

For Consideration By	Licensing Sub-Committee
Meeting Date	19 October 2023
Type of Application	Premises Licence
Address of Premises	Alba, 11 Boundary Street, London, E2 5PW
Classification	Decision
Ward(s) Affected	Hoxton East and Shoreditch
Group Director	Rickardo Hyatt

1. **Summary**

- 1.1. This is an application for a premises licence to allow authorisation for the sale of alcohol on Monday to Sunday.

2. **Application**

- 2.1. Offramp Ltd has made an application for a premises licence under section 17 of the Licensing Act 2003.
- 2.2. The applicant is seeking authorisation for the following licensable activities and times:

Supply of Alcohol (On and Off sales)	Standard Hours: Mon 10:00-21:30 Tue 10:00-21:30 Wed 10:00-21:30 Thu 10:00-22:30 Fri 10:00-22:30 Sat 10:00-22:30 Sun 10:00-21:30
The opening hours of the premises	Standard Hours: Mon 10:00-22:00 Tue 10:00-22:00 Wed 10:00-22:00 Thu 10:00-23:00

	Fri 10:00-23:00 Sat 10:00-23:00 Sun 10:00-22:00
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- 2.3. The application is attached as Appendix A. The applicant has proposed measures that could be converted to conditions (see paragraph 8.1 below).
- 2.4. The applicant has amended hours for alcohol and opening hours, as described in para 2.2 above. He has also offered additional conditions, as detailed in para 8.1 below.

3. **Current Status/History**

- 3.1. The premises is not currently licensed for any activity.
- 3.2. No temporary event notices have been given for this premises in current year.

4. **Representations: Responsible Authorities**

From	Details
Environmental Health Authority (Environmental Protection)	Have confirmed no representation on this application
Environmental Health Authority (Environmental Enforcement)	Have confirmed no representation on this application
Environmental Health Authority (Health & Safety)	No representation received
Weights and Measures (Trading Standards)	No representation received
Planning Authority	No representation received
Area Child Protection Officer	No representation received
Fire Authority	Have confirmed no representation on this application
Police	Have confirmed no representation on this application
Licensing Authority (Appendix B)	Representation received on the grounds of The Prevention of Public Nuisance
Health Authority	No representation received

5. **Representations: Other Persons**

From	Details
20 representations against and 2 representations support received from and on behalf of local residents (Appendices C1-C22).	Representation received on the grounds of The Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance and The Protection of Children from Harm.

6. **Guidance Considerations**

- 6.1. The Licensing Authority is required to have regard to any guidance issued by the Secretary of State under the Licensing Act 2003.

7. **Policy Considerations**

- 7.1. Licensing Sub-Committee is required to have regard to the London Borough of Hackney's Statement of Licensing Policy ("the Policy") adopted by the Licensing Authority.
- 7.2. The Policy applies to applications where relevant representations have been made. With regard to this application, policies, LP1 (General Principles), LP2 (Licensing Objectives), LP3 (Core Hours) and LP4 ('Off' Sale of Alcohol) are relevant.

8. **Officer Observations**

- 8.1. If the Sub-Committee is minded to approve the application, the following conditions should be applied the licence:

Supply of Alcohol(On/Both)

1. No supply of alcohol may be made under the premises licence:
 - (a) At a time when there is no designated premises supervisor in respect of the premises licence.
 - (b) At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises -

 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).

4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5. 5.1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sales or supply of alcohol.
5.2 The designated premises supervisor in relation to the premises licences must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
5.3. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either:-
 - A. a holographic mark or
 - B. an ultraviolet feature.
6. The responsible person shall ensure that:
 - a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:
 - beer or cider: 1/2 pint;
 - gin, rum, vodka or whisky: 25ml or 35ml; and
 - still wine in a glass: 125ml; and
 - a. these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - b. where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that

these measures are available.

Minimum Drinks Pricing

7. 7.1 A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

7.2 For the purposes of the condition set out in paragraph 7.1 above -
(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula - $P = D + (D \times V)$ Where -

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(c) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(d) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence,
or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(e) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(f) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

7.3 Where the permitted price given by Paragraph 7.2(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub- paragraph rounded up to the nearest penny.

7.4 (1) Sub-paragraph 7.4(2) below applies where the permitted price given by Paragraph 7.2(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Conditions consistent with the Operating Schedule

8. An incident log shall be kept at the premises, and made available on request to an authorised officer of Hackney Borough Council or the Metropolitan Police, which 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. any faults in the CCTV system
 - f. any visit by a relevant authority or emergency service.
9. The premises licence holder or nominated representative shall keep and maintain all right to work documents for all staff members. Right to work documents shall be kept at the premises and produced to an authorised officer of Hackney Borough Council or the Metropolitan Police upon request. Right to work documents must be retained at the premises for a minimum of 12 months after employment has ceased.
10. A recognised member of the premises management must attend all police/council licensing forums/resident meetings when invited.
11. CCTV shall be installed, operated and maintained at all times that the premises is open for licensable activities, so as to comply with the following criteria;
 - The licensee will ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct. A record of these checks, showing the date and time of the person checking, shall be kept and made available to police or authorised council officers on request
 - The police must be informed if the system will not be operating for longer than one day of business for any reason
 - One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering
 - The system will provide coverage of any exterior part of the premises accessible to the public
 - The system shall record in real time and recordings will be date and time stamped
 - Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to police or authorised council officers on request, (subject to the Data Protection Act 1998) within 24 hours of any request, and
 - At all times the premises are open for licensable activity, there will be a person on the premises who can operate the system sufficiently to allow police or authorised council officers to view footage on request
12. Signage stating that CCTV is in operation at the premises will be clearly displayed at the premises.

13. The use of CCTV at the premises will be registered with the Information Commissioners officer (ICO).
14. No high strength beer, lager or cider in cans or plastic bottles of 6% abv or above shall be sold.
15. No alcoholic goods or tobacco products will ever be purchased or taken from persons calling to the shop. All alcohol products shall be purchased from outlets registered with HMRC's Alcohol Wholesale Registration Scheme. Invoices for all purchases of tobacco and alcohol products shall be retained on the premises for 12 months and produced to authorised officers of Hackney Borough Council and the Metropolitan Police upon request. The licensee will immediately report to Trading Standards any instance of a caller to the shop attempting to sell alcohol or tobacco products.
16. Ultra-violet light will be available at the premises and will be used for the purpose of checking the UK Duty Stamps on spirits as soon as practicable after purchase. The premises licence holder shall notify the Council's Trading Standards team and HMRC as of any spirits that do not fluoresce under ultra-violet light and the bottles shall be removed from display and stored separately for collection by Council officers.
17. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale, a description of the person who was refused service and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by authorised officers of Hackney Borough Council and the Metropolitan Police upon request.
18. No "miniature" bottles of spirits of 50ml or less shall be sold or supplied at the premises.
19. Food will always be available during licensable hours.
20. Off-sales of alcohol are limited to sealed bottles of wine, beer and artisan spirits only.
21. Drinks can only be taken outside whilst sat in an appropriately licensed area, appropriate signage will be placed at the front of the premises indicating this.
22. On-sales in the basement will be for a maximum of twelve persons.
23. A first aid box will be available at the premises at all times.
24. A fire safety risk assessment will be completed as per government guidelines on an annual basis (Regulatory Reform (Fire Safety) Order 2005) and produced to authorised officers of Hackney Borough Council, the Metropolitan Police or the London Fire Service upon request.

25. All exit routes and public areas shall be kept unobstructed, shall have non-slippery and even surfaces, shall be free of trip hazards and shall be clearly signed.
26. The premises shall prominently display signage informing customers to leave the premises quietly and to respect the neighbours.
27. A dispersal policy will be in existence which shall, so far as is possible, ensure that minimum disturbance or nuisance is caused to neighbours and to ensure that the operation of the premises makes the minimum impact upon the neighbourhood in relation to potential nuisance and anti-social behaviour.
28. The removal of rubbish to outside the premises will not take place between the hours of 9pm and 7am.
29. The Licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply with their responsibility as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.
30. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier (refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier and shall not use any plain black or unidentifiable refuse sacks or any other unidentifiable or unmarked waste receptacles.
31. The Licensee's premises are situated in an area within which refuse may only be left on the public highway at certain times (time bands). If the Licensee's waste carrier cannot or does not comply by collecting the refuse within an hour after the close of any time band imposed by the waste authority, the Licensee must remove the refuse from the public highway and/or keep it within the premises until such time as his/her waste carrier arrives to collect the refuse.
32. In order to minimise the amount of time any waste remains on the public highway in readiness for collection, the Licensee will ensure the timeframe within which it may expect its waste carrier to collect is adhered to.
33. The Licensee shall instruct members of staff to make regular checks of the area outside the premises and remove any litter, bottles and glasses found. A final check should be made at close of business.
34. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.

35. The current trade waste agreement/duty of care waste transfer document shall be conspicuously displayed and maintained in the window of the premises where it can be conveniently seen and read by persons standing in 11 Boundary Street. This should remain unobstructed at all times and should clearly identify:-
- the name of the registered waste carrier
 - the date of commencement of trade waste contract
 - the date of expiry of trade waste contract
 - the days and times of collection
 - the type of waste including the European Waste Code
36. The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years without having first provided identification. Only a valid British driver's licence showing a photograph of the person, a valid passport or proof of age card showing the 'Pass' hologram are to be accepted as identification. Military ID Cards can also be accepted. Notices and/or posters advertising the Challenge 25 policy shall be placed in prominent positions at the premises.
37. All staff members engaged, or to be engaged, in selling alcohol on the premises shall receive full training pertinent to the Licensing Act, specifically in regard to age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs.
38. All such training is to be fully documented and signed by not only the employee but the person delivering the training. Training records shall be kept at the premises and made available upon request to either an authorised officer of Hackney Borough Council or the Metropolitan Police on request/ Staff employed to sell alcohol shall undergo training upon induction. This shall include, but not be limited to;
- The premises age verification policy
 - Dealing with refusal of sales
 - Proxy purchasing
 - Identifying attempts by intoxicated persons to purchase alcohol
 - Identifying signs of intoxication
39. Such training sessions are to be documented and refreshed every twelve months. All training sessions are to be documented in English. Records of training shall be kept for a minimum of one year and be made available to an authorised officer of Hackney Borough Council or the Metropolitan Police upon request.
40. With regard to on-line sales the premises shall at all times operate the following policies:
- Challenge 25 policy will be advertised on the web site, and at the point of booking a sale.

- A pre-booking system will be in place for all sales of alcohol, whereby the customer pays for the product on-line.
- Only Credit/debit cards issued to over 18's will be accepted.
- The full name, date of birth and address of the person making the booking will be recorded.

41. With regard to other off-sales and deliveries the premises shall at all times operate the following policies:

- All sales of alcohol for consumption off the premises shall be in sealed containers only and shall not be consumed on the premises.
- Sales of alcohol shall only be allowed when delivered to a verified or registered address occupied by the customer.
- No deliveries are to be made to an open space.
- Drivers must be instructed to abort delivery where it is believed that a sale is a 'street sale' or where the delivery agent considers the person receiving the delivery to be under the influence of alcohol or drugs.
- There shall be no cash payments on delivery.

42. There will be a maximum of 4 patrons permitted to smoke outside the premises, a notice will be placed to inform customers of this and the area will be monitored by staff.

43. A notice will be placed by the exit encouraging customers to use the toilet before departing.

44. The pavements outside the premises on both sides will be regularly swept clean and power washed to ensure cleanliness.

9. **Reasons for Officer Observations**

- 9.1. Conditions (8) to (41) are derived from applicant's operating schedule and conditions (42) to (44) are additional conditions proposed by the applicant.

10. **Legal Comments**

- 10.1. The Council has a duty as a Licensing Authority under the Licensing Act 2003 to carry out its functions with a view to promoting the following 4 licensing objectives;

- The Prevention of Crime and Disorder
- Public Safety
- Prevention of Public Nuisance
- The Protection of Children from Harm

- 10.2. It should be noted that each of the licensing objectives have equal importance and are the only grounds upon which a relevant representation can be made and for which an application can be refused or terms and conditions attached to a licence.

11. **Human Rights Act 1998 Implications**

11.1. There are implications to;

- **Article 6** – Right to a fair hearing
- **Article 14** – Not to discriminate
- Balancing: **Article 1**- Peaceful enjoyment of their possession (i.e. a licence is defined as being a possession) with **Article 8** – Right of Privacy (i.e. respect private & family life) to achieve a proportionate decision having regard to the protection of an individuals rights against the interests of the community at large.

12. **Members Decision Making**

12.1. **Option 1**

That the application be refused

12.2. **Option 2**

That the application be approved, together with any conditions or restrictions which Members consider necessary for the promotion of the Licensing objectives.

13. **Conclusion**

13.1. That Members decide on the application under the Licensing Act 2003.

Appendices:

Appendix A: Application for a premises licence and supporting documents

Appendix B: Representations from responsible authorities

Appendix C: Representations from other persons

Appendix D: Location map

Background documents

Licensing Act 2003

LBH Statement of Licensing Policy

Report Author	Name: Shan Uthayasangar Title: Licensing Officer Email: shan.uthayasangar@hackney.gov.uk Tel: 02083562431
Comments for the Group Director of Finance and Corporate Resources prepared by	Name Title Email Tel

Hackney
LA01

Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Offramp Ltd

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description 11 Boundary Street			
Post town	London	Postcode	E2 5PW

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£25750

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **appropriate** **Please tick as appropriate**

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
 - i as a limited company/limited liability partnership please complete section (B)
 - ii as a partnership (other than limited liability) please complete section (B)
 - iii as an unincorporated association or please complete section (B)

- iv other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity please complete section (B)
- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
 - statutory function or
 - a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over <input type="checkbox"/> Please tick yes			
Nationality					
Current residential address if different from premises address					
Post town				Postcode	

Daytime contact telephone number		
E-mail address (optional)		
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)		

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over <input type="checkbox"/>		Please tick yes	
Nationality					
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name Offramp Ltd

Address 52 High Street Pinner HA5 5PW
Registered number (where applicable) 14828899
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
0	1	092023

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

Predominantly the premises will be a well-considered bottle shop selling premium natural wine and beer for off-sale with a small drink-in space for tastings and wine maker meets and greets. The applicant also intends sell a limited small number of high end artisan spirits, in the main selling at above £80 per bottle.

The venue is an all-encompassing premier specialist bottle shop with a maximum capacity of 40 persons within the ground floor of the premises. The venue will work in similar fashion to that of Hectors (associated with one of the two directors) but in a more specialist fashion. It is not expected that a large number of people would ever descend on the premises but a cap of 40 persons permits for a greater audience in the circumstance of a specialist wine maker visiting the premises to show case.

The capacity in the basement is capped by the applicant due to the type of events that they expect to take place. The basement will be used for meetings and visits by wine connoisseurs, sommeliers, collectors, hobbyists and the like, hence a cap at 12 persons not including staff.

A limited menu of cheeses, charcuterie and the like will be available at all times to compliment the exclusive wine menu. The storage area in the basement will be used mainly for ageign wines.

