

## Lavine Miller-Johnson

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**From:** Lana Tricker <lane@ltlaw.co.uk>  
**Sent:** 30 June 2020 17:45  
**To:** Lana Tricker  
**Subject:** Soho Works, Redchurch Street London  
**Attachments:** Redchurch Street submission.pdf; Soho Works Marketing Pack v2.pdf

Dear Resident

I am acting for Soho Works Redchurch Street and have been forwarded a copy of your objection to their licensing application by the council. I am now attaching a document explaining the operation and confirming the conditions my client has offered. My client is happy to discuss this with you if you have any questions and if this is of interest to you please just let me know. Alternatively if you have any further queries you can email me.

Thanks for your time.

Kind regards

Lana

Lana Tricker  
Principal, LT Law



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Soho Works, (Formerly Barber and Parlour), **64-66 REDCHURCH STREET, LONDON**

Following further consideration of representations the applicant is making the following amendments to the application that is under consideration

Amendments to application:

Reduce terminal hour for late night refreshment, retail sale of alcohol and regulated entertainment from 2am **to midnight**, 7 days

## **SOHO WORKS, 64-66 REDCHURCH STREET, LONDON**

### **1. The applicant/background**

I act for Soho Works Limited in respect of the application for a new licence for the above premises. My client has received the representations against the application and submits this document to provide responses to those representations.

Soho Works Limited forms part of Soho House and Co, which operates a group of private members' clubs, restaurants, hotels, office spaces and spas (with some sites open to the public as well).

As Members may be aware, Soho House was founded in Soho, London, in 1995, as a private members' club for those in film, media and creative industries. The Soho House Group has since expanded to include Houses across Europe and North America, as well as restaurants, cinemas, spa, hotels and work spaces. All the Houses are regarded as a home away from home for its members, creating a warm, personalised atmosphere. The restaurants are consistently busy, offering friendly but professional service. The Cowshed spas, originating in a Cowshed in Somerset, offer the unique opportunity to indulge in social grooming. There are two Cowshed premises in Westminster operating in the Carnaby Estate and Selfridges (with more elsewhere in the country).

Each site is outwardly different from the other, having its own unique style and atmosphere. The design of each building respects the original foundations of the site. The Houses are seated throughout with large comfy chairs and are busy from breakfast to closing- it is an all day experience for Members and many Members use the House as a working environment. You can walk into the Houses at any time and see members on laptops, often attending by themselves to work in a calm environment.

The Soho Works limb of Soho House and Co offers a campus style office style environment to support the diverse and varied business and employee needs for the creative industry in London.

Soho Works already operate in Shoreditch and White City. White City was recently licensed and has 24 hours opening and a 2am licence Mon-Sat and midnight Sunday. Soho Works at 180 Strand was also recently granted a licence by Westminster, also with an office events space. There are other Soho Works sites worldwide as well. Being for the creative industry there are often link ins by members between the sites, which is one of the reasons later hours are required.

All operational sites in the UK are licensed under the Licensing Act 2003 for regulated entertainment and alcohol sales.

Soho Works is creating a new way of working to support the creative community. Creative companies require fit-for-purpose space that is able to elevate them on a global platform. Larger companies such as Apple, Google etc are able to offer a campus style environment to support their diverse and varied business and employee needs. This is why the phrase 'campus style' is used -the applicant is offering a space which offers all aspects required for running businesses- food and beverages, meeting rooms, event space (for the businesses) networking and business support.

Further information and pictures of the applicant premises can be found on the applicant's website [www.sohoworks.com](http://www.sohoworks.com) and for general details of the Soho House group please refer to [www.sohohouse.com](http://www.sohohouse.com)

None of the Soho House and Co premises, whether public or private, have been the subject of a review application and it has substantial experience of successfully running operations. Already operating in London Borough of Tower Hamlets, the applicant is well aware of the expectations of the Council and the Group invests heavily in the training of staff to meet these expectations.

