have in his possession the front door key to the property. He was detained and transferred to Immigration detention facilities the same night.

[REDACTED] a Bangladeshi national born [REDACTED] arrived in the United Kingdom in 2008 with a visa valid until 04.05.2009 after which he made no contact whatsoever with the Home Office. On 20.11.2018 he was arrested at "The Raj" in Brentwood when immigration officers entered the premises and he was one of several staff seen to attempt to escape out of the back door through the kitchen. When interviewed, he admitted to working at the Raj for approx one month as a kitchen porter, working Monday, Tuesday, Friday, Saturday, Sunday between the hours of 1700 until 2300. He stated that he was paid £100 per week by Badsha MIAH, whom he described as the restaurant manager and that his accommodation is also included as he lives above the restaurant in a room with another two individuals. He provided no documentary evidence before being given the job by

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Signature Witnessed by:
Page 58

Page 10 of 28

RESTRICTED (when complete)

Continuation of Statement of: [REDACTED] DAVIS.....

Page 3

Badsha MIAH and has been given no contract. He stated his work clothes were provided by the boss and he then signed the officer's notebook to confirm the accuracy of his statements. He was detained and transferred to immigration detention facilities the same night.

[REDACTED] a Bangladeshi national born [REDACTED] arrived in the United Kingdom with a visa valid as a student until 30.04.2012; he subsequently gained an extension of student leave until 15.05.2014. This was later curtailed until 01.09.2013 due to issues with his college and he made no further applications or contact with the Home Office until he was arrested at "The Raj" on 23.04.2014 when he claimed to be on a "work placement" however his employer stated that he was working 20 hours per week and when he produced identification, his residence permit clearly showed that he was prohibited from employment. He was detained and had a removal flight booked for early May 2014 but subsequent representation by a solicitor led to an application for him to remain and he was released pending this being concluded. On 03.06.2014 during an Employer Liaison Visit to "The Raj of India" Restaurant, 17 The Street, Rayne Essex CM77 6RW he was encountered at the premises, folding serviettes and preparing tables but denied working and stated that he was just visiting a friend; however the manager on duty stated that subject was working there as a waiter and had done so for a couple of weeks. Due to his pending application he could not be detained at that point. Following refusal of his application, he was subsequently listed as an absconder after he failed to report in line with his bail conditions. On 20.11.2018 he was again encountered by Immigration Officers, this time having returned to work at "The Raj" in Brentwood, where on seeing officers he immediately sought to remove his tie and jacket. He was detained and transferred to immigration detention facilities the same night.

[REDACTED] a Bangladeshi national who gave his date of birth initially as [REDACTED] and subsequently was recorded as [REDACTED]. He had been encountered by enforcement officer in Tyneside on 08.10.2009 when there was a dispute over his age and stats and he was subsequently found to have been issued a visa to visit the United Kingdom in 2007, this expiring on 18.04.2007. He was served with notice that he was liable to removal and released pending documentation; he was not heard from again until 20.11.2018 when he was encountered in an upstairs room at "The Raj" in Brentwood and was arrested and detained whilst in bed. He admitted that he'd been working at the restaurant for six month, washing up; and signed an officer's notebook to confirm this. He was detained and transferred to immigration detention facilities the same night. Further Home Office records show that the premises of "The Raj" at 21 Kings Road, Brentwood was

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Signature Witnessed by:

Page 59

Page 11 of 28

RESTRICTED (when complete)Continuation of Statement of: [REDACTED] **DAVIS**.....

Page 4

subject of an enforcement operation on 23.04.2014 when three Bangladeshi nationals were found among the five staff and were found to be immigration offenders. The manager at that time was recorded as "Badha MIAH" a British national born [REDACTED]. Records in relation to the operation conducted on 20.11.2018 record the manager as "Badsha MIAH" a British national born [REDACTED].

I make this statement of my own free will from records that I have seen and accessed today, 26 November 2016. I am willing to attend court or any other judicial or review hearing if necessary.