The venue will operate a Google nest style CCTV system comprising of 3 cameras. For security ther are shutters across all windows and an ADT alm installed

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2) Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 4)		
Tue			State any seasonal variations for performing plays (please read guidance note 5)		
Wed			Non-standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 6)		
Thur					
Fri					
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue			State any seasonal variations for the exhibition of films (please read guidance note 5)		
Wed					
Thur			Non-standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			Please give further details (please read guidance note 4)
Day	Start	Finish	
Mon			State any seasonal variations for indoor sporting events (please read guidance note 5)
Tue			Non-standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 6)
Wed			
Thur			
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)		
Thur					
Fri			Non-standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue			State any seasonal variations for the performance of live music (please read guidance note 5)		
Wed					
Thur			Non-standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for the playing of recorded music (please read guidance note 5)		
Thur					
Fri			Non-standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for the performance of dance (please read guidance note 5)		
Thur					
Fri			Non-standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			Please give further details here (please read guidance note 4)		
Wed					
Thur			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)		
Fri					
Sat			Non-standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
Thur					
Fri			Non-standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	1000	2300			
Tue	1000	2300			
Wed	1000	2300			
Thur	1000	2300			
Fri	1000	2300			
Sat	1000	2300			
Sun	1000	2300			
			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name James Stevenson	
Date of birth ██████████	
Address ██████████ ██████████	
Postcode	██████████
Personal licence number (if known) ██████████	
Issuing licensing authority (if known) ██████████	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

None

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	1000	2315	Non-standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)
Tue	1000	2315	
Wed	1000	2315	
Thur	1000	2315	
Fri	1000	2315	
Sat	1000	2315	
Sun	1000	2315	

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

1. An incident log shall be kept at the premises, and made available on request to an authorised officer of Hackney Borough Council or the Metropolitan Police, which 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. any faults in the CCTV system
- f. any visit by a relevant authority or emergency service.

2. The premises licence holder or nominated representative shall keep and maintain all right to work documents for all staff members. Right to work documents shall be kept at the premises and produced to an authorised officer of Hackney Borough Council or the Metropolitan Police upon request. Right to work documents must be retained at the premises for a minimum of 12 months after employment has ceased.

3. A recognised member of the premises management must attend all police/council licensing forums/meetings when invited.

Prevention of Crime

4. CCTV shall be installed, operated and maintained at all times that the premises is open for licensable activities, so as to comply with the following criteria;

- The licensee will ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct. A record of these checks, showing the date and time of the person checking, shall be kept and made available to police or authorised council officers on request
- The police must be informed if the system will not be operating for longer than one day of business for any reason
- One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering
- The system will provide coverage of any exterior part of the premises accessible to the public
- The system shall record in real time and recordings will be date and time stamped
- Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to police or authorised council officers on request, (subject to the Data Protection Act 1998) within 24 hours of any request, and
- At all times the premises are open for licensable activity, there will be a person on the premises who can operate the system sufficiently to allow police or authorised council officers to view footage on request

5. Signage stating that CCTV is in operation at the premises will be clearly displayed at the premises

6. The use of CCTV at the premises will be registered with the Information Commissioners officer (ICO)

7. No high strength beer, lager or cider in cans or plastic bottles of 6% abv or above shall be sold

8. No alcoholic goods or tobacco products will ever be purchased or taken from persons calling to the shop. All alcohol products shall be purchased from outlets registered with HMRC's Alcohol Wholesale Registration Scheme. Invoices for all purchases of tobacco and alcohol products shall be retained on the premises for 12 months and produced to authorised officers of Hackney Borough Council and the Metropolitan Police upon request. The licensee will immediately report to Trading Standards any instance of a caller to the shop attempting to sell alcohol or tobacco products.
9. Ultra-violet light will be available at the premises and will be used for the purpose of checking the UK Duty Stamps on spirits as soon as practicable after purchase. The premises licence holder shall notify the Council's Trading Standards team and HMRC as of any spirits that do not fluoresce under ultra-violet light and the bottles shall be removed from display and stored separately for collection by Council officers.
10. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale, a description of the person who was refused service and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by authorised officers of Hackney Borough Council and the Metropolitan Police upon request.
11. No "miniature" bottles of spirits of 50ml or less shall be sold or supplied at the premises.
12. Food will always be available during licensable hours.
13. Off-sales of alcohol are limited to sealed bottles of wine, beer and artisan spirits only.
14. Drinks can only be taken outside whilst sat in an appropriately licensed area, appropriate signage will be placed at the front of the premises indicating this.
15. On-sales in the basement will be for a maximum of twelve persons
16. A first aid box will be available at the premises at all times
17. A fire safety risk assessment will be completed as per government guidelines on an annual basis (Regulatory Reform (Fire Safety) Order 2005) And produced to authorised officers of Hackney Borough Council, the Metropolitan Police or the London Fire Service upon request.
18. All exit routes and public areas shall be kept unobstructed, shall have non-slippery and even surfaces, shall be free of trip hazards and shall be clearly signed.
19. The premises shall prominently display signage informing customers to leave the premises quietly and to respect the neighbours.
20. A dispersal policy will be in existence which shall, so far as is possible, ensure that minimum disturbance or nuisance is caused to neighbours and to ensure that the operation of the premises makes the minimum impact upon the neighbourhood in relation to potential nuisance and anti-social behaviour.
21. The removal of rubbish to outside the premises will not take place between the hours of 9pm and 7am
22. The Licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply with their responsibility as regards the disposal of waste

produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.

23. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier (refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier and shall not use any plain black or unidentifiable refuse sacks or any other unidentifiable or unmarked waste receptacles.

24. The Licensee's premises are situated in an area within which refuse may only be left on the public highway at certain times (time bands). If the Licensee's waste carrier cannot or does not comply by collecting the refuse within an hour after the close of any time band imposed by the waste authority, the Licensee must remove the refuse from the public highway and/or keep it within the premises until such time as his/her waste carrier arrives to collect the refuse.

25. In order to minimise the amount of time any waste remains on the public highway in readiness for collection, the Licensee will ensure the timeframe within which it may expect its waste carrier to collect is adhered to.

26. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.

27. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.

28. The current trade waste agreement/duty of care waste transfer document shall be conspicuously displayed and maintained in the window of the premises where it can be conveniently seen and read by persons standing in

11 Boundary Street,
London,
E2 7JE

This should remain unobstructed at all times and should clearly identify:-

- the name of the registered waste carrier
- the date of commencement of trade waste contract
- the date of expiry of trade waste contract
- the days and times of collection
- the type of waste including the European Waste Code

29. The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years without having first provided identification. Only a valid British driver's licence showing a photograph of the person, a valid passport or proof of age card showing the 'Pass' hologram are to be accepted as identification. Military ID Cards can also be accepted. Notices and/or posters advertising the Challenge 25 policy shall be placed in prominent positions at the premises.

30. All staff members engaged, or to be engaged, in selling alcohol on the premises shall receive full training pertinent to the Licensing Act, specifically in regard to age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs.

31. All such training is to be fully documented and signed by not only the employee but the person delivering the training. Training records shall be kept at the premises and made available upon request to either an authorised officer of Hackney Borough Council or the Metropolitan Police on request/ Staff employed to sell alcohol shall undergo training upon induction. This shall include, but not be limited to;

- The premises age verification policy
- Dealing with refusal of sales
- Proxy purchasing
- Identifying attempts by intoxicated persons to purchase alcohol
- Identifying signs of intoxication

32. Such training sessions are to be documented and refreshed every twelve months. All training sessions are to be documented in English. Records of training shall be kept for a minimum of one year and be made available to an authorised officer of Hackney Borough Council or the Metropolitan Police upon request.

33. With regard to on-line sales the premises shall at all times operate the following policies:

- Challenge 25 policy will be advertised on the web site, and at the point of booking a sale.
- A pre-booking system will be in place for all sales of alcohol, whereby the customer pays for the product on-line.
- Only Credit/debit cards issued to over 18's will be accepted
- The full name, date of birth and address of the person making the booking will be recorded

34. With regard to other off-sales and deliveries the premises shall at all times operate the following policies:

- All sales of alcohol for consumption off the premises shall be in sealed containers only and shall not be consumed on the premises
- Sales of alcohol shall only be allowed when delivered to a verified or registered address occupied by the customer
- No deliveries are to be made to an open space
- Drivers must be instructed to abort delivery where it is believed that a sale is a 'street sale' or where the delivery agent considers the person receiving the delivery to be under the influence of alcohol or drugs
- There shall be no cash payments on delivery

b) The prevention of crime and disorder

See A

c) Public safety

See A

d) The prevention of public nuisance

See A

e) The protection of children from harm

See A

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
-

[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none">• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office right to work checking service which confirmed
--------------------	--

	their right to work (please see note 15)
Signature	[REDACTED]
Date	31/07/2023
Capacity	Consultant for the applicant

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

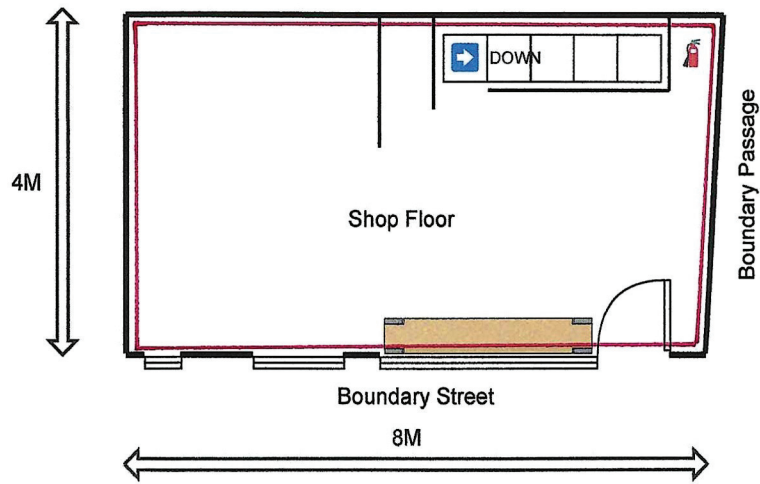
Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
[REDACTED]			
[REDACTED]			
Post town	[REDACTED]	Postcode	[REDACTED]
Telephone number (if any)		[REDACTED]	
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
[REDACTED]			

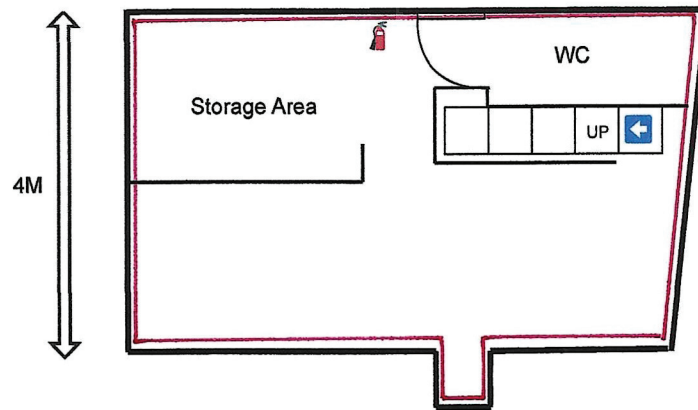
Notes for Guidance








- Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
- In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.

GROUND FLOOR



BASEMENT FLOOR



-  Window
-  Stairs
-  Outer wall
-  Inner wall
-  Licensable Area
-  Fire Extinguisher
-  Fixed Table

ALBA
11 Boundary Street
London
E2 7JE

Scale Approx 1:100



LICENSING CONSULTANCY

PcLicensing



OffRamp Ltd
11 Boundary Street,
London,
E2 5PW

Friday 8th September 2023

Dear Residents,

I write to you on behalf of my client OffRamp Ltd for their premises licence application at the above address, called Alba.

We would like to thank you for taking the time to write as this assists us greatly in a number of ways, such as establishing relationships and reaching out to explain the business in a more personable manner than the application permits. The application is based on a business model along with satisfying the licensing objectives and any bespoke points within the local licensing policy. There are often points raised by residents at this stage of an application and those concerns are always useful to know so that we can stride toward a harmonious relationship with our neighbours. I'd like you to note that as a result of the objections received my clients have amended their proposed timings and operating schedule as you will note further on.

In this letter we'd like to explain a little of the background to the business and the applicants. Firstly, we are aware that a great many people respond solely to the legal notice displayed at the premises or of that in the local newspaper. Very few request to see the application in full and therefore have nothing to go by but timings, they know nothing of the actual business and its operation. Hopefully by the end of this letter you will appreciate the application a little more as it is far removed from what has been feared in the objections.

The introduction within the submitted application reads as follows;



Predominantly the premises will be a well-considered bottle shop selling premium natural wine and beer for off-sale with a small drink-in space for tastings and wine maker meets and greets.

The applicant also intends sell a limited small number of high-end artisan spirits, in the main selling at above £80 per bottle.

The venue is an all-encompassing premier specialist bottle shop with a maximum capacity of 40 persons within the ground floor of the premises. The venue will work in similar fashion to that of Hectors (associated with one of the two directors) but in a more specialist fashion. It is not expected that a large number of people would ever descend on the premises but a cap of 40 persons permits for a greater audience in the circumstance of a specialist wine maker visiting the premises to show case.

The capacity in the basement is capped by the applicant due to the type of events that they expect to take place. The basement will be used for meetings and visits by wine connoisseurs, sommeliers, collectors, hobbyists and the like, hence a cap at 12 persons not including staff.

A limited menu of cheeses, charcuterie and the like will be available at all times to compliment the exclusive wine menu. The storage area in the basement will be used mainly for ageing wines.

The venue will operate a Google nest style CCTV system comprising of 3 cameras. For security there are shutters across all windows and an ADT alarm installed

That description could not be more distant from that which has been described in some of the objections. Understandably, some will still be guarded as to whether the venue that promises the above actually carry out their promise. This is sealed within the operating schedule, the rules and regulations by which the premises would operate under. Any breach of these conditions is a breach of the licence for which the licensee can be taken to task and in some cases, have their licence revoked.

The proposed operating schedule accompanies this letter and I'd ask that you refer to item 15. *On-sales in the basement will be for a maximum of twelve persons.* This condition alone deals with the absolute maximum amount of people my client would consider entertaining for a wine tasting event.

There is no necessity to have a maximum cap on persons within a premises licence. Due diligence led my clients to decide that as they planned to host specialist wine makers show casing their product, it was best to cap it at a sensible number to re-assure the authorities that this premises was not to be a bar/pub per se. It is above all else a bottle shop, to be run in the similar fashion to that of Hectors in Ardleigh Road. Hectors is owned and run by one of the directors of OffRamp James



Stephenson, and if ever evidence were required as to how my clients run a business, it is there for all to see. Hectors has been running for over 2 years now, no associated incidents, no associated issues, in a heavily residential area, no complaints and a fantastic relationship with all of their neighbours. Hectors has brought something to the area that it did not have previously. A quiet, relaxed, considerate small bottle shop and wine bar.

There are no reports of drug dealing, ASB, violence or the like. We are all aware that different venues attract different types of people. I invite you to take a look at their Instagram page, @hectorslondon to get a better taste of what they intend to bring to Boundary Street.

