

Mr Andrew Heron
The Licensing Section
London Borough of Tower Hamlets
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And by email: Andrew.Heron@towerhamlets.gov.uk

Our ref: MXA/SBW//SEC0011-0002

12 September 2014

Dear Sirs

**Re: Second Home Limited
Premises License Application for Ground Floor, 68 Hanbury Street, E1**

We act for Second Home Limited and write regarding the premises license application (“Application”) submitted in relation to the above premises.

We understand that representations have been made by the Metropolitan Police and SPIRE, via its Chair, Mr Jon Shapiro (although we note that the representations made by SPIRE have since been withdrawn following a meeting with the applicant – see below). In this letter we respond to these representations on instruction from our client in advance of the hearing scheduled for 23rd September. By this letter we aim to allay the concerns expressed by the residents and address the objection lodged by the Police. We request that the Licensing Sub-Committee take on board the contents of this letter and its deliberations.

The premises consists of 23,200 square feet of office space, which has been renovated by the applicant to be used as a private members club for entrepreneurs consisting of high quality workspace designed for small/medium sized businesses, meeting rooms, event space for education and networking, and a cafe, which can be leveraged for business meetings.

The application for a premises license is made in order to provide refreshment to those business persons working in the building. It is not a night club, pub, wine bar or even a restaurant for the general public. Its use will be in line with that of an office refreshment facility for business. To supplement this core activity the application includes other licensed

activity to enable those businesses to hold events to entertain and attract investment and business.

It is expected that Second Home will also enhance the Hanbury Street area of Spitalfields bringing business, commerce and professionalism under one roof. In addition, Second Home will partner with Hackney Community College to develop an apprenticeship program to drive employment in the local area.

Letter from Mr Alan Cruickshank of Metropolitan Police

It is acknowledged that the property falls within Tower Hamlet's CIZ, however by working with the Police and the local community it is believed that the grant of a premises license for the property will not have any negative impact on the licensing objectives. The applicant notes and agrees to abide by the suggested conditions.

Mr Cruickshank states in his letter of objection dated 21st August 2014 that should the license be granted, he asks for a number of conditions to be imposed.

The first is regarding CCTV on the premises. Mr Cruickshank sets out a number of criteria for the specification of the CCTV system. Our client has instructed us that a CCTV system of this specification has been installed on the premises and has confirmed that there will always be an individual on the premises during its opening hours who can download the images and present them on request by a police officer or other responsible authority.

The second condition restricts drinks being taken outside of the premises. Our client has instructed us that a sign has been made informing all occupants and guests that no drinks are to be taken off the premises. The sign will be affixed at the appropriate doorway and will be visible to all those leaving the premises. Furthermore, a steward will be present at the entrance/exit to the building during events held at the premises and will ensure that no drinks are taken off the premises.

The third condition requires the use of an incident book at the premises. Our client instructs us that an incident book has been purchased and will be used accordingly.

The fourth condition states that SIA security staff must be employed "when we anticipate greater use of the premises". Our client agrees to employ a 'steward' who will assist with the egress of people from the building and ensure compliance with any conditions. With an anticipated maximum of persons permitted to use the premises of 150 (see below) there should be no need for external security staff at the premises.

The fifth condition states that should the premises hold a promoted event with DJs then Form 696 is to be submitted within the relevant time period. Our client does not anticipate that promoted events with DJs will be held, indeed it has no intention of holding such an event

which would be inconsistent with what our client is seeking to achieve with this business venture. But should this exceptionally be the case, Form 696 will be completed and submitted to the relevant police department within the time period specified, and external SIA qualified security staff employed.

Conditions agreed between our client and SPIRE

On 28th August 2014, Sam Aldenton of our client met with the Chair of SPIRE, Jon Shapiro. Matters concerning the operation of the licence were agreed in this meeting and they have been set out in an email of 2nd September to your Licensing department. The understanding is as follows:

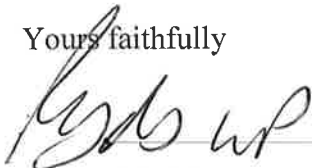
1. No noise emanating from events in the building will be audible at the facades of neighbouring residents.
2. No drinking (by occupants or visitors to the building) will be allowed outside the building.
3. There will be no more than a maximum of five people (occupants or visitors to the building) waiting outside the building whether smoking, awaiting transport or for any other purpose.
4. There will be no more than 150 persons within the licensed area (occupants or visitors to the building) in total attending any event (or events) held within the building.
5. The building management will designate a “preferred taxi supplier” to be used to collect occupants and visitors needing a taxi service on leaving the building. This preferred taxi supplier will be contracted to provide a service that avoids all unnecessary noise (eg: no hooting, no running engines whilst waiting, no slamming doors, et al).
6. For any event (or events) held within the building attended by more than 60 occupants and visitors, the building management will employ a “steward” specifically to manage the egress of people from the building, and to ensure there is no undue noise caused outside the building.
7. The applicant has defined on the plans submitted the only two areas of the building within which the licensed activities will be permitted; namely the “bar area” at Ground floor (North) of the building, and the middle “events area” at Ground floor (Central) of the building, see areas shaded pink on the enclosed floor plan.

We would like to add that in respect of understanding number 3 regarding smoking outside the premises, the premises has the added benefit of a terraced area within the demise of the

ground floor. This area can be utilised to remove the need for occupants to stand at the front of the premises to smoke.

We hope that the above satisfies any queries you may have. We look forward to hearing that the application has been granted and if there is anything that we can further assist the Licensing Committee with please not hesitate to contact Stephen Welfare on the above telephone number or by email at sbw@royds.com.

Yours faithfully



ROYDS LLP