Signature:
2004/05/1)Signature Witnessed by:
Page 60

Page 12 of 28

Title Number : EX733506

This title is dealt with by HM Land Registry, Peterborough Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 28 FEB 2019 at 08:37:43 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: EX733506
Address of Property	: 21 Kings Road, Brentwood (CM14 4DJ)
Price Stated	: Not Available
Registered Owner(s)	: BADSHA MIAH and KALAM ULLAH of 21 Kings Road, Brentwood, Essex CM14 4DJ.
Lender(s)	: NATIONAL WESTMINSTER BANK PLC

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 28 FEB 2019 at 08:37:43. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

ESSEX : BRENTWOOD

1 (07.09.2004) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 21 Kings Road, Brentwood (CM14 4DJ).

2 (07.09.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 19 January 1999
Term : 20 years from 1 March 1998
Parties : (1) [REDACTED] and [REDACTED]
(2) [REDACTED] and [REDACTED]

3 (07.09.2004) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

4 (07.09.2004) The Conveyance dated 30 December 1932 referred to in the Charges Register contains the following provision:-

PROVISO that Purchasers should not be entitled to any right of light or air or other easement or right which would in any manner diminish or interfere with the free and unrestricted user of any adjoining property either for building or any other purposes and the assurance thereinbefore contained should not be deemed or constructed to imply the grant of any such right.

5 (07.09.2004) The land has the benefit of the following rights granted by a Conveyance of the freehold estate in the land in this title dated 9 March 1948 made between (1) [REDACTED] and [REDACTED] (Vendor) and (2) [REDACTED] (Purchaser):-

"Together with a right of way for the Purchaser and those deriving title under him and his tenants of the said shop and premises to pass and repass at all times on foot over and along the passage way coloured blue marked Right of Way on the said plan"

NOTE: The land coloured blue on the Conveyance plan is tinted brown on the title plan.

6 (07.09.2004) The lessor's title is registered.

7 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (07.09.2004) PROPRIETOR: BADSHA MIAH and KALAM ULLAH of 21 Kings Road, Brentwood, Essex CM14 4DJ.
- 2 (07.09.2004) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (07.09.2004) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any future registered charge, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 August 2004 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (07.09.2004) A Conveyance of the freehold estate in the land in this title and other land dated 18 December 1906 made between (1) [REDACTED] and others (Mortgagees) (2) [REDACTED] (Vendor) and (3) [REDACTED] (Purchaser) contains the following covenants:-

COVENANT by Purchaser with Vendor etc to the intent to bind all persons in whom the piece of land thirdly described in the First Schedule hereto or any part thereof should for the time being vested both so as not to be personally liable except during the period of ownership of the respective portions of the said land affected by this abstracting covenant.

THAT no house or building should be used otherwise than for the purpose of a private or professional residence.
- 2 (07.09.2004) A Conveyance of the freehold estate in the land in this title and other land dated 30 December 1932 made between (1) [REDACTED] (Vendor) and (2) [REDACTED] and [REDACTED] (Purchasers) contains the following covenants:-

COVENANT by Purchasers not to be personally liable except during actual ownership to perform and observe the covenants stipulations and restrictions contained in the first and second parts of said Second Schedule thereto

THE SECOND SCHEDULE above referred to

No such house or building shall be used otherwise than for the purpose of a private professional residence

SECOND PART

2. No house shall be erected of less value than Five hundred pounds. The value of a house is the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices
3. The trade of an innkeeper victualler or seller of wines spirits or beer to be consumed either on or off the premises or a club where such liquors are consumed shall not be carried on upon the said property hereby conveyed except with the consent of the Vendor. No hut shed caravan or house on wheels for the purpose of or intended for human habitation shall be erected made placed or used or be allowed to remain upon the said property nor shall any booths shows swings contrivance for public amusement or hoarding be erected (except for building purpose)

C: Charges Register continued

advertising board or advertisement be erected made placed or used or be allowed to remain on the said property without the written consent of the Vendor nor shall the said property be used for the storage of building materials or rubbish

4. No gravel sand clay or earth shall be removed from the property hereby conveyed except as such may be necessary to be excavated for the purpose of building thereon and drainage therefore and no part of the property shall at any time be formed or used as a way of portion of a way of any description nor shall any right of way be granted or permitted thereover except for the enjoyment of the said property as a building site without the written consent of the Vendor.