Biography of the directors of OffRamp - Jimmy Stephenson & Aryan Anbari

Jimmy was born and bred in Angel and Brick Lane and has worked in hospitality since the age of 14 - in pubs, bars and restaurants before settling into the incredible world of wine in his early twenties. He has been a restaurant wine buyer since 2014 and has since become a WSET Level 3 certified Sommelier. In 2020, whilst managing Hill & Szrok Broadway Market, they were awarded Star Wine List's short wine list of the year as a result of Jimmy's curation of their wine programme. He has since gone on to open a neighbourhood wine shop and wine bar with his wife - Hector's in De Beauvoir - that won the 2022 award for 'Best Wine Bar in London' at Eater's Food and Drink awards. He has a passion and focus on old world wines made through progressive 'natural' and organic practices that don't destroy the ecosystem.

Aryan was born and raised in North West London where from a young age he worked in the family's small neighbourhood dry cleaning business. After university and a brief stint in another profession he entered the world of wine, training as a Sommelier at the critically-acclaimed Noble Rot Restaurant & Bar in Bloomsbury. During his time there he attained WSET Level 3 certification and was part of the wine-team that won 'Wine List of the Year' at the World Restaurant Awards. In 2021 he joined Bright Restaurant in Hackney (listed in Eater's essential London restaurants) as Wine Buyer and Assistant General Manager, taking on the General Manager position in 2022. As a sommelier, wine buyer and occasional educator, Ary champions wines made by artisans who farm their land with the greatest respect and aim to produce wines that reflect it.

Though growing up in close proximity, Jimmy and Ary have become close friends through their love of wine and hospitality. In their work, they hope to share their enthusiasm for such wines and connect like-minded customers with their makers. It is from this desire that the idea for a shop was born, filling a gap that exists for wine-curious people to immerse themselves in the world of natural wine. Their business intends to present these wines with care and respect for those that produce them, the customers that buy them and the communities - geographical and professional - within which they operate.

Throughout their combined years of experience in London's wine industry, Jimmy and Ary have built strong relationships with small suppliers who import these wines and often entrust them with being sole vendors of a certain producer's wines. As such, they hope to offer something unique to customers, through a combination of thoughtful curation, long-term ageing in a cellar on-site and



considered presentation. On the latter, this will be achieved by designing a thoughtful retail space, whilst offering a limited drink-in capacity to showcase wines in situ. Jimmy and Ary often travel to mainland Europe to visit producers, counting many as friends as a result. Their hope is also to create a space that can host these makers in return to meet customers and put a face to their wines.

Their records as operators speak for themselves. They have owned and/or operated highly successful and well-regarded businesses in the borough of Hackney. These businesses demonstrate the kind of premises that they intend to operate: a quality-driven venue that encourages thoughtful interaction from guests and acts as a considerate member of the community.

Objections

As stated, many object without the knowledge of what is actually being applied for. There is a huge difference between the late-night bar feared in the representations and this application. The objections received bear no resemblance to anything that my client wishes to set up at this venue. We totally understand the concerns and the frustrations toward other operators and the manner in which some sections of society behave. To have that sort of behaviour anywhere near this venue would ruin the business entirely. There is a responsibility upon my clients to ensure the area is not as described in the representations, not only to appease residents, but to ensure their business thrives. With what has been described, the business would not survive. This is why it is so useful to know some of the concerns. My client can reassure you that their venue is nothing like that which you describe, and at the same time, assist the area in reducing issues and preventing further problems.

A number of the objections were similar in wording, I have paraphrased some to avoid repetition, some however are verbatim.

The area is already saturated with alcohol licences - this will bring with it the usual bad behaviour crime, drugs and detritus

This is an assumption that I come across regularly. The problems at licensed premises start and finish on the doors, who will you permit to be on the premises, will you monitor the customers coming in and leaving. When this is left without control it can breed problems. This venue is so small it is easy to note people coming and going. We are certain that the type of person described in many of the representations will have no interest whatsoever in coming to this venue. This has been proven at Hectors.

Giving them a licence will affect the quality of life for residents

Undoubtedly it will, this is a certainty wherever a licensed venue opens. But, what you also get with such a venue is controlled consumption of alcohol, even more so with a venue of this small size. So that affect can be as much positive as feared



negative. How much CCTV is in the area? New premises bring with them 24 hour CCTV capturing images for 31 days and available to the authorities on request. Furthermore, my clients intend on placing cameras facing down the side of the premises with security lighting to try and reduce the issues that have been mentioned.

Licensed premises on the corner will make the area even more of a no-go area for local residents

I am not aware of any statistics or evidence that point to there being more issues/crime etc due to the fact a licensed premises is on a corner. In my experience it would be less due to the additional overt CCTV coverage

Even if granted it will undoubtedly be extended to its longest possible use, as usually happens.

The business model for a small intimate wine bar does not extend to a late hour, more often an earlier hour than most licensed premises due to the clientele that attend it.

Furthermore, once a premises has been granted a premises licence, in order for the premises to extend its hours the licensee will need to submit a Full Variation application. This application takes exactly the same form as that of a new application. So what you have witnessed in terms of legal notices, exactly the same would happen again. So firstly the business has no interest in such extensions, and secondly if they did you would be aware and able to object again.

Policing is under resourced and holding licence holders accountable is woefully inadequate

As a retired officer from the Met I'd wholeheartedly agree that policing in London especially is under resourced, it has been for years. The responsibility of a premises licence however falls in the first to the due diligence of the licensee. If that licensee is duly diligent, with a strong management style and knows how to deal with people, then they are well on their way to ensuring they have no problems. And that is exactly who you would have here at this venue. The directors work at the venue, and there is no one more passionate about the success of a business than its director.

Rue de piss - longer opening hours and likelihood of smokers

Public Urination: This disgusting behaviour is already a problem and will likely increase.



The fact that this passageway is used by people in such a way is not the fault of any licensee. The applicant would not want such happening literally on their doorstep - so their presence is a good thing. By law they will have to have signage stating the premises is covered by CCTV and that the public areas around the premises are also covered. My client would have no issue in ensuring the signage reaches as far as their cameras, if permitted by other building owners. This and security lighting will reduce the issue and not increase it.

We have suffered multiple problems with alcohol and nightlife in Boundary Street - the police can tell you details about it with the many complaints from residents.

The police as a responsible authority have a duty to object to such an application if, backed by evidence, they feel the venue will add to issues in the area, the police did not object to this application nor ask for an amendment to any of the proposed operating schedule. Therefore, if the police had a catalogue of complaints, even with a lack of crime reports, they would still be duty bound to act and at the very least enter into conversation during the consultation period. If you are unaware, each division in the met has its own dedicated police licensing team. That team will use all available resources and their own general policing knowledge of an area to decide whether or not to object/engage with the application. These issues must have a degree of relevance and be recent.

Many children live in Boundary Street, and alcohol and anti-social behaviour is a constant problem. A new license to sell alcohol will only make matters worse for families in the area.

Again, as stated it depends on the style of venue and the availability of alcohol and the clientele that venue attracts as to whether it may be a benefit or may be a problem. I know of many venues whose presence at first was greeted with fear, but now the residents and neighbours would not be without them for the way they manage the venue and how their work has reduced issues in the area.

With the newly proposed bar this is only going to be worse. Not to mention the car bars that go on until 3-4am on our streets waking up our children and scaring them, the use of gas canisters and other drugs, the littering of our estate and urinating on our building, leaving glass bottles and graffiti on our windows. All of this will increase with the addition of yet another bar on our doorstep.

See above. Understandable supposition in the fear that this venue will bring issues that some other venues also have. Such behaviour in the main takes place away from licensed premises, not on the doorstep. There is a toilet in the premises, no open drinks can be taken away, off-sales are limited to bottles of wine, beer and artisan spirits, see above in the intro for the type of price range. Our clientele will not be drinking these in the street.



The noise and nuisance (well established as a problem) which this will cause is totally inappropriate at such proximity to domestic housing.

Noise Pollution: Late night music and shouting disrupt peaceful living. Increased Traffic: More patrons equate to more cars, clogging our already busy streets.

Similar to the police, the environmental health team nor the noise team have raised any objection and therefore do not consider having seen the full application that this would be an issue. The venue is within the policy guidelines for hours of trade. Noise and nuisance is not a problem whatsoever at their other venue, nor are there more cars.

Bars encourage noise nuisance, anti-social behaviour brought on by intoxicated customers, fighting and general conflict.

Badly managed bars do without a doubt. This will not be a badly managed bar, this is a small considerate bottle shop and wine bar.

I am certain that granting this licence would be a net negative for the area. There are two main reasons for this;

- 1. The acutely negative impact on residents*
- 2. The lack of any meaningful incremental benefit for visitors to the area*

As stated earlier there is no proof that this will bring negativity. At present all that can be said is the positives. And those positives will bring benefit to the area. The business will be sorely affected by the type of ASB that people fear, the applicants will not tolerate such and will ensure that this venue does not add to any of the alleged issues in the area.

There are literally dozens of premises selling alcohol within 100 yards of 11 Boundary Street, including the adjoining building (Dishoom), the building directly opposite (The Boundary) and the supermarket behind (Tesco) which are all open late.

As with any sensible business decision research has taken place. We are aware of 11 other businesses where alcohol is available within a 100m radius of number 11. 1 Adult entertainment venue, 1 shop, 4 restaurants, 1 wine bar, a board game bar, a hotel and 1 pub. Two of the latter have substantial food offerings with one being a board game bar too, it could be muted that due to that they are not alcohol focussed. In that respect there are very few alcohol focussed venues in the area. The off-sales offered by both Tesco and that of the Shoreditch Wine room are not of the quality that will be offered by this venue - and that is clearly something the area is lacking.



Drug Dealing: A bar provides additional venues for illicit activities.

It does provide it yes. But there are actually very few pubs and bars that suffer this problem. If badly managed and the licensee does not have due diligence or care toward the local area, it can be an issue, but that is not the case here as proven by the directors you have taking over the premises.

Approving a new license will add to an already out-of-control crime-ridden and unsafe area related the ASB in this area. The Shoreditch High Street area is the worst crime area for the Met Police due to the effects of the night-time ASB

I am aware that Shoreditch is one of the worst in London behind Westminster and Camden. That is why we have submitted a robust schedule to mitigate those concerns. Again, if this application were thought by the police to be an issue, they would have objected.

A lot of concern has been mentioned in relation to issues in the early hours of the morning, 2,3 4.30 am etc.

As you will have noted, this venue will be closed by 11pm

Positive

I am pleased to report that while many feel they speak for everyone in the area, this is not the case and not everyone is of the same opinion. Some members of the public have written their support for the venue and it was heartening to read the below submission where the writer appreciates the due process.

I am writing to support the application submitted by Off-ramp Limited for the premises at 11 Boundary Street, subject to a robust operational management plan being put in place to ensure managing their clientele, particularly around closing time. I am a resident of the Boundary Estate which is often plagued by ASB from the night-time economy. I trust the operators to bear this in mind when considering their offering and how to control their clientele, and to provide adequate respect for residential neighbours at all times.

And

Redchurch St has been hampered by planning regulations for a lot time and it's a great improvement that premises will now be able to be used more flexibly. Having investigated the business applying, I am very confident they will be a well-positioned, responsible addition to the Boundary Street community.

It is often the case that we rarely speak up of things we appreciate or are in agreement with. If we are concerned or worried, we always speak out. The same



happens with licensing applications. It is not until an application receives objections that people in support then speak up. This project has a lot of support from local residents and businesses as my clients have been approached and had open discussion with people.

On that note, should anyone wish to meet in person and have an open and frank conversation with either of the directors, a time and place can be arranged. They'd be delighted to facilitate this and put your minds at rest. Additionally, my clients are happy to be invited to any future residential meetings to discuss any issues that have arisen and to share email/contact details.

Food

As conditioned, during licensable hours food will always be available, for example, Olives, Bread, Charcuterie in the form of saussicon, coppa, pate en croute, various cheeses including comte, St. Nectaire, Brightwell Ash - just some of the foods to compliment the drinks available.

Drinks

I have also included within this an example of the drinks menu we intend to offer.

Operating Schedule

Having reviewed all of the objections to this application my client has decided in response to amend the hours and to offer additional conditions in the Operating Schedule. The attached schedule is as was submitted; the amendments are below.

- **Reviewed hours for licensable activity are now;**

Sunday to Wednesday 1000 - 2130 with closure at 2200

Thursday to Saturday 1000 - 2230 with closure at 2300

- **Condition 3 amended; A recognised member of the premises management must attend all police/council licensing forums/resident meetings when invited**
- **There will be a maximum of 4 patrons permitted to smoke outside the premises, a notice will be placed to inform customers of this and the area will be monitored by staff.**
- **A notice will be placed by the exit encouraging customers to use the toilet before departing**



- **Condition 26 amended; The Licensee shall instruct members of staff to make regular checks of the area outside the premises and remove any litter, bottles and glasses found. A final check should be made at close of business.**
- **The pavements outside the premises on both sides will be regularly swept clean and power washed to ensure cleanliness.**

Based on less than 20% of the nation being smokers we have capped this at a point we think manageable and a number we expect to rarely encounter.

The dispersal policy will be amended to include reminding all persons leaving the premises to use the toilet before departing.

We hope that by reviewing this information and the final operating schedule that your concerns in your rep have been dealt with enough for you to be satisfied that this venue will not add to any issues you have raised. For any further information, please do contact me on either the number or email below and I'd be very happy to discuss the application and your concerns.

Kind Regards

Peter



Alba

11 Boundary Street,
London,
E2 7JE

Draft Operating Schedule

Opening hours 1000-2300
Licensable hours 1000-2300
Monday to Sunday

General

1. An incident log shall be kept at the premises, and made available on request to an authorised officer of Hackney Borough Council or the Metropolitan Police, which 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. any faults in the CCTV system
 - f. any visit by a relevant authority or emergency service.

2. The premises licence holder or nominated representative shall keep and maintain all right to work documents for all staff members. Right to work documents shall be kept at the premises and produced to an authorised officer of Hackney Borough Council or the Metropolitan Police upon request. Right to work documents must be retained at the premises for a minimum of 12 months after employment has ceased.

3. A recognised member of the premises management must attend all police/council licensing forums/meetings when invited.

Prevention of Crime

4. CCTV shall be installed, operated and maintained at all times that the premises is open for licensable activities, so as to comply with the following criteria;
 - The licensee will ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct. A record of these checks, showing the date and time of the person checking, shall be kept and made available to police or authorised council officers on request
 - The police must be informed if the system will not be operating for longer than one day of business for any reason
 - One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering
 - The system will provide coverage of any exterior part of the premises accessible to the public
 - The system shall record in real time and recordings will be date and time stamped
 - Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to police or authorised council officers on request, (subject to the Data Protection Act 1998) within 24 hours of any request, and
 - At all times the premises are open for licensable activity, there will be a person on the premises who can operate the system sufficiently to allow police or authorised council officers to view footage on request
5. Signage stating that CCTV is in operation at the premises will be clearly displayed at the premises
6. The use of CCTV at the premises will be registered with the Information Commissioners officer (ICO)
7. No high strength beer, lager or cider in cans or plastic bottles of 6% abv or above shall be sold
8. No alcoholic goods or tobacco products will ever be purchased or taken from persons calling to the shop. All alcohol products shall be purchased from outlets registered with HMRC's Alcohol Wholesale Registration

Scheme. Invoices for all purchases of tobacco and alcohol products shall be retained on the premises for 12 months and produced to authorised officers of Hackney Borough Council and the Metropolitan Police upon request. The licensee will immediately report to Trading Standards any instance of a caller to the shop attempting to sell alcohol or tobacco products.

