



The Licensing Unit  
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London  
SE1 2QH

**Metropolitan Police Service**  
**Licensing Office**  
Southwark Police Station,  
323 Borough High Street,  
LONDON,  
SE1 1JL

Tel: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

**Our reference:** MD/650400

**Date:** 07/April/2022

Dear Sir/Madam

**Re: Runway East London Bridge 18-20 Ground floor Crucifix Lane SE13JW**

Police are in possession of an application from the above for a new premises licence for the sale of alcohol on the premises. The terminal hours as requested are within the guidelines set out in the Southwark Statement of Licensing. The premises is next to a residential area.

The application contains minimal enforceable control measures within the operating schedule. The Home office guidance issued under Sec 182 of the licensing Act 2003 'General principles' state that it is important in setting the parameters within which the premises may operate. Conditions must be precise and enforceable.

The application contains No drinking up time for on sales and there is a lack of information on how they would prevent alcohol being taken from the venue. There appears to be no control over the accommodation limits of 60 inside and 60 outside therefore the application does not allow for me to assess if SIA are required. There is also a lack of a dispersal policy.

I object to this granting of this licence as the applicant has not fully addressed the licensing objectives, in particular the prevention of crime and disorder licensing objective and prevention of nuisance

Southwark Police licensing would invite the applicant to consider the concerns mentioned and would welcome the opportunity to conciliate with the applicant should the need arise.

Submitted for your consideration.  
Yours faithfully

**PC Mark Lynch 2246AS**  
Southwark Police Licensing Unit  
Tel: 0207 232 6756

# MEMO: Licensing Unit

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**To** Licensing Unit                      **Date** 19 April 2022  
**From** Jayne Tear  
**Email** jayne.tear@southwark.gov.uk

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**Subject** Re: Runway East London Bridge, Ground Floor 18-20 Crucifix Lane, London, SE1 3JW – Application to for a premises licence

I write with regards to the above application for the grant of a premises licence submitted by Runway East Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Supply of alcohol (on the premises) on Monday to Friday from 12:00 to 23:00
- Overall opening times shall be on Monday to Sunday from 00:00 to 00:00 (24hrs daily)

The premises is described within the application as *'The building is a 7 storey construction of mixed tenants, owned by the landlord Peer Group. Runway East manages the building and currently occupies 23,334 sqft across 6 of the floors. The Primary use of the premises is for the provision of office services including: co-working facilities, shared workspace, private offices on flexible agreements, meeting rooms, conference rooms, meeting facilities, receptions, conferences and seminars. We would like to apply for a premise license for the ground floor & outside courtyard area at the back of the building. We would like to serve and sell alcohol from a shipping container in the outside area, as well as from a bar in the middle of our breakout space on the ground floor. The outdoor area is currently under construction and due to be completed in April. The sale of alcohol is for our members and private events with guest list only, this will not be a premise open to the public'*.

My representation is based on the Southwark Statement of Licensing policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing policy 2021 - 2026 the appropriate closing times for public houses, wine bars or other drinking establishments on Sunday to Thursday is 23:00 hours and for Friday and Saturday 00:00 hours. The appropriate closing times for events in outdoor premises is 22:00. Section 10 Paragraph 278 states: *'Date /hours of operation. It is suggested a finishing time of 22:00hrs is appropriate; however an earlier finish time may be requested subject to local circumstances'*.

The applicant has offered conditions within the operating schedule to stop the use of the outside area at 22:00 with alcohol sales from the outside bar ceasing at 21:00. This is within the policy recommendations for outside spaces.

However, due to the limited information supplied on the application form and to promote the licensing objectives I ask the applicant to provide the following information:

- An accomodation limit for the premises (to be conditioned)
- To provide a written dispersal policy for the premises. (to be conditioned)

I may submit further comments once all of the information is received.

I therefore submit this representation and welcome any discussion with the applicant.

Southwark's Statement of Licensing Policy 2021 – 2026 can be found on the following link:  
<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>

Jayne Tear  
Principal Licensing Officer  
In the capacity of the Licensing Authority as a Responsible Authority

**From:** Moore, Ray <[Ray.Moore@southwark.gov.uk](mailto:Ray.Moore@southwark.gov.uk)>

**Sent:** Tuesday, April 12, 2022 4:00 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>; [hannah@runwayea.st](mailto:hannah@runwayea.st)

**Cc:** Forrest, Yemisi <[Yemisi.Forrest@Southwark.gov.uk](mailto:Yemisi.Forrest@Southwark.gov.uk)>

**Subject:** RE: Application for a new premises license, Runway East Ltd , Ground Floor, 18-20 Crucifix Lane, London SE1 3JW Ref: 877088

Trading Standards as a responsible authority are in receipt of a new premises license application from Runway East Ltd Ltd in respect of a premises at Ground Floor, 18-20 Crucifix Lane, London, SE1 3JW. Trading Standards as a responsible authority are making representation in respect of this application under all the licensing objectives, but primarily the protection of children from harm.