- 3 (07.09.2004) The land is subject to the following rights reserved by the Conveyance dated 30 December 1932 referred to above:-

EXCEPTING AND RESERVING out of this Conveyance unto the Vendor his heirs and assigns and the owners of any property adjoining the property intended to be hereby conveyed and the right at any time or times hereafter to lay pipes mains sewers or drains in or under the said property and to run water and soil through the same or through any existing sewers or drains and to make connections therewith respectively and to enter upon the said property for the purposes aforesaid of any of them or for the purpose of repairing any such pipes mains sewers or drains the person so doing making good all damage thereby occasioned and to use and deal with any adjoining or neighbouring property now or hereafter to become the property of the Vendor and to enjoy all easements belonging or to belong to any such property in the same manner and to the same extent as if such property were the property of a separate and independent owner.

- 4 (07.09.2004) REGISTERED CHARGE dated 2 August 2004.

- 5 (07.09.2004) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of 46 High Street, Brentwood, Essex CM14 4AL.

End of register



**CERTIFICATE OF INCORPORATION
OF A
PRIVATE LIMITED COMPANY**

Company Number 11597174

**The Registrar of Companies for England and Wales, hereby certifies
that**

THE RAJ BRENTWOOD LTD

**Is this day Incorporated under the Companies Act 2006 as a private
company, that the company is limited by shares, and the situation of its
registered office is in England and Wales**

Given at Companies House, Cardiff, on 1st October 2018



*** N11597174M ***



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**



Application to register a company



Received for filing in Electronic Format on the: 28/09/2018

X7FEP1Y1

Company Name in full:

THE RAJ BRENTWOOD LTD

Company Type:

Private company limited by shares

Situation of Registered Office:

England and Wales

Proposed Registered Office Address:

**21 KINGS ROAD
BRENTWOOD
ESSEX
UNITED KINGDOM CM14 4DJ**

Sic Codes:

56101

Proposed Officers

Company Director 1

Type: Person

Full Forename(s): MR BADSHA

Surname: MIAH

Service Address: 21 KINGS ROAD
BRENTWOOD
ESSEX
UNITED KINGDOM CM14 4DJ

Country/State Usually Resident: UNITED KINGDOM

Date of Birth: [REDACTED] **Nationality:** BRITISH

Occupation: DIRECTOR

The subscribers confirm that the person named has consented to act as a director.

Statement of Capital (Share Capital)

Class of Shares:	ORDINARY	Number allotted	100
Currency:	GBP	Aggregate nominal value:	10000
Prescribed particulars			

**FULL RIGHTS TO RECEIVE NOTICE OF, ATTEND AND VOTE AT GENERAL MEETINGS.
ONE SHARE CARRIES ONE VOTE, AND FULL RIGHTS TO DIVIDENDS AND CAPITAL
DISTRIBUTIONS (INCLUDING UPON WINDING UP).**

Statement of Capital (Totals)

Currency:	GBP	Total number of shares:	100
		Total aggregate nominal value:	10000
		Total aggregate unpaid:	10000

Initial Shareholdings

Name: BADSHA MIAH

Address 21 KINGS ROAD
BRENTWOOD
ESSEX
UNITED KINGDOM
CM14 4DJ

Class of Shares: ORDINARY

Number of shares: 100

Currency: GBP

Nominal value of each share: 100

Amount unpaid: 100

Amount paid: 0

FILE COPY



**CERTIFICATE OF INCORPORATION
OF A
PRIVATE LIMITED COMPANY**

Company Number 11699214

**The Registrar of Companies for England and Wales, hereby certifies
that**

THE RAJ CM14 LTD

**is this day incorporated under the Companies Act 2006 as a private
company, that the company is limited by shares, and the situation of its
registered office is in England and Wales**

Given at Companies House, Cardiff, on 27th November 2018



*** N11699214K ***



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**



Companies House

IN01_(ef)