9. Ultra-violet light will be available at the premises and will be used for the purpose of checking the UK Duty Stamps on spirits as soon as practicable after purchase. The premises licence holder shall notify the Council's Trading Standards team and HMRC as of any spirits that do not fluoresce under ultra-violet light and the bottles shall be removed from display and stored separately for collection by Council officers.
10. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale, a description of the person who was refused service and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by authorised officers of Hackney Borough Council and the Metropolitan Police upon request.
11. No "miniature" bottles of spirits of 50ml or less shall be sold or supplied at the premises.
12. Food will always be available during licensable hours.
13. Off-sales of alcohol are limited to sealed bottles of wine, beer and artisan spirits only.
14. Drinks can only be taken outside whilst sat in an appropriately licensed area, appropriate signage will be placed at the front of the premises indicating this.
15. On-sales in the basement will be for a maximum of twelve persons

Public Safety

16. A first aid box will be available at the premises at all times
17. A fire safety risk assessment will be completed as per government guidelines on an annual basis (**Regulatory Reform (Fire Safety) Order 2005**) And produced to authorised officers of Hackney Borough Council, the Metropolitan Police or the London Fire Service upon request.
18. All exit routes and public areas shall be kept unobstructed, shall have non-slippery and even surfaces, shall be free of trip hazards and shall be clearly signed.

Prevention of Public Nuisance

19. The premises shall prominently display signage informing customers to leave the premises quietly and to respect the neighbours.
20. A dispersal policy will be in existence which shall, so far as is possible, ensure that minimum disturbance or nuisance is caused to neighbours and to ensure that the operation of the premises makes the minimum impact upon the neighbourhood in relation to potential nuisance and anti-social behaviour.
21. The removal of rubbish to outside the premises will not take place between the hours of 9pm and 7am
22. The Licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply with their responsibility as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.

23. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier (refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier and shall not use any plain black or unidentifiable refuse sacks or any other unidentifiable or unmarked waste receptacles.
24. The Licensee's premises are situated in an area within which refuse may only be left on the public highway at certain times (time bands). If the Licensee's waste carrier cannot or does not comply by collecting the refuse within an hour after the close of any time band imposed by the waste authority, the Licensee must remove the refuse from the public highway and/or keep it within the premises until such time as his/her waste carrier arrives to collect the refuse.
25. In order to minimise the amount of time any waste remains on the public highway in readiness for collection, the Licensee will ensure the timeframe within which it may expect its waste carrier to collect is adhered to.
26. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.
27. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.
28. The current trade waste agreement/duty of care waste transfer document shall be conspicuously displayed and maintained in the window of the premises where it can be conveniently seen and read by persons standing in

11 Boundary Street,
London,
E2 7JE

This should remain unobstructed at all times and should clearly identify:-

- the name of the registered waste carrier
- the date of commencement of trade waste contract
- the date of expiry of trade waste contract
- the days and times of collection
- the type of waste including the European Waste Code

Protection of Children from Harm

29. The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years without having first provided identification. Only a valid British driver's licence showing a photograph of the person, a valid passport or proof of age card showing the 'Pass' hologram are to be accepted as identification. Military ID Cards can also be accepted. Notices and/or posters advertising the Challenge 25 policy shall be placed in prominent positions at the premises.

30. All staff members engaged, or to be engaged, in selling alcohol on the premises shall receive full training pertinent to the Licensing Act, specifically in regard to age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs.

31. All such training is to be fully documented and signed by not only the employee but the person delivering the training. Training records shall be kept at the premises and made available upon request to either an authorised officer of Hackney Borough Council or the Metropolitan Police on request/ Staff employed to sell alcohol shall undergo training upon induction. This shall include, but not be limited to;

- The premises age verification policy
- Dealing with refusal of sales
- Proxy purchasing
- Identifying attempts by intoxicated persons to purchase alcohol
- Identifying signs of intoxication

32. Such training sessions are to be documented and refreshed every twelve months. All training sessions are to be documented in English. Records of

training shall be kept for a minimum of one year and be made available to an authorised officer of Hackney Borough Council or the Metropolitan Police upon request.

33. With regard to on-line sales the premises shall at all times operate the following policies:

- Challenge 25 policy will be advertised on the web site, and at the point of booking a sale.
- A pre-booking system will be in place for all sales of alcohol, whereby the customer pays for the product on-line.
- Only Credit/debit cards issued to over 18's will be accepted
- The full name, date of birth and address of the person making the booking will be recorded

34. With regard to other off-sales and deliveries the premises shall at all times operate the following policies:

- All sales of alcohol for consumption off the premises shall be in sealed containers only and shall not be consumed on the premises
- Sales of alcohol shall only be allowed when delivered to a verified or registered address occupied by the customer
- No deliveries are to be made to an open space
- Drivers must be instructed to abort delivery where it is believed that a sale is a 'street sale' or where the delivery agent considers the person receiving the delivery to be under the influence of alcohol or drugs
- There shall be no cash payments on delivery

Hector's

Soft

Sabadi Cordial Zenzero (Ginger)		3
Sabadi Cordial Aranciata (Blood Orange)	3	

Beer

Kernel Table Beer 2.7% 500ml	4.1	
Kernel Damson Saison 4.9% 330ml		6.1
3 Fontainen Oude Kriek 6.7% 375ml		15.5

Sparkling

Ca' de Noci, Tre Dame, Emilia Romagna 2020	8.5	magnum
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White

Tuets, Tot Blanc, Catalunya 2020	7	37
Beck-Hartweg, Riesling, Alsace 2019	8	40.5

Pink

Le Coste, Rosato, Lazio 2020	11	magnum
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Orange

Orsi, Posca Bianca, Bologna NV	7.5	37.5
Jean-Yves Peron, Côtillon des Dames, Savoie 2019	11.5	63

Red

Bonne Tonne, Regnié, Beaujolais 2020	8	42
Sistema Vinari, Novetat Total, Mallorca 2021	(1litre) 8	45

Any bottles off the shelves are also available to drink in - just add £15 to the shop price for corkage.
We also have a cellar list with a few special bottles, please ask to have a look...

10% service charge will be added to your bill.

APPENDIX B

RESPONSIBLE AUTHORITY REPRESENTATION: APPLICATION UNDER THE LICENSING ACT 2003

RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	Licensing Authority
ADDRESS OF AUTHORITY	Licensing Service Hackney Service Centre 1 Hillman Street London E8 1DY
CONTACT NAME	David Tuitt
TELEPHONE NUMBER	020 8356 4942
E-MAIL ADDRESS	david.tuitt@hackney.gov.uk

APPLICATION PREMISES

Premises	11 Boundary Street London E2 5PW
Applicant	Offramp Ltd

COMMENTS

I make the following relevant representations in relation to the above application at the above address.

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance x
- 4) the protection of children from harm

Representations (which include comments and/or objections) in relation to:

I write to make a representation in response to this application.

I am concerned that the proposed hours for the supply of alcohol for consumption on and off the premises could have a negative impact on the promotion of the licensing objectives, in particular, the prevention of public nuisance.

The premises is located within the Shoreditch area close to the boundary with Tower Hamlets. This is an area of the borough with a high concentration of licensed premises. As a result, the area attracts large numbers of people on-street, due in part to late opening venues. Problems due to the high visitor numbers include street drinking, public urination, open use of nitrous oxide and public disorder, particularly at weekends. A significant amount of Police and Council resources are deployed to the area as a result.

I am less concerned about the proposed off-sales as the premises is described as "selling premium natural wine and beer for off-sale" and a condition stating that "Off-sales of alcohol are limited to sealed bottles of wine, beer and artisan spirits only." is proposed. It is also noted that the proposed hours do not exceed those of the nearest off-licence which appears to be 'Tesco Express' on Shoreditch High Street therefore not appearing to increase the overall availability.

However, the proposed 'on-sales' are a concern given the character of the street and the very close proximity to residential premises. On-sales would effectively enable the premises to operate as a bar in the evenings. Whilst it is noted that there are other licensed premises nearby, namely Boundary Restaurant, 2-4 Boundary Street and Dishoom, 7 Boundary Street, these are very much food rather than alcohol led establishments. The premises also backs onto the rear of Rainbow Sports Bar which is a sexual entertainment venue. However, the entrance/exit to this is on Shoreditch High Street. So I would have concerns about a new type of alcohol led activity being introduced to this part of Boundary Street as this is currently not the case at present.

The above representations are supported by the following evidence and information.

The Licensing Act 2003, guidance issued by the Home Office under s182 of the Licensing Act 2003

Are there any actions or measures that could be taken to allay concerns or objections? If so, please explain.

Discussion with the applicant and consideration of a removal from the application or reduction in the proposed hours for the supply of alcohol for consumption on the premises.

Name: **David Tuitt (Business Regulation Team Leader) - Licensing and Technical Support**

25 August 2023

License application for Oaf at 11 Boundary St E2

1 message

2 August 2023 at 10:24

Reply-to: [REDACTED]
To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Hello

I have seen the application for an alcohol licence at 11 Boundary St.

I wish to object to this being given on the grounds of the already saturated amount of alcohol licences in the area, and this also brings with it the usual bad behaviour, crime /drugs and effluent, left behind by the customers.

Giving a licences to them will also affect the quality of life for local residents and other small business.

Many Thanks

[REDACTED]
Owner / Manager

[REDACTED]
Boundary St
London
E2 [REDACTED]

[REDACTED]
Boundary St
London
E2 [REDACTED]

[REDACTED]

11 Boundary Street, London E2 7JE

1 message

18 August 2023 at 12:18

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Hello,

I would like to oppose the application by Offramp Ltd for a premises licence to authorise the supply of alcohol for consumption on and off the premises from 10:00 to 23:00 Mon to Sun for 11 Boundary Street.

We are the owners of the live/work property at [REDACTED] Boundary Street, operating a workshop on the groundfloor with a flat above. Boundary Street is a mixed area, residential, retail and hospitality and the neighbourhood is already saturated with licenced premises. During the weekend and most evenings, crime and disorder occurs on a regular basis, which makes it unpleasant for residents and difficult for retail businesses to thrive. Remnants of alcohol consumption are left in the street and makes it unpleasant even during the day.

People loitering around premises often create a public nuisance, noise from licenced premises is already making it impossible to work from home and to sleep at night.

There have been attempted break-ins and disturbances during the evening, often alcohol related, a clear danger to public safety.

We do not want the same proliferation of licenced premises as already exist on Shoreditch High Street to bleed into Boundary Street.

Boundary passage is a dangerous place to walk through as a woman on her own, and having a licenced premise at the corner will make it even more of a no-go area for local residents.

I would urge Hackney to fully reject this application, and not even grant it for reduced hours. Once granted, it will undoubtedly be extended to its longest possible use, as usually happens for other premises. Policing licenced premises in the neighbourhood is already under-resourced and holding licence owners accountable is woefully inadequate.

Another licenced premises at 11 [Boundary Street](#) will make the neighbourhood even more un-livable and turn it into a night-time economy only, rather than the vibrant community locals still appreciate.

Regards,

[REDACTED]

Objection to application of premises licence.

1 message

24 August 2023 at 19:20

[REDACTED]
To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

To whom it may concern.

Dear,

I hereby object to the alcohol premises licence applied by Offramp Ltd at [11 Boundary street, London, E2 7JE](#).

Reason for objecting being;

The saturation of premises with current alcohol licensees on and around Boundary street. The short sighted implications of the night time economy where it pays the rent but costs the community. Shoreditch as we all are very aware of is losing its day time economy and with it a living, breathing community.

The corner location of 11 Boundary street does not lend itself well to a alcohol licensed venue. The crime and public nuisance in the Boundary passage alley is well known. It's been renamed Rue de Piss for a reason....

The address is residential above, as well as next doors on both sides. With longer opening hours and the likelihood of smokers congregating outside it would drastically affect the quality of life of the tenants.

Any premises where people congregate drinking is subject to petty theft, begging, assault , drug dealing. This corner plot by an alley would be a prime target for the above, more so than perhaps on the high street.

In short, as a resident on Boundary street I feel it is incredibly shortsighted by Hackney council to grant them a license when you, the council, is ill equipped to police, clean and enforce license terms and regulations.

Kind regards

[REDACTED]
Flat above

[REDACTED] [Boundary street](#)

[London](#)

[E2](#) [REDACTED]

11 boundary street, licence application

1 message

27 August 2023 at 20:29

To: licensing@hackney.gov.uk

Cc: [REDACTED]

Good evening,,

I am contacting you regarding the licence application by Offramp Limited.

It looks like this shop [will](#) be turned into a bar.

As a resident of the boundary estate, I am extremely concerned by the noise a bar in this area will bring. This bar will be in the middle of a residential area.

I am asking you to consider not to open this new venue.

Best regards

[REDACTED]

Issue with licence application for clothes shop to be turned to a bar in residential area - 11 Boundary Street E2 5PW

1 message

27 August 2023 at 21:57

To: licensing@hackney.gov.uk

Cc: [REDACTED]

Subject: Issue with new license application 11 Boundary Street, E2 5PW for clothes shop to be turned to a bar and authorise supply of alcohol on and off premises in a residential area

Dear Hackney Licensing,

Residents in Boundary Street are concerned about a new licence application for a clothes shop to be turned into a bar at [11 Boundary Street, E2 5PW](#). We and hundreds of other residents who live in Boundary Street (E2 7JQ) within a few meters of that clothes shop in 11 Boundary Street.

We have suffered multiple problems with alcohol and nightlife in Boundary Street - the police can tell you details about it with the many complaints from residents.

We are also worried that sometimes Hackney Council is slow to appreciate that their night time economy is moving increasingly close to a residential area with 600 homes (with another 200 homes in neighbouring streets).

In addition, many children live in Boundary Street, and alcohol and anti social behaviour is a constant problem. A new license to sell alcohol will only make matters worse for families in the area.

Therefore: We please ask you to not provide any more alcohol licenses in Boundary Street

Thanks
[REDACTED]

No licensing for 11 boundary street please

1 message

27 August 2023 at 23:36

████████████████████
To: licensing@hackney.gov.uk

Hello

I don't want another bar on my street please I'm currently on boundary streets e2 █████
& the noise & drunken disorderly of public is terrible on shoreditch anyway
Please don't allow licensing to [11 Boundary Street, London, E2 7JE](#)
In order that the following licensable activity NOT to take place;

Thanks █████

Representation of licence application on Boundary street

1 message

28 August 2023 at 00:01

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Cc: [REDACTED]

Hi

I am writing to appeal the licence application for a bar, noted on the window of 'Lazy Oaf' on Boundary Street. I am a resident of Abingdon House (opposite the new proposed bar) and I live with my family, 3 children one of whom has special needs. She is highly sensitive to noise as she has both autism and ADHD.

Currently we suffer a lot of noise pollution in the area from the existing bars and night time economy. With the newly proposed bar this is only going to be worse. Not to mention the car bars that go on until 3-4am on our streets waking up our children and scaring them, the use of gas canisters and other drugs, the littering of our estate and urinating on our building, leaving glass bottles and graffiti on our windows. All of this will increase with the addition of yet another bar on our doorstep.

