

From: Four Quarters [mailto:]
Sent: Wednesday, November 11, 2020 10:25 AM
To: Tear, Jayne
Cc: Regen, Licensing; Heron, Andrew
Subject: Re: REPRESENTATION RE FOUR QUARTERS SE17

Dear Jayne

Thank you for the email and I hope you and your team are well in these immensely challenging times. Unfortunately we would not be able to accept the proposed condition - *• Intoxicating liquor shall not be sold or supplied on the premises otherwise than to persons taking a substantial meal and by consumption of such persons as an ancillary to their meal*, as it would not be compatible with our business model for the site.

Nor could we accept a reduction in opening hours to 23:00 weekdays and 00:00 weekends. Four Quarters will be the night-time anchor for this exciting new regeneration scheme, which will bring numerous jobs and visitors to the area. It's the largest site we have yet taken on and we are making a significant investment into this site, far in excess of our existing sites. As such we must have a viable late night offer in order to make the site financially viable.

However, I would be happy to roll back the requested hours for sale of alcohol by 15 mins to allow 30 mins drinking up time, so that would cease **at 23:30 Sun-Thurs and 00:30 Fri-Sat**.

I would also be willing to **close the outside area at 22:00** as requested, and to include the condition requiring **off sales to be in sealed containers**. I can also offer an extension of the condition offered *substantial food will be available until at least 22:00 - to 22:30 Sun-Thurs and 23:00 Fri Sat*

Regards the following;

- *An accommodation limit for the premises (to be conditioned)* - This is to be finalised on completion of our Fire Risk Assessment, and is not certain at this time as the unit is still a shell. I would suggest that it is conditioned that we submit this risk assessment and accommodation limit prior to commencing trade.

- *To provide a written dispersal policy for the premises as not provided with the application (although a condition about it has been offered)*. - We can provide a provisional dispersal policy but it should be noted that there will be some elements which will need refinement and consideration once operation has begun.

The following suggested conditions have all been addressed in our operating schedule but I am happy for these to be included as worded below

That clear legible signage shall be prominently displayed where it can be easily seen and read, requesting that 'off sales' of alcohol are not be opened and consumed in the vicinity of the premises

- *That a challenge 25 scheme shall be maintained at the premises requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is*

composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.

- That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at all times and be made immediately available for inspection to council or police officers on request. The training record shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the signature of the trainee, the signature of the trainer, the date(s) of training and a declaration that the training has been received.*
- That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times*
- That a register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept/ be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.*

Finally, regarding any nuisance to local residents, the landlord Lendlease is fully aware and supportive of our application for these hours. There are already robust measures in place to mitigate any potential nuisance and it is a condition of our lease that we adhere to the attached acoustic report. The Elephant Park scheme is already proving to be a great success and Four Quarters will be a major draw for the scheme as it's main night time anchor. As such the hours within our application are integral to the business model. I do hope we can reach a mutually agreeable position and I would welcome any chance to discuss the matter further on the phone or via email and I can be reached on 07833758368.

Many thanks
Joe Dowling
Operations Manager