In the general description this is to be:-

*“The building is a 7 storey construction of mixed tenants, owned by the landlord Peer Group. Runway East manages the building and currently occupies 23,334 sqft across 6 of the floors. The Primary use of the premises is for the provision of office services including: co-working facilities, shared workspace, private offices on flexible agreements, meeting rooms, conference rooms, meeting facilities, receptions, conferences and seminars. We would like to apply for a premise license for the ground floor & outside courtyard area at the back of the building. We would like to serve and sell alcohol from a shipping container in the outside area, as well as from a bar in the middle of our breakout space on the ground floor. The outdoor area is currently under construction and due to be completed in April. The sale of alcohol is for our members and private events with guest list only, this will not be a premise open to the public.”*

The application is for on sales of alcohol only. The hours for the sale of alcohol are to be Monday to Friday 12:00hrs to 23:00hrs. These hours are not the same as for the opening hours which are 24 hrs per day, 7 days a week. It notes in the application that the building is open 24 hours, 7 days a week for its members but is not open to the public.

The intended Designated Premises Supervisor is the Natash GUERRA.

She is a director of the company Runway East Ltd along with several other people. She is also a majority shareholder in the company.

The premises license holder would be Runway East Ltd

Under the general – all four licensing objectives M(a) it states:-

*“The Licensee shall ensure that staff carrying out licensable activities are trained to promote the four licencing objectives and compliance with the Licencing Act 2003. Staff shall sign training records to confirm they have understood the training. The licensee*

*shall keep records of training and instructions given to staff, detailing the areas covered and make them available for inspection upon request by the licensing team, police or trading standards. These records shall be kept for at least 12 months from the date of the training.”*

Under the licensing objective “The prevention of crime and disorder” it states:-

*“All our members are over the age of 18, however, we will continue to adopt the Challenge 25 and BII National Standard Proof of Age Scheme. Acceptable forms of identification to meet the requirements of the Challenge 25 scheme shall include a Citizen card, a Passport or Driving Licence bearing the photograph and date of birth of the bearer.”*

Under the licensing objective the protection of children from harm it states:-

We will be operating an Under 25 ID check policy. No alcohol marketing.

Under the licensing objective “The protection of children from harm it states:-

“It is an offence to allow persons under the age of 16 years to be on the premises whilst it is open exclusively or primarily for the supply of alcohol for consumption on the premises unless they are accompanied by a person aged 18 or over. No unaccompanied person under the age of 16 years shall be permitted on the premises at any time.

All our members are over the age of 18, however, we will continue to adopt the Challenge 25 and BII National Standard Proof of Age Scheme.

Acceptable forms of identification to meet the requirements of the Challenge 25 scheme shall include a Citizen card, a Passport or Driving Licence bearing the photograph and date of birth of the bearer.”

This is good in that it address the core issues around age verification. Trading Standards as a responsible authority would simply ask that the applicant agrees to these matters being tidied up into the following conditions which more comprehensively deals with these matters.

- Children under the age of 16 must be accompanied by an adult at all times when alcohol is being served.

4AA - The premises shall operate an age check 'Challenge 25' policy whereby customers purchasing alcohol who look or appear to be under 25 years of age will be asked for an approved form of proof of age to verify their age. Approved forms shall include a driving licence, passport or a PASS approved proof of age card such as the Southwark Proof of Age (SPA) card.

4AB - All staff involved in the sale of alcohol shall be trained in the age check 'Challenge 25' policy. A record of their training, including the dates that each member of staff is trained, shall be available for inspection at the premises on request by the Council's authorised officers or the Police.

4AC - Age check or 'Challenge 25' signage shall be displayed at entrances to the premises, areas where alcohol is displayed for sale and at points of sale to inform customers that an age check 'Challenge 25' policy applies and proof of age may be required.

4AI - A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the policy. The register shall be available for inspection at the premises on request by Council authorised officers or the Police.

This authority can provide suitable training records and training materials for the business upon request at no cost. An easy to use refusals register can also be provided – again at no cost to the business. I attach electronic versions of these for the business that can be used.

Ray MOORE

Principal Trading Standards Enforcement Officer

Southwark Council | Environment & Leisure| Regulatory Services

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[www.southwark.gov.uk/TradingStandards](http://www.southwark.gov.uk/TradingStandards)

Need advice on consumer issues? Visit Citizens Advice via [www.direct.gov.uk/consumer](http://www.direct.gov.uk/consumer)



<http://www.southwark.gov.uk/business/trading-standards-and-food-safety/illegal-tobacco-e-cigarettes-and-shisha>

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