I am pleading you to reconsider this licence as the existing night life in the Boundary estate is making life unbearable for our families and neighbours already.

I will be waiting to hear the outcome.

Regards

[REDACTED]
Abingdon House resident

Sent from Samsung Mobile on O2

Sent from [Outlook for Android](#)

11 Boundary Street E2 - licensing application objection

1 message

28 August 2023 at 07:41

To: licensing@hackney.gov.uk

Cc: [REDACTED]

Dear Sirs

I live on the Boundary Estate which adjoins boundary street.

I object to the application for a licence to sell alcohol on the above premises.

There are hundreds of residential flats on the Boundary Estate and we suffer significantly as a result of the nighttime economy in Shoreditch with noise, nuisance, detritus and public disorder which routinely spills into our estate and wakes us up and causes sleepless nights especially over the long weekend from Thursday to Sunday nights. A bar so close to the estate is wholly objectionable and this must be stopped.

Please take into account many people (including families with young children) who are disturbed every weekend by Shoreditch nightlife and do not allow yet another bar to open, this time even closer to our homes, with the effects which inevitably follow on us and our lives on a daily basis.

Thank you for taking this into account.

Kind regards

[REDACTED]

[REDACTED] Sunbury House, E2 [REDACTED])

Sent from my iPhone

Licence application Lazy Oaf site, Boundary Street

1 message

28 August 2023 at 07:55

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Cc: [REDACTED]

As a resident of Abingdon House, I strongly object to an alcohol licence for the premises at the corner of Boundary Passage and Boundary Street.

The noise and nuisance (well established as a problem) which this will cause is totally inappropriate at such proximity to domestic housing - the boundary estate has been here since the late 19th century and provides good quality socially mixed housing - a precious resource in the inner city. That this should be compromised by thoughtless planning is unacceptable.

School children, workers and the elderly make up the mix of residents and it is inappropriate to subject us to the inevitable noise and nuisance another bar will bring.

Please do not grant this licence.

Yours

[REDACTED]
Abingdon House

Offramp Limited - License Application

1 message

28 August 2023 at 08:35

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

To whom it may concern:

I am writing to object to the bar application that has been submitted. This location is right in the middle of a residential area and will cause untold problems, that will compound the existing issues residents are facing. I urge the committee to take ASB's, noise pollution and other related side effect under consideration when reviewing the application. There are 600 homes in this area and the well being of residents also needs to be considered.

Many thanks,

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted] Noble Street| EC2V [Redacted]

[Redacted]

Objection to Licence Application by Offramp Limited

1 message

28 August 2023 at 10:27

To: licensing@hackney.gov.uk

Cc: [REDACTED]

Licensing Authority, Hackney Council,

I am writing to formally object to the licence application submitted by Offramp Limited for 11 boundary st. As a resident of the Boundary Estate and a concerned member of the community, I am deeply troubled by the potential consequences of granting this licence. It is my firm belief that Hackney Council's understanding of the evolving night-time economy in proximity to residential areas with a considerable number of homes is not being adequately considered.

The Boundary Estate is home to approximately 600 residents who value the peaceful and safe environment our community has strived to maintain. With the proposed establishment's proximity to our housing estate, there is a serious concern that the grant of this licence could lead to a range of issues, including public disorder and nuisance.

Hackney's night-time economy is expanding, and while this growth is beneficial to the local economy, it must not come at the expense of the well-being and tranquility of residents. The close proximity of this establishment to our homes raises significant apprehensions about noise levels, increased traffic, potential disturbances, and disturbances to the general quality of life.

I implore the licensing authority to consider the potential negative impact on the community when evaluating this licence application. It is crucial that the council takes into account the legitimate concerns of residents living in close proximity to the proposed establishment. I firmly believe that balance must be maintained between fostering a vibrant night-time economy and safeguarding the peace and harmony of the residential areas nearby.

In conclusion, I urge the licensing authority to thoroughly assess the implications of granting this licence in relation to public order and nuisance. I kindly request that the concerns of the Boundary Estate residents, who will be directly affected, are given due weight in the decision-making process.

Thank you for your time and consideration.

Sincerely,

[REDACTED]

Sent from my iPhone

Lazy oaf, Bar application license

1 message

28 August 2023 at 10:34


To: licensing@hackney.gov.uk

Dear sir / madam

I would strongly object to a bar opening on the lazy oaf premises in Boundary road E2.

I am a long term resident of the Boundary estate which is home to a very large community of old and young and families.

We are already having to contend with increased demographic and noise from neighbouring rooftop bars and the commerce of shoreditch high street.

This premises should remain s shop or retail enterprise. Bars encourage noise nuisance, anti social behaviour brought on by intoxicated customers, fighting and general conflict.

The residents of the boundary estate should be respected and our quality of life considered before any proposal like this is actioned.

Sincerely


Boundary estate Resident

Sent from my iPhone

Fwd: Licence application - Boundary Street

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

----- Forwarded message -----

From: [REDACTED]
Date: Mon, 28 Aug 2023 at 11:09
Subject: Fwd: Licence application - Boundary Street
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Dear Licensing Team

I am in absolute opposition to granting if this license.

I am a resident directly opposite to this premises and my family and neighbours are already frequently negatively affected by the noise and subsequent social behaviour from bars and clubs.

We are seeing increased alcohol consumption spilling onto boundary street and this is encouraging further issues such as nos gas consumption and car bars.

When the bars close the patrons don't just quietly leave the area. They continue drinking in the street amongst other things, in boundary Street (used to park their cars for the later car bars).

There is vomit, urination not to mention the frequent disturbed sleep from the noise. The list goes on.

There is less police presence dealing with the negative affects from the bars and clubs which mainly appear to be in the LB Hackney part of this area of Shoreditch, whereas I am in LB Th side of Boundary Street where the issue spill out to.

It appears that residents are not at all considered, it's just all about business.

Please accept this as a strong objection to the license.

Kind regards

[REDACTED]
Abingdon House
Boundary Street Resident

Licence application 11 Boundary Street

1 message

28 August 2023 at 12:25

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Cc: [REDACTED]

To whom it may concern, regarding

Please can you record and acknowledge this formal objection to the license application for

11 Boundary Street London E2 5PW	Hoxton East and Shoreditch	Offramp Ltd	Application for a premises licence to authorise the supply of alcohol for consumption on and off the premises from 10:00 to 23:00 Mon to Sun.	28/08/2023
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This site is in an area already severely negatively impacted on by Hackney Council's development of the nighttime economy in the central pub and club area in Shoreditch.

Granting a licence on Boundary Street practically in the residential area would show a complete lack of understanding of this impact which includes noise pollution, general nuisance, and indeed public disorder.

Unfortunately, this strategy of putting profit before people would show clear ignorance of and contempt for the Boundary Estate residential community.

Regards

[REDACTED]

[REDACTED]

Licence Application Objection - 11 Boundary Street

1 message

28 August 2023 at 12:28

To: licensing@hackney.gov.uk

Cc:

Hackney Council, Licensing Authority,

I am writing to formally object to the licence application submitted by Offramp Ltd for the premises at [11 Boundary Street, London, E2 7JE](#).

As a resident of the Boundary Estate, living close to the premises, and having seen the consequences of other licences being granted in the area without due consideration, I am certain that granting this additional licence would be a net negative for the area.

There are two main reasons for this:

- 1) The acutely negative impact on local residents
- 2) The lack of any meaningful incremental benefit for visitors to the area

The acutely negative impact on local residents

It is my firm belief that the impact of the evolving night-time economy in proximity to residential areas with a considerable number of homes is not being adequately considered. Boundary Street alone is home to hundreds of residents, including families with young children, who have already seen their quality of living decline as a direct consequence of the encroachment of the night-time economy into the street. This needs to stop. The cost of granting more venues permission to sell alcohol, which is fuelling ASB and other crimes, is far too high.

To give you a sense of these costs, alcohol-fuelled ASB / disorder / public nuisance / other crimes on Boundary Street (or Calvert Avenue, which connects to it) have recently included:

- Multiple stabbings and other assaults by visitors to bars / clubs in the area (evidence:

<https://www.mylondon.news/news/east-london-news/shoreditch-stabbing-live-updates-after-21546676.amp>)

- Drunk drivers deliberately mounting the pavement and ramming people into walls to perpetrate gang violence (evidence:

<https://www.dailymail.co.uk/news/article-7372171/Driver-rams-gang-fight-Londons-Shoreditch-local-resident-reveals-happens-weekends.html>)

- Regular partying in the street through the night, with associated drug dealing / drug taking / abuse towards local residents / vandalism and littering (evidence:

<https://www.hackneygazette.co.uk/news/22930843.all-night-car-bars-disrupt-shoreditch-residents/>)

- Urination and defecation on people's doorsteps, so much so that the Boundary Passage alleyway, onto which 11 Boundary Street faces, was named "Rue de Piss" (see:

<https://www.alamy.com/london-artistic-and-cultural-area-around-brick-lane-with-creative-designs-and-slogans-here-boundary-passage-or-rue-de-piss-image440246391.html>)

These are not trivial disturbances. They impact residents' quality of life and safety in a very real way.

The recent expansion of the night-time economy in the area has already led to the need for increased policing (as referenced in the above articles). Calvert Avenue, which joins Boundary Street, has had a permanent police presence in the evenings, specifically to deal with crime and disorder resulting from the night-time economy. However, the police do not have the staff needed to address the volume of disorder which spills over from the bars / clubs in the area. They have also been targeted and attacked just for trying to keep the peace (evidence:

<https://www.mirror.co.uk/news/uk-news/police-officer-taken-hospital-after-22455594.amp>).

Needless to say, more venues with licences to sell alcohol will only aggravate these issues.

With the proposed establishment's proximity to the estate (ie on the same street as hundreds of residential dwellings), this is a clear cut example of a licence which should not be granted, purely due to the costs it would inevitably inflict on local residents.

The lack of any meaningful incremental benefit for visitors to the area

Aside from the costs to local residents, there is also no need for an additional venue to provide alcohol in the area.

There are literally dozens of premises selling alcohol within 100 yards of 11 Boundary Street, including the adjoining building (Dishoom), the building directly opposite (The Boundary) and the supermarket behind (Tesco) which are all open late.

For the reasons outlined above, I trust the licensing process will operate effectively and reject this application.

Kind regards,

LICENSING ACT 2003
APPLICATION FOR GRANT OF PREMISES LICENCE

Notice is given that,
Offramp Ltd
applied to Hackney Council for a premises Licence at
11 Boundary Street, London, E2 7JE
In order that the following licensable activity can take place;

The sale of alcohol on and off the premises
Monday to Sunday between 1000 hours and 2300 hours

The licence register listing details of the application is held at the
Licensing Service, Hackney Service Centre, 1 Hillman Street, London,
E8 1DY (tel 020 8356 4970). Details are also available on-line at
www.hackney.gov.uk/licensing

Any representations against this application must be made in writing
and received by the licensing service at the above address, by no
later date than the

28th August 2023

Residents and business in the vicinity of the premises, or their
representatives, may make representations on licensing objectives
grounds only, i.e. the prevention of crime and disorder, the
prevention of public nuisance, public safety and the protection of
children from harm. Copies of all representations will be sent to the
applicant. It is an offence, liable on conviction to a fine up to £5000
for an applicant to knowingly or recklessly make a false statement in
connection with an application,
www.pclicensing.co.uk

Offramp Limited Licence Application

1 message

28 August 2023 at 14:34

To: licensing@hackney.gov.uk

Cc: [REDACTED]

Hackney Council, Licensing Authority,

I'm writing to express strong opposition to Offramp Ltd's new bar licence application for [11 Boundary Street, E2 7JE](#). As a resident within the Boundary Estate, who has witnessed the detrimental effects of unchecked licensing in the Boundary Estate, it's clear that allowing this would exacerbate existing issues.

My objection is rooted in two key concerns:

Severe Negative Consequences for Residents: Granting another licence would severely exacerbate existing issues that plague our community. Not only does the encroaching night-time economy erode our quality of life, but it also brings with it a host of issues:

Drunk Behaviour: The area already suffers from disorderly conduct; another bar would worsen this.

Noise Pollution: Late-night music and shouting disrupt peaceful living.

Increased Traffic: More patrons equates to more cars, clogging our already busy streets.

Drug Dealing: A bar provides an additional venue for illicit activities.

Public Urination: This disgusting behaviour is already a problem and will likely increase.

Negligible Benefits for Visitors: Another bar offers no substantial advantages for the area's visitors but poses a significant nuisance to residents.

To summarise, the social costs far outweigh any marginal gains. The slow creep of Hackney and Tower Hamlets night time economy into the Boundary Estate must stop.

This application should be denied.

Best,

[REDACTED]

Licence application 11 Boundary Street London E2 5PW

1 message

28 August 2023 at 16:31

To: Licensing <licensing@hackney.gov.uk>

Cc: Sian Giles Hackney Licensing Police <sian.giles@met.police.uk>

Licence application - [11 Boundary Street London E2 5PW](#) by Offramp Limited

I am [REDACTED] of the Boundary Tenants and Residents Association, and on behalf of the BTRA I am writing to OBJECT to the grant of this licence.

There are 600 homes on the Boundary Estate of which a minimum 50% are Tower Hamlets council tenants, with the rest being leaseholders. The Boundary TRA also represents another 200 homes of residents of some of the streets and blocks neighbouring on to the estate. On Boundary Street itself we represent 182 homes - residents of Walker House, Anlaby House, Abingdon House, Wargrave House and Cleeve House.

The premises in question faces on to Abingdon House, a block contains 40 homes, all of which have bedrooms and living rooms facing on to Boundary Street. There are well-documented issues with the Shoreditch Night Time Economy reducing the living standards of Boundary Estate residents, particularly those on the side of the estate nearest to Shoreditch High Street - Boundary Street, Calvert Avenue, Navarre Street and that end of Old Nichol Street. Abingdon House is one of the worst affected, running the length of Boundary Street and bounded at one end by Old Nichol Street and the other by Navarre Street.

11 Boundary Street is on the corner with Boundary Passage, a busy pedestrian footway that links to Shoreditch High Street. The passage is colloquially known as 'piss alley', (or 'rue de piss' as one recently piece of street art announces). It already provides a main pedestrian route between the venues on Bethnal Green Road and the clubs of the Shoreditch Triangle. There is already a bar at the Shoreditch High Street end of Boundary Passage. Locating a bar at the Boundary Estate end will inevitably increase the amount of alcohol-related pedestrian traffic and accompanying ASB, and in general increase the level of drinking activity which is already at an intolerable level for those living on the estate.

I have no doubt that the applicant will profess that their intentions are good, that the premises will be well-managed and the clientele will be of a certain type, and will point out that the trading hours are limited. But a bar is a bar, a licence can be varied and transferred and is incredibly hard to revoke once it has been granted. We can expect customers to spill on to the street at closing time and disperse along Boundary Street en route to other venues. This will unavoidably add to the regular disturbance of children whose bedroom windows are at street level and within yards of the entrance of the venue. The premises, now a clothes shop, is not appropriate to be turned in to a bar.

