

## **BOXPARK FIRST FLOOR PREMISES LICENCE**

BOXPARK intend to create a space where customers can eat and drink in a friendly, supervised environment. This will encompass the four communal terraces and three "units" on the first floor.

Currently all Food and Beverage (F&B) provision at BOXPARK is by way of various independent operators; tenants renting unit space from BOXPARK. The tenants provide food and drink to customers who may consume within the source unit, on one of the communal terraces or away from the site. Each of the F&B tenants has a different Premises Licence with different conditions. Some tenants have to sell alcohol as an ancillary to a full meal, some can sell alcohol with any amount of food and some can sell alcohol on its own.

As the landlord of the site, BOXPARK provide facilities management services and hold events to promote the site to the public. The proposal would see BOXPARK transition from being a landlord to actively providing licensed activities at the site.

The main benefit of the proposal is that it removes the current problem of identifying the source of any individual alcoholic drink being consumed on the communal terrace areas. Tenants would be restricted to selling to customers who would consume within the relevant unit. Any alcohol consumed on one of the terraces would have been sold by BOXPARK. This would create clearly identifiable lines of liability and responsibility.

As part of the change in BOXPARK's role, promoted events would no longer be held. Rather, BOXPARK will provide musical entertainment for those customers attending the site for food and drink. Volume levels of the entertainment will be well below those present at promoted events, with all music amplification running through a tamperproof limiting system set to ensure BOXPARK is no louder than the existing background noise, no matter what time of day or day of the week it is.

BOXPARK have obtained control of three Premises Licences, applying to three separate areas of the site (the former Chicken Box Unit, the former Cottons Unit and the Former Cottons Decking Area), that allow alcohol to be sold with varying levels of restriction. These licences will be surrendered and the units they relate to will be incorporated into the terrace area so as to allow zoning of different activities. Through this, BOXPARK will continue to be a desirable site for product launches, brand events and corporate hospitality.

BOXPARK will also be responsible for the provision of SIA licensed security staff to ensure the safe enjoyment of the F&B offer. These

will be experienced members of MJB Security's team, well used to the particular requirements of the licensed trade.

Food and drink will be available, with a focus on maintaining a balance that is attractive to BOXPARK customers. As with many F&B establishments, a customer will be able to buy an alcoholic drink if they wish, without the need to purchase food, but quality food will be available at all times and it is BOXPARK's experience that customers want to have both food and drink available, with the flexibility to choose for themselves.