## 2. The Premises/Location

The premises is already licensed as Barber and Parlour- by Soho House UK Limited- within the same group as Soho Works Limited (the applicant herein). There will therefore be no increases in deliveries or collections as a result of this application given its previous use. Should this application be granted, the licence for Barber and Parlour will be surrendered to the council.

The premises is not operating as a bar/club as the representations fear and the conditions confirm this (see end of this statement)

The premises will operate as:

- Members Cinema in basement – there was a cinema at Barber and Parlour so this is a tightening of the existing operation as the cinema will be able to be booked by members and their bona fide guests only- meaning full contact details for the attendees will be known
- The remainder of the premises will be offices offering hot desking, and co-working meeting rooms/ event spaces related to office space/tenants. The event spaces will not be for the public to attend. The premises aims to foster and connect creatives, entrepreneurs, dynamic thinkers and cultural explorers by integrating the creation, display, learning and social functions of culture throughout its spaces.

## 3. Membership/ offering at Redchurch Street

There are three types of memberships on offer at Soho Works – these are :

- a) Lounge-** Hot-desk membership that offers adaptable working and complete flexibility
- b) Desk-** Your own desk to suit your style of working with lockable storage
- c) Office-** Private spaces where teams can work and collaborate

These 3 types of membership include access to all Soho Works locations around the world. Membership includes:

- Curated calendar of events and workshops
- Private phone booths, photo studios, workshops and 3D printing
- Podcast equipment
- Space for private events
- Screening rooms
- Meeting rooms
- Wireless connectivity and video conferencing
- Kitchens with storage areas

Application for membership is, like the Houses, subject to an application process to ensure that the tenant/member is in keeping with the creative industries servicing of the brand.

Redchurch Street, due to its smaller size, will offer hot desking lounges.

Pricing for Redchurch Street is as follows (note pricing can be different between the different Soho Works locations)- there is also a discount for existing Soho House members:

	Soho House member per month	Public rate per month
Lounge	£150 incl VAT	£400 incl VAT

Attached is a marketing brochure for Soho Works offices for your reference. This brochure also explains examples of events that will take place. Events will be of 2 types a) members events/meetings- arranged by Soho Works for the tenants/members (networking/guest speakers for example) and b) events/meetings by tenants of Soho Works for their business. In terms of b) we confirm that these will be notified to the applicant in advance so they can be risk assessed as required

Any events held will be on the ground floor at this site

The provision of licensable activities for events/functions/meetings shall at all times also be ancillary to the use of the premises as office space, and alcohol may only be sold for consumption to tenants/members of the office space and their bona fide guests. This confirms the events are office related and will not be open to the general public.

Soho House Membership Scheme is not a token process. It is well established and it is notoriously difficult to obtain membership, with waiting lists in place for long periods (18 months typically). The same membership process will be implemented at Redchurch Street when approving members/tenants.

Renewal of a space at Redchurch Street is NOT automatic and is reviewed by the Renewal Committee on an annual basis. This process ensures that its tenants/members conduct are constantly reviewed- and tenants/Members, in order to be renewed, must adhere to the House standards and codes of conduct throughout the year. This is a further check on the conduct of members and promotion of the licensing objectives.

#### 4. Operation

Reception is located immediately in front of the entrance door. It will be fully manned whilst the premises are in operation.

Dealing with the members cinema in the basement, members will enter through the main entrance and snacks and drinks for the cinema can be purchased at the ground floor reception. Access to the cinema is via the stairs behind the reception desk. Members to the cinema will not be able to access the Soho Works area.

Access to Soho Works is through the main entrance and then Soho Works members can access the lounge to the left of the reception desk.

In terms of the commencement hours sought for licensable activities in the application lodged (7am)- the businesses will be linked to creative industries worldwide so with time zones and some events happening by podcasts, virtual links etc the applicant wanted to be able to cater to those work hours overseas as well.

The ground floor will be the only floor that can be used for any 'events' and specifically for members and their guests.