I attach as evidence

- Photo on Boundary Passage road sign with street artists' 'Rue de Piss' sign adjacent
- Photo of incident on Boundary Street outside the premises in question at 5:30am 1 August 2021, as seen from a bedroom window in Abingdon House. This is just one of many, incidents are already commonplace here.
- Impact statements written by residents of the Boundary Estate describing what it is like to live within close proximity of the Shoreditch Night Time Economy. A grant of this licence will bring the NTE into even closer contact with these people.

While a number of the impact statements refer to 'car bars', NOX taking and activities that take place well beyond midnight, and I am sure the applicant will claim that their target customers will be of a different type, it should be clear that any addition of a licensed venue in this location will do nothing to reduce the problem, and can only add to it.

I would submit that it is not possible to grant a licence at this location that meets the four licensing objectives. Moreover the application lies within the Shoreditch Special Policy Area. A new licence at this location will inevitably add to the already-excessive cumulative impact as experienced by our residents.

For these reasons, I hope that the Licensing Committee will refuse the application and strictly apply its SPA policies as stated in the Hackney Council Licensing Statement.

[REDACTED]
Boundary Tenants and Residents Association

3 attachments



Screenshot 2023-08-27 at 20.38.35.png
742K

1 August 2021 5:30am, Boundary Street - argument and abuse between driver and passengers, police intervention.
View from residents bedroom window.



IMG_4965.jpeg
446K

 **impact statements lazyoaf.pdf**
1728K

Impact Statements

These statements were submitted by residents of the Boundary Estate and nearby streets in Autumn 2021 when asked to describe what it is like to live in the vicinity of the Shoreditch Night Time Economy.

While the statements pre-date the application for a licence for 11 Boundary Street, they provide a vivid description of how the night time economy is experienced by local residents and how it affects their lives.

Many of these statements are written by residents living on or adjoining Boundary Street:

- Residents 1, 2 and 3 live in Abingdon House opposite the venue in question.
- Resident 4 lives in Wargrave House, Navarre St / Boundary St corner,
- Residents 7 and 8 live in Anlaby House, Boundary Street.
- Resident 11 lives in Walker House on the east corner of Boundary Street and Calvert Avenue.
- Resident 15, 16, 17 and 18 live in Cleeve House on the west corner of Boundary Street and Calvert Avenue.

Compiled and submitted by the Boundary Tenants and Residents Association

Resident 1 Abingdon House, Boundary Estate (Boundary Street)

I live on the ground floor of Abingdon House with my 3 young children. On the weekends the level of noise at night is awful. It scares my children, disturbs their sleep, terrifies me too. Reckless adults stand or sit directly outside my windows with loud music, using drugs, leaning on our windows, graffiti on my kitchen window, urinating directly on the walls near my windows and I am afraid to even ask them to move as they become angry and make the situation worse, as if they are entitled to act in this way on our estate and that I have no right to ask them to stop. My children wake up from sleep, and this affects them the next day at school and affects my focus at work the next day as well. If I go out on the weekend I am afraid to come home at night with my children and only come home if I am accompanied by a family member. I have had druggies at my security door blocking me from going in to my house and trying to scare me and children with their dog. They also ring our buzzer at early hours and try to gain entrance into the building. I will attach a picture of the graffiti on my kitchen window. They leave half filled cups with alcohol on my window ledge.

I feel as though i have no right to live here safely with my children and there are not enough measures being taken for our safety.



Resident 2 Abingdon House, Boundary Estate (Boundary Street)

Living in Calvert Avenue has become almost unbearable on weekend and now increasingly weeknight evenings. We are woken up at all hours of the morning and night to the sound of fighting, glass breaking and loud music being played from parked cars. I feel unsafe coming home on a Friday/Saturday evening, so much so that I now actively plan to be home early enough to avoid the large groups of drunk and therefore often aggressive revellers who congregate on Calvert Avenue after the clubs, pubs and bars close. I am amazed every weekend by the sheer volume of anti-social behaviour I am witness to; groups of people taking and selling Nitrous Oxide, groups drinking in and around double-parked cars that play loud music (these same people who then presumably drive away inebriated) and groups of people physically fighting in the street (recently two men were filmed firing paintball guns that looked like semi-automatic rifles at a group of people whilst 2 police officers looked on!). These are all things that I believe me and my fellow residents should not have to deal with. We should all be able to sleep through the night without being woken multiple times and we should all be able to feel safe coming home at whatever time we wish. I am saddened that now it seems commonplace to wake up on a Saturday/Sunday morning to the news of yet another stabbing on or around Calvert Avenue and the Boundary Estate.

Resident 3 Abingdon House, Boudary Estate (Boundary Street)

I am a resident of Abingdon House, Boundary Street in Tower Hamlets and have lived here for 10 years

This statement is a community impact statement, written to provide local context surrounding the issues the specific locality, and in this instance, The Night Time Economy area of Shoreditch, is currently facing.

Over recent years, the Shoreditch area has become home to busiest night time economy area in Hackney, and the second biggest in London. There are numerous busy bars which attract thousands of people over a weekend. Most of the venues are open past midnight with some open until 3 am, and all frequently utilising Temporary Event Notices to extend their operating hours until 6 am. Alongside these bars and clubs are local businesses, shops, houses, flats, train and tube stations, parks, hotels and so on. Close to Liverpool Street and The City, Shoreditch attracts a mixed crowd, local workers, and people young and old and from far and wide.

A significant enough portion of these cause ASB related problems which is having a dramatic detrimental impact on local residents. The specific problems that have arisen alongside the Night Time Economy include:

- **Violence and public disorder**, with frequent instances of grievous bodily harm (including knife crime). There is usually at least one altercation / assault which takes place on Boundary Street per fortnight
- **Drug use and drug dealing**, both for the local homeless population and for partygoers, which results in many intoxicated individuals in the streets late at night and often leads to violence or dangerous driving under the influence. This can be easily witnessed during any given week
- **Prostitution**, with people making use of local residents' courtyards to conduct their business
- **Vandalism and littering**, including everything from smashing windows of local shops, to spray painting on walls or vehicles parked in the street, to broken glass on the pavements, to people urinating / defecating on residents' door steps
- **Antisocial noise levels throughout the night** and into the early hours of the morning. This is most directly felt by residents when groups of partygoers arrive to the area by car, park outside residents' windows on Boundary Street and play loud music from their vehicles to party, drink and take drugs either before or after going to a local venue. This can take place for hours at a time and is impossible to ignore as Abingdon House is only permitted single pane windows due to building regulations, so the sound barrier is negligible. During the summer months when this is most problematic, I will have to ask partygoers to move on multiple times per night on Thursday, Friday, Saturday and Sunday nights. Many react aggressively or turn the volume of their music up further. The matter is often aggravated by the noise of young children crying, who have been disturbed. Raising the issue with law enforcement often does not lead to officers arriving for another hour or so

This all takes place in close proximity to places of residence and is not confined to local venues or even the main streets. The antisocial noise levels during the night are therefore the biggest issue, stopping residents from sleeping, especially those who live on the ground floor or those with young children.

Measures implemented to date (e.g. the through-the-night police / parking patrols) are not nearly sufficient to address the issue. We need additional measures, in particular to stop the antisocial behaviour in such close proximity to places of residence. There are many viable options available, including: closing the street to nonpermit-holder vehicles in the evenings; stepping up police and parking warden patrols to move on partygoers; implementing an automatic ticketing system (like those in place in many car parks) to fine non-permit-holder vehicles for parking in the area during the evenings; allowing for double glazing to keep the noise out; etc.

To put it in context, here are some statistics which highlight the problem

Since Jan 2020 to Sept 2020, 3311 crimes have been recorded in Shoreditch. These consist of 1742 Thefts, 565 Violence, 268 Robbery, 252 Burglary, 161 Drugs, 51 Sexual Offences, and 275 miscellaneous.

Alongside these, a total of 1018 separate ASB incidents have been recorded. These range from rowdy behaviour, littering, begging, noise, drugs, and a number of others.

These also take into account the majority of the year being heavily influenced by COVID. These figures of 3311 and 1018 are actually significantly down from what it would be the year previously.

With all this in mind, it is imperative that ASB is taken seriously by all concerned. Offenders should be dealt with effectively and robustly..

Resident 4 Wargave House, Boundary Estate (Navarre Street)

This is a relatively peaceful residential area. I have lived here for over 30 years and have never known of such relentless weekend disturbance and violence by people who are drawn to the area to supposedly 'have a good time'. I believe some of the perpetrators get a kick out of creating the noise and disturbing this quiet area. That's how it feels!

I am constantly on edge on Fridays and Saturdays. I witness and am frequently woken up between 1am to 5am and sometimes later by angry voices, altercations, women screaming, loud music and breaking glass. Parking for residents after 10pm has become a problem from Fridays. My neighbour was verbally abused when he tried to park his car after work. It's alarming to see how the impact of the Licensing Policy requires such a heavy police presence along with the Territorial Support Group every weekend. Despite this police presence violence, stabbings, excess drinking fuelling aggression, car bars, nightly disturbance, abusive attitudes towards residents continues, public urination, drug crime and serious assaults continue.

It's actually frightening to live here with the potential for a violent incident any weekend. Most of the blocks of flats along Boundary Street and Calvert Avenue are family units and many children have been awoken and disturbed by the violence and noise. This will have a long term impact as it has been going on for years.

The first disturbing incident woke me in the early hours of the morning. It was a hysterical woman screaming in Boundary Street. When I walked along the street the next morning there was blood on the pavement. Later I saw the film of the incident. It was a very violent incident and shocking! This was the first of many similar violent incidents happening mainly on Fridays and Saturdays.

Regular incidents include Car-bars from 9.30pm (loud music blasted from cars combined with alcohol, Nox and drugs), altercations and a violent mass brawl involving over 70 to 100 individuals and recently there have been at least three stabbings and a serious assault, all incidents occurred in the area of Calvert Avenue and Boundary Street in the early hours of the morning after police have left the area. The sheer numbers of people attracted to the area and overflowing into the quiet streets of Shoreditch is disturbing. The courtyards and streets are used as toilets. Women frequently using the courtyard outside my kitchen window.

Hackney Council's licensing policy has allowed South Shoreditch to develop into 'Clubland' without regard for the health and well-being of Hackney residents and those in Tower Hamlets and other neighbouring boroughs.

There was a brief lull during Lockdown when the clubs shut and there was a sense of relief. However, it made me realise how much I had been disturbed and put on edge by all the various disturbing incidents occurring during the early hours after the clubs closed. As soon as Lockdown ended the groups gathered on the streets to party. It actually makes me angry, upset and reinforces the disquiet in me to have write this.

Resident 5 Virginia Road

My husband and disabled mother in law have lived in our home on the boundary estate on Virginia road for for 31 years.

We have dozens of men and women come onto my road to urinate as it is slightly quieter than Calvert Avenue. People will urinate on our doorsteps, beneath my kitchen window in-between cars or on the primary school wall. These people will use our private vehicles or my windowsill as a shelf to leave their belongings on whilst urinating. I can often see people using cocaine outside my home too. Whilst people are urinating or parking their cars, they will often be loud and rowdy. Glass bottles will be chucked and discarded on the road or pavements. We often get woken up by people parking up getting ready to go out to the club. We often hear women loudly talk whilst urinating outside our homes discussing their plans for the night including the club names such as Cargo and Boxpark.

This is a regular occurrence every friday and saturday night. It leaves us anxious, sleep deprived and dreading the weekends. We have had to purchase a white noise machine to block out most of the noise to try and have some peace within our homes. Our road smells of stale urine especially in the hot summer. When we have politely asked club goers to move on, we have had violent reactions which has lead to us having to call 999 for our safety. The typical response from these people is that it is OUR faults for living in Shoreditch. Despite us living here long before the Shoreditch night time economy arrived. We are left anxious every weekend hoping that it will not be too loud and rowdy outside our homes. We cannot enjoy our weekends and often left sleep deprived depending on the behaviour outside on our road. We struggle to find parking spaces as club goers will take up resident bays.

As a result of this, we are looking to leave my husbands childhood home and relocate out of the area causing us much emotional and financial stress.

We actively avoid going out on Friday and Saturday night's because it is not safe. It upsets us greatly when we witness people throw their rubbish, NOX cannisters and alcohol bottles around our homes. Every Saturday and Sunday morning, I find myself cleaning outside my home tidying up the litter and also washing away the smell of urine. Recently there was cocaine residue left on my windowsill which I also had to clean. I do not feel safe as a woman alone walking 2 minutes from a bus stop if I am working late and as a result will order a taxi to my door instead.

Resident 6 Culham House, Boundary Estate (Rochelle Street)

I am a resident of the Boundary estate and I am writing this impact statement regarding the horrific antisocial behaviour I and my neighbours have to suffer as a result of after hours partying from people going to venues on Shoreditch High Street and Bethnal Green Road.

I have seen large groups of people leaving these venues and heading to the bandstand in the middle of my estate. They leave their cars parked in our parking spaces then some of the cars open up and do what the Americans call “tailgating” selling Alcohol, N02 canisters, illegal drugs ranging from skunk weed to cocaine and ketamine. I do not have any issue with people who wish to take drugs it is their choice what they put into their bodies. However they play loud music and there is regular fighting sexual assaults and some of them will enter our buildings and use them to defecate and urinate on stairwells and in lifts. Most of the people who live in the estate have to take sleeping tablets and even those are useless due to the extreme levels of noise. I have been attacked in my own building by these people and found drug paraphernalia including used syringes without the lid on, we have children who live here and one had a needle-stick injury. The morning after the entire estate is littered with empty N02 canisters and balloons, broken glass vomit and faeces. Those of us who have to work have our ability to perform severely compromised as a result of this reoccurring extreme antisocial behaviour. We live in fear every weekend and I have personally seen so many stabbings and fights that I have developed complex post traumatic stress disorder and have been put on psychiatric medication.

Our lives, my life on a weekend is like a living hell and I am sick of the refusal of the council and police to do anything about it.

My particular block on the estate is run by Providence Row, a housing provider who specialise in helping homeless and people with special needs, such as emerging from drug and alcohol addiction. Many residents in my block are coping with mental health issues. They are already casualties and this housing is intended to help them recover back in to society. Many cannot read or write and there is a large ratio of high-support needs individuals with serious mental and physical health issues.

My troubled neighbour keeps getting his windows smashed in and it has had the effect of making him hypervigilant. He’s one of those “I’m so hard I eat rocks and shit gun powder” types and his cat got out and hasn’t come back and he’d rather eat his own foot than show emotions in front of another man and he’s been crying like a kid who dropped his ice cream in the sand for days.

He’s living in a state of perpetual fear, lacks the ability and support to be able to process his situation and he’s going to end up on psychiatric drugs for the rest of his life.

Resident 7 Anlaby House, Boundary Street

I write as a long term resident and RTM Director of Anlaby House, Boundary Street.

Anlaby House consists of 69 residential flats and 3 commercial units, the residential flats including my own flat, which is located on the third floor of Anlaby House, as residents we are tormented and at “our wits end” over the utter chaos that descends upon our area of Boundary Street from Friday evenings until Monday mornings.

