

Meeting with Residents of Princelet Street
2019

6pm, 09 April

Fora Space, 42-46 Princelet Street, Spitalfields, London E1 5LP

Attendees: Katrina Larkin (KL), Russell Durling, Jessica (Fora building manager), Catherine Street (Comm comms) Trevor Phyo (TP), Andrew Woods (AW), Amanda Usher

Residents: Caroline Hamilton, Zoe Hudson, Jobeda Ali, Khaled Miah and his wife (as understood- not confirmed) and Katie Riding.

KL began the meeting by explaining that this is the 8th Fora location and providing an explanation of the kind of space Fora is creating, the focus being of co-working and productivity. Fora is first and foremost an office space, which has been designed to allow co-working in a productive manner and to help them share a community. Fora is a premium office space, with the team all trained at a hospitality school in Switzerland. Fora designs youthful spaces and doesn't cut corners on design, the idea being to attract and retain top talent. This space says we are serious and we care about our employees' environment.

AW explained the application and the blue notice which went up. Woods Whur have done other venues for Fora and all have had similar licences. We have proposed these conditions as the purpose of the licence is it needs conditions to operate. As can be seen the main use of this space is for offices, alcohol would only be allowed on the lower ground floor. This would be the only place where the alcohol can be consumed. Only those paying for office space here can buy the alcohol. In the other Fora spaces alcohol sales amount to around 3% of the sales, it's more of a drink with colleagues, or a drink after a meeting.

Discussion surrounding the actual alcohol sold, residents comment that 2% is relative. KL explains that the alcohol on offer would be limited to, for example, 2 white wines, 2 red wines and maybe a beer- there would be nothing on draught.

The residents accepted this, however expressed concerns as to the possibility of parties. KL confirmed there would be no parties and no events. The space where alcohol can be served would be a barista for the most part. Fora have also found that people like to leave their work place to go for a drink. Equally, as an office space, there will nearly always be people at work, so they will not tolerate any noise (particularly given the lay out of the office and the central staircase). People must be able to work.

Residents query the use of the balcony, after KL confirms the only area for alcohol is the lower ground floor, the residents query the long hours requested. Discussions around when the office workers of Fora would be consuming alcohol and when they would be working (for example at the weekends), residents remain concerned as to the late evening hours and the Sunday hours.

Residents express concerns as to weekend events. Discussion around the use of Temporary Event Notices, which would not need a Premises Licence. KL draws attention to the reason for the meeting being to work closely with the local residents and to engage with them. Residents are concerned that Fora will need to be monitored to ensure compliance as the last users of the building were unruly and frequently intoxicated. KL explained that this is most likely due to free alcohol, which would not need a licence. Emphasised that this would not happen in Fora as it is a work space.

Residents expressed dissatisfaction with the construction process and a general upset relating to the building. KL confirmed she would speak to the construction team separately. KL emphasized that she wished to engage with the local community in order to look after them, along with Jess the building manager. KL confirmed that drinking to the point of intoxication would not be tolerated and this would be monitored using the policy that they would not serve alcohol to anyone who appeared intoxicated- this is particularly prudent given there may be others working who have clients in the office. AW confirmed that if any office workers of Fora 'broke' these rules, their contracts could be terminated and they would no longer be able to be residents of Fora.

Smoking was discussed as the residents are concerned that office workers will stand outside their buildings when they smoke. KL confirmed that they encourage anyone smoking to walk around when they smoke rather than cluster, in this instance walk towards Brick Lane. Resident were upset that the construction workers had not abided by this, KL confirmed she would speak to them.

A discussion surrounding events took place, with KL confirming they did hold talks, for example 'Tech Disrupt', but confirmed again that alcohol can only be sold and consumed in the lower ground area. The capacity of the lower ground area will be confirmed once the relevant regulations have been consulted, for example the fire regulations.

AW confirmed that alcohol could be given away (without charge) anywhere in the building and they did not need a licence for that. Residents agreed that it was therefore Fora's house rules which would be of most importance and KL confirmed that only the lower ground floor would be licensed for alcohol. Confirmed Fora is an office business, they are not in the event business.

Discussion surrounding the times of the licence, residents expressed concerns over how late the licence is proposed for and concerns that any drinking at this time would escalate and they have no protection that this could be stopped. KL confirmed they would review the times. AW confirmed residents would be updated.

KL confirmed there would not be a private members club and that only the residents of Fora would have access to the bar.

KL confirmed the other Fora locations have licenced areas and that they have had no problems. AW confirmed the Borough location was entirely residential above the Fora unit, and that despite many objections prior to its opening there have not been any problems since aside from one complaint which turned out to be unrelated to Fora.

The residents expressed more concern in relation to smoking. KL confirmed they would be encouraging anyone smoking to walk towards Brick Lane and that there would be no dedicated smoking in Fora, they must go outside. Residents queried whether it would be smoke free outside the building and how far that would extend. KL confirmed there would be house rules in relation to smoking.

KL confirmed that they encourage office workers of Fora to order taxis/Ubers to Brick Lane and walk up, rather than have them coming down the street

KL explained her background as a co-founder of Fora. Fora is fully funded and they own their buildings (including this one) and so are in for the long term.

KL/TP showed the residents the lower ground area which would be the only area in which alcohol could be purchased and consumed.