Application to register a company



Received for filing in Electronic Format on the: 26/11/2018

X7JJ089T

Company Name in full:

THE RAJ CM14 LTD

Company Type:

Private company limited by shares

Situation of Registered Office:

England and Wales

Proposed Registered Office Address:

**53 HANBURY STREET
LONDON
ENGLAND E1 5JP**

Sic Codes:

56101

I wish to entirely adopt the following model articles:

Private (Ltd by Shares)

Proposed Officers

Company Director **1**

Type: **Person**

Full Forename(s): **MR JETU**

Surname: **MIAH**

Service Address: **53 HANBURY STREET
LONDON
UNITED KINGDOM E1 5JP**

**Country/State Usually
Resident:** **UNITED KINGDOM**

Date of Birth: [REDACTED] **Nationality:** **BRITISH**

Occupation: **PROPRIETOR**

The subscribers confirm that the person named has consented to act as a director.

Statement of Capital (Share Capital)

<i>Class of Shares:</i>	ORDINARY	<i>Number allotted</i>	100
<i>Currency:</i>	GBP	<i>Aggregate nominal value:</i>	100
<i>Prescribed particulars</i>			

ORDINARY SHARES HAVE FULL RIGHTS IN THE COMPANY WITH RESPECT TO VOTING, DIVIDENDS AND DISTRIBUTIONS.

Statement of Capital (Totals)

<i>Currency:</i>	GBP	<i>Total number of shares:</i>	100
		<i>Total aggregate nominal value:</i>	100
		<i>Total aggregate unpaid:</i>	0

Initial Shareholdings

Name: JETU MIAH

Address 44 MASEFIELD COURT
VICTORIA ROAD
BRENTWOOD
ESSEX
UNITED KINGDOM
CM14 5EF

Class of Shares: ORDINARY

Number of shares: 100

Currency: GBP

**Nominal value of each
share:** 1

Amount unpaid: 0

Amount paid: 1

Vicky Powell 42072551

From: Dave Leonard <dave.leonard@brentwood.gov.uk>
Sent: 08 January 2019 15:18
To: Vicky Powell 42072551
Subject: RAJ TRANSFER - VISIT TO 174 WARLEY HILL on FRIDAY 04JAN19 at 2.50PM
Attachments: RAJ - LSCH (ULLAH) pocket bk entry 04JAN19 - p3.jpg, RAJ - LSCH (ULLAH) pocket bk entry 04JAN19 - p4.jpg

Dear Vix,

As requested. Sorry it's a scribble but I understand it if you need to call on me to explain it! Hope it's still self explanatory.

Visit was made on FRIDAY 04JAN19 at 2.50PM.

Hope this helps.

If I can be of any further assistance please do not hesitate to contact me in the Licensing Office at Brentwood Town Hall on 01277 312523.

Kind regards,



Dave Leonard | Licensing Officer
T: 01277 312523 | www.brentwood.gov.uk | dave.leonard@brentwood.gov.uk

Brentwood Borough Council, Town Hall, Ingrave Road, Brentwood, Essex. CM15 8AY. This email (including any attachments) is intended only for the recipient(s) named above. It may contain restricted or privileged information and should not be read, copied or otherwise used by any other person unless express permission is given. If you are not a named recipient, please contact the sender and delete the email from the system. It is the recipient's responsibility to ensure that appropriate measures are in place to check for software viruses.

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[REDACTED]
240pm TO 174 WANCEY HILL CM14 SHF
TO SERVE LSCF Transfer & Review
invites by hand to BASHA MIAH

250pm VISIT 174 WANCEY HILL
NOT SERVED to father of JETU
([REDACTED] No, provided)

KALAM PATA ULLAH
(father of JETU and older
brother of BASHA MIAH)

* Kalam called

4/1/2019. 3.1.07
[Signature] 4/1/19 Jan

4

MR ULLAH contacted his brother
BASHA MIAH on his mobile and
handed it to me. Mr MIAH confd.
his email address as [REDACTED]
[REDACTED] and confd receipt of
LSCF invites. Advised re serving of
papers to his brother (father of JETU)