In terms of regulated entertainment, my client has regulated entertainment at all other sites in the UK that hold licences and it has been requested for the small number of occasions each calendar year these were required for a specific event held at the premises. It may be that a tenant was having a ticketed launch for a product, which may be the subject of a charge made with a view to profit. Given the nature of the creative industry the applicant wanted to be certain to cater for all eventualities in terms of events for its members/tenants.

We confirm that the provision of licensable activities for events shall at all times also be ancillary to the use of the premises as office space, and alcohol may only be sold for consumption to tenants/members of the office space and their bona fide guests.

There will also be limits on the number of guests of tenants/members able to attend any events/meetings and functions- all member events will have a guest list and each tenant/member can bring 1 guest. For any events/meetings by a member/tenant for their business they will be subject to the event space/meeting room they are using, but again there will be a function sheet and this will be arranged through the applicant. Alcohol for functions will be pre-ordered in advance so it can be catered for.

To avoid confusion as to the operation there will be no dance floors at the premises

There will also be no advertisement of events to the public.

The refreshment bar on the ground floor will be used as an all day café bar serving coffee, snacks (eg cereals for breakfast). There will also be a barrista in this area. Alcohol will also be available in this space and will be served by a member of staff if requested.

In terms of alcohol on offer, there will be a reduced selection of beers, wines and spirits. The premises are not operating as a bar so there will not be the full complement of alcohol on offer as a bar or restaurant would have. There will not be cocktail making. There will be a high end and low end offer of the core spirits, and a small selection of wine and beers. This will be the same for alcohol on offer for events.

There will be no advertising of alcohol or meeting spaces at all immediately outside the premises.

The sale of alcohol will be regulated by staff and consumption will be managed by staff- the applicant is happy to agree a further proposed condition ensuring this which reads: "A Soho Works Manager responsible for the premises shall ensure that the areas of the premises where alcohol is supplied and consumed under this licence shall be regularly patrolled by community management and housekeeping teams during the hours that the supply of alcohol is permitted to ensure compliance with the Licensing Act 2003."

### Proposed Conditions

The applicant confirms the following conditions are proposed for this application:

1. On ground and first floors, licensable activities shall not be provided otherwise to directors, partners, employees of Soho Works Limited, and tenants and members of the premises and their bona fide guests.
2. On ground and first floors, the retail sale of alcohol shall be ancillary to the operation of the premises as an office space

3. On the basement floor, the retail sale of alcohol shall be ancillary to an event associated with the office space or the purchase of a cinema ticket on the same day as the screening.
4. The CCTV system shall incorporate a recording facility and any recordings shall be retained and stored in a suitable and secure manner for a minimum of 31 days.
  - A system shall be in place to maintain the quality of the recorded image and a complete audit trail maintained.
  - The system will comply with other essential legislation and all signs as required will be clearly displayed.
  - The system will be maintained and fully operational throughout the hours that the premises are open for any licensable activity.
  - There shall be a designated member of staff who can download the images and present them on request by a Police officer or other responsible authority with minimum delay.
5. Notices shall be prominently displayed at ground floor exits requesting people to respect the local residents and leave the premises and area quietly.
6. No noise shall emanate from the premises which gives rise to a nuisance to neighbouring residents and businesses
7. The reception desk on the ground floor shall be staffed at all times the premises are in operation
8. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from patrons in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
9. All windows and external doors on the first floor shall be kept closed after 23:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons
10. An incident log shall be kept at the premises , and made available on request to an authorised officer of the Council or the Police. It must be completed within 24 hours of the incident and will record the following:
  - a) All crimes reported to the venue
  - b) All ejections of patrons
  - c) Any complaints received concerning crime and disorder
  - d) Any incidents of disorder
  - e) All seizures of drugs or offensive weapons
  - f) Any faults in the CCTV system, searching equipment or scanning equipment
  - g) Any refusal of the sale of alcohol
  - h) Any visit by a relevant authority or emergency service
11. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
12. The venue is to conduct risk assessments for its licensable activities and events. The risk assessment will describe the nature of the licensable activity and, or event, the expected number of people attending, the time the event starts and finishes, if it is a promoted event, crime and disorder risks, and any other risk that would undermine the licensing objectives.