Typically the “car bars” will arrive to start their parties around midnight on the Friday evening, prior to the occupants going to a club or bar in Shoreditch, unfortunately Boundary street and surrounding streets make a convenient place for pre and post club activities and also a convenient toilet for party goers. I have hours of CCTV footage of fighting, car bars, partying, verbal and physical abuse and work a lot with the Met police supplying them with relevant material where and when requested when a crime has been committed.

Unfortunately, ASB is not a crime nor are car bars or the use of our street as public toilet, it is utterly shocking to me that this is allowed to happen and go unchallenged by the local councils, who clearly are making more £££££ from the nighttime economy and letting the residents take the full force of the outcomes.

Within Anlaby House we have a residents WhatsApp group that regularly report ASB, scuffles, car bars etc etc to “noise patrols” there are 76 residents who are members of this group, and I am sure I speak for the majority when I say “This must stop” or at least be policed appropriately such that we can feel safe in the evenings and sleep well rather than dreading the weekends

Resident 8 Anlaby House, Boundary Street

We live in a block just off Shoreditch High St.

The flat next door is an Airbnb and the guests come for the night life in Shoreditch. We are constantly disturbed and woken throughout the night especially on Thursdays, Fridays, Saturdays and Sundays. We are woken most often between 2 and 5am (4.30 am is a recurring time) and regularly cannot get back to sleep as the guests (returning from bars and clubs) continue to party in the flat. The noise has impacted our well-being and our safety has been threatened several times. There are several of these flats in our block now - completely fuelled by shoreditch's nighttime economy.

We do not feel safe going out of the block at night time - we have car bars outside our entrance most weekends (which the airbnb guests regularly frequent).

I moved to this flat 18 years ago and I can honestly say it is horrible living here now. The night time economy has gone through the roof and it feels very out of control and unsafe. In the mornings particularly around the weekend the streets are filthy , stinking and strewn with debris vomit and worse from the night before however this is nothing compared to the situation at night and the way it has impacted us.

Resident 9 Sandford House, Boundary Estate (Arnold Circus)

I am a 32 year old woman who moved to the Boundary Estate in August 2020. Oftentimes on the weekend, and also sometimes during the week, I am unable to sleep for many hours in the night due to the noise in my surrounding environment ever since lockdown was lifted.

I live on the ground floor, so I feel particularly vulnerable to the spillage from the nighttime economy into the Boundary Estate and especially the “car bar” phenomenon, as sometimes these parties take place right outside my bedroom window. The street garbage can out front my bedroom window is often used as a urinal for women to crouch behind.

As someone who already suffers from insomnia, my use of prescribed medication to aid in sleep has increased since moving to the area (and it doesn't always help). There have also been several night time stabbings occurring blocks from my flat on multiple occasions which are particularly concerning to my safety as I feel extremely vulnerable if I am returning home late at night.

Taking all this into consideration, I strongly feel that adequate regulation of the night time economy is needed in Shoreditch to control the anti-social behaviour stemming from the industry.

Resident 10 Cookham House, Boundary Estate (Old Nichol St)

I live on the Boundary Estate in Tower Hamlets. It's a lovely part of the city but is somewhat marred by the impact of the nighttime economy nearby. Unfortunately, the bars and clubs (many of which are in Hackney) lead to a lot of ASB on the estate, which is rarely if ever policed, which includes - inter alia public drinking, drug taking and dealing, theft and vandalism, littering, car bars and drink driving, urination and defecation and loud music and shouting. Unfortunately it also leads to violence and verbal and physical abuse which I've experienced firsthand.

Unfortunately I've heard many tourists comment on the state of the streets which is a shame given the contribution from tourism to the local economy, and the fact that the Boundary Estate is a historic area with some beautiful buildings.

Resident 11 Walker House, Calvert Avenue

I am a 55 year old married man. My wife and I live in a one-bedroomed flat on the second floor of Walker House, on the corner of Boundary Street and Calvert Avenue, E2. We are leaseholders and have lived in our flat since 2007.

Over that last 3 to 4 years, our sleep on Thursday, Friday, Saturday and Sunday nights has become increasingly disturbed as we have experienced a proliferation of club goers in the area, particularly between the hours of 01.00 and 05.00, who seem intent on continuing to party in the street having left clubs or bars in the area. This includes drinking, shouting, revving of car engines and (most miserably of all for the local residents) the high incidence of 'car bars' in the area, where the car owners sell alcohol and NOX balloons from the backs of their cars, doors open, with music being blared at full volume.

We tend to sleep with foam ear plugs in to dim the traffic noise, but now on Thursday through Sunday nights we know that we will STILL be woken up throughout the nights by various acts of ASB relating to the 'night time economy'. This has become progressively bad over the last four years.

This lack of sleep has led to prolonged bouts of anxiety and mild depression. Despite us both being healthy and fit, we are also now reticent to leave our properties after 21.00 on Thursday, Friday, Saturday and Sunday nights, particularly having experienced aggressive behaviour by night time economy clientele.

Resident 12 Laleham House, Camlet Street (Boundary Estate)

I have been a resident of the boundary estate for the past 8 years. The area has a reputation of being a “lively” with a strong night time economy. However, since I moved to the area, this has gone from a higher than average amount of drunken shouting to a point where the antisocial behaviour and indeed crime has become out of control. This has undoubtedly been fuelled by the night time economy, as made apparent when the crime dropped significantly during lockdown when the bars were shut.

The crime is frequent, pretty much on a daily basis, however it increases notably at weekends or when certain licenced venues hold events. It consists of public urination, screaming in the early hours of the morning, car bars, drug and nitrous oxide use and trade, public sexual acts, vandalism and theft of bikes, homes, public property, violence, threats of violence, dangerous driving, drink and drug driving and intimidation.

I have personally been affected by all of the above issues. Sadly reporting to local authorities and the MET, with little if any action taken, is the norm.

Dealing with all of these issues has had a significant effect on my mental health. I’ve been prescribed anti anxiety medication. Our buildings are single glazed and the impact has become so great I’m having to pay several thousand pounds to install secondary glazing to try and have some restbite from the noise.

I worry constantly about mine and my family’s safety and the long term impact it’s having on our emotional well-being.

Resident 13 Calvert Avenue

I write this statement to hopefully give you some idea of what it is like to live on Calvert Avenue and be impacted by the flow-on effects of the night-time economy.

To provide some context for my experience, my flat faces Calvert Avenue. Directly below the windows of my living and bedroom there are car parking spaces, which are nowadays almost always filled with car bars in the early hours of Friday and Saturday. I also have a direct view onto the street.

Since moving into my flat in April 2019, I have seen a continued worsening of anti-social behaviour. What is a peaceful street of small businesses and flats during the day descends into complete chaos as a result of intoxicated and disorderly people on Friday and Saturday nights. Worryingly, the trend also seems to be for more and more incidents to occur on weeknights as well as the weekend.

The peak times for anti-social behaviour are when people first arrive and park their cars to go into Shoreditch (around 7/8pm) and then again around 2am going through to about 5am, when it seems people leave bars and clubs for the surrounding streets.

I can't stress enough that this is not just people being a bit loud and having a good time. Late on Friday and Saturday night, the street becomes lawless – people are out of control and have complete disregard for basic norms of behaviour. Some examples include:

- the street being parked-up with cars (3 cars deep) that blare music through amplified system with drinking, smoking weed inside cars and on the streets, doing cocaine off of bin lids, and NOX use and dealing happening in and around the cars in the middle of the street and all over the pavement;
- people screaming at each other in the middle of the street;
- shouting matches and fights breaking out (noting that there have been at least two stabbings on this street in the last few months and more in the nearby area);
- incessant shouting and beeping of car horns;
- urination on doorsteps, windows, in planters etc.;
- defecation in the street.

The aftermath in the morning is that street is covered in piles of rubbish (bottles, NOX canisters, balloons, food and drink packaging), smells terrible and there is often significant damage (e.g. the barber on the corner recently having its windows smashed).

Because a lot of the anti-social behaviour congregates around car bars parked in front of my block of flats and the awning to my front door, I feel pretty unsafe walking through this and always make sure I am home well before it all starts.

However, the biggest impact on me has been the noise and not being able to sleep through the night on weekends. Since the lift of lockdown, I have been woken almost every Friday and Saturday night in the early hours (2-4am) by the noise from the street. Even with earplugs I get woken because of the bass of the amplified music and because a lot of the noise is quite alarming – it is not just loud but often aggressive or distressed shouting/screaming.

The anticipation of knowing that you are going to get woken up and not going to be able to sleep is also very stressful. The only reprieve is colder weather and rain - it has gotten to the

point where I hope for heavy rain on the weekends knowing that this might mean a full night's sleep.

I (and I know other residents) have also felt completely powerless to do anything about the situation. Neighbours have experienced verbal and physical confrontations when they have made polite requests for people to be quieter or not urinate on their doorstep. Residents have also been explicitly told by some of the groups that patrol the area (e.g. park guard) not to confront anyone. Whilst we can make reports to the council and police this almost never results in any action being taken to stop the situation. We are also constantly told that whilst things are bad in our street and around the Boundary Estate, much worse is happening in Shoreditch proper and so the police can't prioritise residents' concerns. That is understandable from a police perspective, but it means residents continue to suffer exactly the same issues night after night, week after week. There are many times when I have just wanted to throw something out of the window in frustration and I can genuinely see a dangerous situation arising if residents are driven to direct confrontation or otherwise take the situation into their own hands.

The sustained impact of all of the above is that I have had to make the difficult decision to move out of my flat. Being constantly woken up in the middle of the night and not being able to rely on getting a full night's sleep has become an unliveable situation. I want to note that being able to move away is such a luxury and a level of flexibility that most residents simply do not have - nor should they be forced to make this choice.

To me, it is completely unacceptable that a residential area that houses 1000s of people needs to put up with the behaviour that we do. The night-time economy that fuels the whole situation is making a large amount of profit at the expense of residents' wellbeing (including many families and children). Not to mention the massive drain this is on already strained police and council resources.

It is clear from my experience that sufficient resources are not available to deal with the levels of anti-social behaviour caused by the masses of people drawn to the bars and clubs in Shoreditch. The only solution would be to either significantly increase resources dedicated to the problem or reduce the scale of the night-time economy to match the resources that are currently available.

Resident 14 Hedsor House, Boundary Estate (Ligonier Street)

My partner and I have lived on the Boundary estate for over five years now.

Over the last five years we have witnessed an intense escalation in the amount of anti-social behaviour in the neighbourhood. The disturbances are currently restricted to Friday and Saturday nights, but can be on any other night when there is an event in Shoreditch. The disturbances that we have experienced are in our view as a direct result of the night-time economy in Shoreditch. Our experience of the disturbances are as follows.

Anti-social behaviour Partygoers arrive on the estate any time between 10pm and 6am on Fridays and Saturdays looking for parking and for a space to pre-load or continue the after party. This involves an increase in traffic, especially now due to the blocked street protocol. It also involves excessive hooting, and traffic jams especially on Ligonier Street, as all outsiders are not aware that Ligonier Street is blocked in the middle. Once the parkers have found their illegal spot, they will inevitably do one or all of the following:

- o Keep their cars idling
- o Urinate on the walls of Hedsor house
- o Drink from their trunks
- o Play loud music
- o Consume / purchase laughing gas
- o Defecate
- o Change clothing

Litter Our streets are regularly littered with broken alcohol bottles, laughing gas canisters, half eaten kebabs not to mention vomit and human faeces. The bins too are regularly overflowing with drinking paraphernalia.

Parking I no longer feel like I can leave the estate on Friday and Saturday evenings in my own car having been harassed and having struggled for parking on countless occasions when I return. It has gotten so ridiculous that I have been forced to park on the double yellow / red lines, go up to my flat and stay awake until I inevitably hear a group of drunken revellers who have returned to continue the after party at their cars leave. Then I have to run down and move my car, lest I get fined for parking illegally! It is infuriating and has driven me to tears. This hardly seems fair

Sleep disruption It is impossible to get a good night's sleep on a Friday and Saturday night and we are on the second floor. Some nights it feels as if you are being tortured. I can't even imagine how residents on the ground floor must feel.

Safety I feel anxious and unsafe if I return home after 10pm on Friday and Saturday night. Our neighbourhood streets are littered with drunk people pre-loading before they hit the club scene. Anything from shouting obscenities, to cat calling and whistling goes.

This is a very emotional issue for me, and I truly can't understand why this cannot be policed more effectively.

Resident 15 Cleeve House, Boundary Estate (Calvert Avenue)

Since moving to Cleeve House on Calvert Avenue just over a year ago, I have experienced the deterioration in the situation on the boundary estate as a result of the night time economy in Shoreditch. Not only are we subjected to nightly disturbances, public urination, fighting, loud music played until sunrise, distribution of drugs with impunity - the past few months have seen an increase in violent crime. At least 3 stabbing incidents between Rivington Street and Calvert Avenue have been serious enough to cause police on the scene to maintain a cordon for days while they waited to determine whether the victim would survive.

I am uncomfortable coming home late at night, afraid to invite guests over without endangering them, unable to sleep, and unable to reasonably request understanding from revellers for fear of an aggressive response. The atmosphere of lawlessness and the impunity with which the law is flouted in the presence of police is a direct result of the unmanageable situation created by the outflow of drunk and disorderly people from nearby bars, regularly attracting the heaviest police presence. This creates an environment in which tensions flare and violence is the inevitable result. It is a matter of time before someone loses their life as a result - this is entirely predictable. If Hackney Council does not act, this will be a life sold for profit in business rates and night time levies.

Resident 16 Cleeve House, Boundary Estate (Calvert Avenue)

I live on the Boundary Estate and have so for the last 31 years. What was once a peaceful place to live has turned into a nightmare due to all the bars and clubs popping up around the area.

I live with my wife and 2 year old daughter and we experience ASB daily especially during the weekends. My daughter wakes up multiple times during the nights (weekend mainly) due to the excessive noise coming from outside mainly car bars to be precise. It is almost impossible to get a good nights sleep. My daughters sleeping pattern have changed due to this. So have ours. We are always tired due lack of sleep. We don't dare to go out after 10pm. I myself have seen people robbing each other on a few occasions. Even though the councils have changed the parking restriction times it is still impossible to find a space after 9-10 pm.

Overall it is becoming impossible to live here because as the years passed it's got worse especially the last few years.

Resident 17 Cleeve House, Boundary Estate (Calvert Avenue)

I have lived in Shoreditch, Boundary estate for 5+ years and have seen the highs and lows of living in such a central location.

The Shoreditch night time economy has directly affected our quality of life in an adverse manner. Firstly, parking issues have yet to be resolved. Visitors to Shoreditch and party goers in large groups have failed to comply with parking restrictions as parking fines are not having the desired effect. Rather this is seen as a night out cost to the visitors and party goers, adding to their party cost.

A central issue is noise pollution, as it is at its worst; I have spent over £1,500 on secondary glazing to minimize the noise pollution. However, it's an uphill weekly struggle. I hear noise pollution even though I am on the 4th floor, I can only imagine what others lower down are feeling. This is ruining our community and not allowing us to feel the comfort we all deserve in our own home.

In summary, I speak on behalf of at least 10 households within the boundary estate. Our boundary group is still somewhat small in comparison to the population living here. Some cannot have their voices heard, some are illiterate and cannot express their concerns some are scared to say anything. However, I can claim 100% of the population of the boundary estate finds the weekend bar activity a nuisance. This can be evident by a simple survey with the residents, I would be happy to help should you want to conduct this. I would like to ask the head of Hackney Council 'how would you feel if your parents were tormented like this, your loved ones, your children?