If the venue is using any musical artist or promoter the venue must conduct relevant checks on the artist and promoter. These checks should include looking at the social media of artists and promoters. They will also contact venues that they have performed at previously to see if there were any issues where practicable, which will form part of the risk assessment.

The assessment will also include all steps taken to mitigate any identified risks, such as SIA security numbers, searching policy, access and egress plans etc.

All risk assessments will be written down, stored at the venue for 31 days and made available to Police or Local Authority on request.

13. In the event that a serious assault is committed on the premises (or appears to have been committed) the management will immediately ensure that:
  - a) the police (and, where appropriate, the London Ambulance Service) are called without delay;
  - b) all measures that are reasonably practicable are taken to apprehend any suspects pending the arrival of the police;
  - c) the crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and
  - d) such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.
14. A record shall be kept detailing all refused sales of alcohol at each bar. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer at all times whilst the premises is open.
15. A Soho Works Manager responsible for the premises shall ensure that the areas of the premises where alcohol is supplied under this licence shall be regularly patrolled by community management and housekeeping teams during the hours that the supply of alcohol is permitted to ensure compliance with the Licensing Act 2003
16. There will be no advertisement of events to the public
17. There will be no advertising of the availability of alcohol or event spaces on the exterior of the premises
18. There shall be no dance floor at the premises

### Summary

It is the submission of the applicant that the provision of a bar within a workplace solely for the use of those working there and their invited guests, will not add to cumulative impact in the area, and should be seen as an exception to policy.

No off sales are sought under this application

From the conditions proposed it is clear this is not a premises that primarily serves alcohol throughout. The premises is not a bar/club – it remains primarily as an office space with a members cinema.



Accordingly, having regard to all of the above, including the character of this premises, the proposed conditions, and the intended operation of the premises I would submit that this application fits within the Council's Licensing Policy.

The Sub-Committee is respectfully invited to grant the application as requested, with the conditions amended as set out above.

SOHO **WORKS**

# SOHO WORKS

## INTRODUCTION

Soho Works is an international network of workspaces by Soho House, designed and equipped to help creative thinkers and businesses connect, collaborate and grow.

Our spaces combine the home-from-home feeling of our Houses with all the tools, technology and equipment to help you do your best work.

Each workspace has meeting rooms, studios, flexible private hire options and a curated programme of member events to help you and your business grow.



LONDON



NEW YORK



LOS ANGELES



HONG KONG



## LOCATIONS

Soho Works is a global community and membership of workspaces based in cities all over the world, in locations close to or within Soho House clubs.

Membership at any of our spaces entitles you to worldwide access.

Open now in Shoreditch and White City with New York, LA and Hong Kong coming soon.



## MEMBERSHIP TYPES

### Lounge

Hot-desk membership that offers adaptable working and complete flexibility.

### Desk

Your own desk to suit your style of working.

### Office

Private spaces for teams to work and collaborate.





## SOHO WORKS

Our workspace has multiple meeting rooms, podcast recording equipment, phone booths and a fully equipped kitchen.

There is also lounge space for catch-ups and break-out meetings with other members.



## EVENTS

Soho Works' curated calendar of professional, social and wellbeing events are a platform for creative members to meet, connect and collaborate.

Available for private hire, the Loft is a large apartment-style space with a separate library, lounge, board room, meeting room and reception room. Each area can be hired individually or as combined spaces, from morning through to night.



## WHAT'S INCLUDED

- Access to meeting rooms
- 200 pages of free printing per month
- Fully equipped kitchens with food storage areas
- Complimentary tea and coffee all day
- Permanent address for post
- Private phone booths
- Access to a curated calendar of complimentary member events
- Addison Lee courier services

## OPTIONAL ADD-ONS

- Bookable private event space
- Lockable storage
- Courier delivery service

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For more information, please contact Noelle Nikkhah  
[noelle.nikkhah@sohohouse.com](mailto:noelle.nikkhah@sohohouse.com)

\*Inclusive of VAT



SOHO **WORKS**