I also urge the council to look at crime records; I would then like Hackney Council to correlate this into analytical data on a weekly basis. I can guarantee the above is evident in such data. I am positive the correlation inference is the following 'higher the attendees, higher crime rate, higher noise pollution'. This is to all their events day/night time economy.

Resident 18 Cleeve House, Boundary Estate (Calvert Avenue)

Introduced by Resident 24

Please accept the following statement from a resident within the boundary estate. This person is personally known to me and would like to remain anonymous. This statement was sent to me yesterday however due to my error I did not forward.

I would urge all party's reading this to absorb what this person is saying, this is not excusable, this is intolerable and as cliché as it sounds and I repeat with great emphasis 'how would you feel if this was your daughter? how would you feel if this was your wife? how would you feel if this was you'

With the greatest respect, I think we all need to do that little more and start implementation.

I am a resident of the Boundary Estate. In the time I have been here I have on many occasions have had my quality of life affected by the party goers from Shoreditch. The antisocial behaviour has affected me so much that the only period of time I was able to rest and sleep in peace since I have been here is during lockdown when the bars were forced to close. Also the only time I felt safe.

The party goers loiter around outside my window after illegally parking and pre-drinking before they go to the club and drinking again after the clubs have closed. They cause ridiculous amounts of noise and keep us up all night often until early hours of the morning.

Not only do they cause noise pollution; they park in the resident bays even though they are not allowed to and we residents suffer the consequences. They do not care for the restrictions or if they receive parking tickets. I have on many occasions asked them to please be quiet as I have a baby and we can't sleep but they are so rude and start throwing abusive language towards me. They discuss very rude things particularly about women and of sexual nature.

I have on many occasions had the smell of marijuana come into my home from the party goers and they leave ridiculous amounts of nitrous oxide (laughing gas) scattered across the floor. I recall an occasion where they were drinking outside and they were sitting on the bonnet of my car. I asked them to get off and to stop loitering or I would call the police. In the morning my window was smashed and my bonnet had the words 'bitch' scratched into it.

Not only are they a nuisance and a danger to the residents and the public; they are a danger to themselves. After they leave the clubs they often get into fights amongst themselves and I have personally witnessed countless fights.

To summarise and to raise a few more points:

- Noise pollution
- Affecting the quality of life for locals
- Littering
- Taking drugs
- Drinking alcohol on the street
- Urinating on the street
- Public indecency
- Abuse towards residents
- Taking resident parking including disabled parking
- Taking and leaving nitrous oxide on the floor
- Affecting sleep for babies
- Fighting amongst themselves (with weapons)
- Being racist
- Being homophobic
- Causing damage to property and cars
- Drink driving after leaving the clubs

Resident 19 Hedsor House, Boundary Estate (Ligonier Street)

I have been living in Shoreditch since I moved to London, about 9 years ago.

When I moved to the Boundary Estate, some friends asked me if it wasn't too noisy, and I replied that it was actually very quiet considering the bars/restaurants/clubs nearby. It really felt like the Boundary Estate was a residential area, with possibilities to go out nearby, while respecting the neighbourhood.

The 2 or 3 years before lockdowns, the noise at night during the weekend started to become more and more frequent. Cars would park under our windows and people would play music on loud speakers, smoking drugs, drinking alcohol, using NOX balloons. This would usually happen as a pre-party around 8 – 10pm and more annoyingly as a post-party between 2 – 5am. It really affected my sleep, and I developed a fear of the weekend, I would try to go and sleep at friends or be away for the weekend. When trying to speak with these people, they wouldn't even listen or just reply "you live in Shoreditch, what do you expect?"

What I expect is to have a proper night's sleep as everyone else!

We could definitely see the difference during the different lockdowns. I was finally able to stay at mine during the weekend and sleep all night.

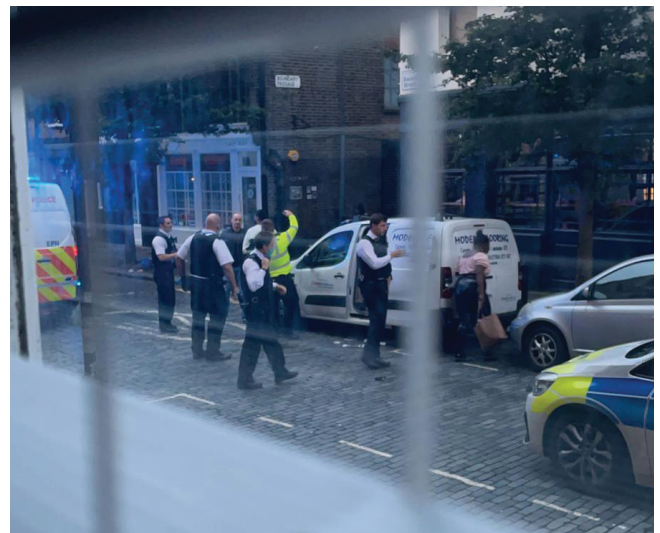
However, when everything started to re-open, my fear started again, and I was right, as the first weekend everything re-opened, the ASB was even worse as pre-lockdown. I was lucky enough to be able to go back to my family for the whole summer, but some people can't do that unfortunately and have to deal with this all year long.

Eventually, I had to come back to London, and to no surprises, I have been calling the police many times to report ASB happening just below my window.

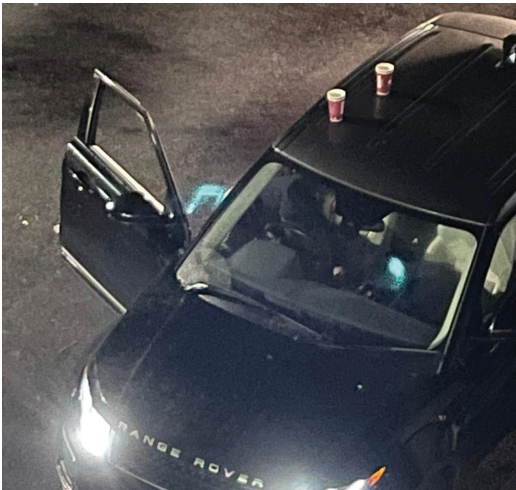
This is no longer tolerable and we expect to be able to sleep all night through without any disruption.



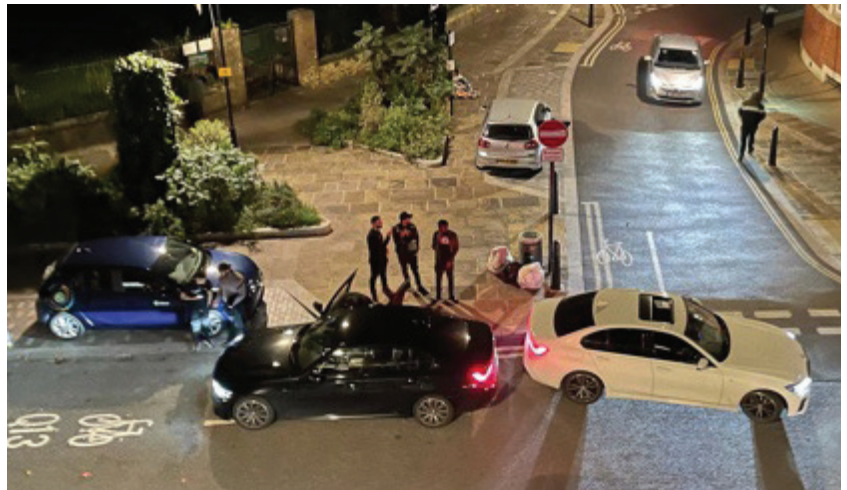
1 August 2020 11:30pm, Shorditch High Street, junction with Rivington Street. Two Territorial Support Group police vans parked as part of their routine weekend night time policing. Indicative of the 'normal' level of night time economy disruption.



1 August 2021 5:30am, Boundary Street - argument and abuse between driver and passengers, police intervention. View from residents bedroom window,.



15 August 2021 ~3am, Calvert Avenue. Typical car bar activities invariably include loud music, raised voices, arguments, threats of violence, urination and defecation.



12 September 2020, Calvert Avenue. 8g nitrous oxide cannisters collected by shopkeepers clearing up the previous night's clubbing activities.



15 August 2021, Calvert Avenue. 615g nitrous oxide containers gathered for waste collection. These industrial-sized cannisters are used by criminal gangs who sell by the balloon to car bar clubgoers.

11 Boundary Street London E2 5PW

1 message

28 August 2023 at 20:43

[REDACTED]
To: licensing@hackney.gov.uk

I object to this licence in the strongest possible terms.

It is in close proximity to residential properties.

The area close to Shoreditch high st is already full of licenced premises that are cumulatively causing terrible harm to the existing residents.

I live nearby and in recent weeks have come to dread the weekend while living in my own flat.

Being woken repeatedly through the night with people arriving and then leaving or returning to cars, changing or urinating against the wall outside then heading off again for another venue with later opening hours only to return repeat, shouting, piling into cars with the radio blasting and finally departing at 4:30am.

This is the cumulative effect that is devastating so many residents peace.

This is actually relatively recent, 12 years maybe but has progressively got worse.

Shoreditch High st and Great eastern st are almost lawless now on a Friday and Saturday night!

Through this summer it has been horrendous.

So Please under no circumstances add to this combustible situation with more licences however charming the applicant Offramp ltd is.

Regards

[REDACTED]
Victoria Chambers
Mark st
London
EC2a [REDACTED]

Fw: OBJECT TO A NEW LICENSE APPLICATION BY 11 BOUNDARY STREET, LONDON E2 5PW BY OFFRAMP LIMITED

1 message

28 August 2023 at 22:49

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>, "planning@hackney.gov.uk" <planning@hackney.gov.uk>
Cc: [REDACTED]

Dear Hackney Licensing Department,

I am a resident of the Boundary Estate. An estate which is a few steps from the above location.

My neighbours and I have been suffering from noise pollution, crime and anti-social behaviour related to the night-time economy on our estate and the streets surrounding us.

The location of 11 Boundary Street was a retail shop selling clothes. A new license must not be granted; the current retail use should be retained. By granting a licence, you are facilitating the use of use, even though there is no application to change the use. This will set a precedent for more retail shops in the area to convert to license premises in an area already saturated with drinking premises. This location is just off Shoreditch High Street and near the intersection with RedChurch Street which has seen an escalation of premise licenses being approved. This is also near BoxPark Shoreditch, which unfortunately, Hackney's planning department has approved for another floor to be added to what is already a heavy drinking venue.

Approving a new license will add to an already out-of-control crime-ridden and unsafe area related the ASB in this area. The Shoreditch High Street area is the worst crime area for the Met Police due to the effects of the night-time ASB. Granting a new license in the area will only add to the cumulative effect of this problem.

The estate has more than 600 households (approx 1800-2000 residents). Many are families with small children. The block nearest to this location are the flats in Abingdon House, their bedroom windows face 11 Boundary Street. Other blocks on the boundary street are Walker House, Anlaby House and Wargrave House

The applicant will mitigate that their closing time will be before midnight. This is irrelevant. As residents, we have experienced patrons from the night-time outlets continue their drinking and socialising in their cars after the venues closed.

Many just park up either on the street outside our windows or worse, in the recent year, some have parked up in our courtyards, a play area for children. They continue their partying in or around their cars, with no regard to residents peace and privacy.

Heavy Nox usage and drinking have been plaguing the estate. Residents have reported incidences of drug use in the communal stairwell, gaining access through faulty door entry systems. I have personally witnessed groups of partygoers urinating and defecating near the front doors of residents. Incidentally, the street next to 11 Boundary Street is called Piss Street.

I hope Hackney Licensing department will refuse this new license application due to the cumulative effect of the night-time economy and its impact on residents.

Thank you

[REDACTED]
Resident of the Boundary Estate

Offramp Ltd for the premises at 11 Boundary Street, London, E2 7JE.

1 message

28 August 2023 at 23:32

To: licensing@hackney.gov.uk

Cc: [REDACTED]

Hackney Council, Licensing Authority,

I am writing to formally object to the licence application submitted by Offramp Ltd for the premises at 11 Boundary Street, London, E2 7JE.

I am a resident of Boundary Estate, and live off Boundary Street not far from the proposed premises. Over the years I have seen the consequences of so many licenced premises in one area and the impact of Hackneys Policy to develop the Night Time Economy. The impact is disturbing.

On Boundary Street I have witnessed and been disturbed by regular and persistent Car Bar activity, violent altercations, drink and drug fuelled activity, abusive behaviour between groups from Car Bars and also directed to residents. Many times I have heard the commotion and the next day there is red tape across the road.

This area is swamped with bars, clubs, shops who sell alcohol late into the night and yet more are being proposed. Another licence application is being requested without due consideration for all the thousands of residents who live on the border of Hackney and Tower Hamlets especially on the Boundary Estate where some blocks are already close to two licenced premises and who the policy of Hackney Night Time Economy is severely impacting on. I am certain that granting this additional licence would be negative for the area.

Due to amount of Policing and demand on the Emergency Services Tower Hamlets residents now find they are having to pay the price of ASB in their rates, but not only financially, by loss of security and quiet enjoyment of their homes. This is caused by loose and ill thought through licencing of establishments all concentrated in one small area and increasing in number and proximity to homes. The situation all too frequently gets out of control as the mayhem spreads throughout the residential areas and streets leading away from the clubs after they are closed and can continue till 5am. At weekends the urine and vomit splattered streets around Boundary Street are a testament to the lack of joined up thinking in the over licencing process.

The proximity of yet another drinking establishment serving alcohol outside its premises will cause even more noise and disturbance to the residents of Abingdon House opposite. Drinks, broken glasses and NOX canisters are invariably found on the window sills of the residents ground floor homes. The residents here are witness to noisy and occasional unruly violent activity also car bars that continue throughout the night and into the early hours.

There are more than enough bars and drinking establishments in this area. Due to the Night-Time Economy's attraction of a huge number of people it is now a high crime zone which has over stretched the police, ambulance and fire services to the point that the area no longer feels safe at night.

From:

[REDACTED]

[REDACTED] Wargrave House

Navarre Street

London E2 [REDACTED]

Licensing application for Off-ramp Limited

1 message

28 August 2023 at 12:50

[REDACTED]
To: licensing@hackney.gov.uk

Dear Council representatives,

I am writing to support the application submitted by Off-ramp Limited for the premises at 11 Boundary Street, subject to a robust operational management plan being put in place to ensure managing their clientele, particularly around closing time.

I am a resident of the Boundary Estate which is often plagued by ASB from the nighttime economy. I trust the operators to bear this in mind when considering their offering and how to control their clientele, and to provide adequate respect for residential neighbors at all times.

Thanks for your consideration.

Best wishes,

[REDACTED]

Offramp Limited - 11 Boundary Street

1 message

28 August 2023 at 20:30

[REDACTED]
To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Good evening,

I'd like to write in support of the licensing application of Offramp Limited for their alcohol license application for 11 Boundary Street.

Redchurch St has been hampered by planning regulations for a lot time and it's a great improvement that premises will now be able to be used more flexibly. Having investigated the business applying, I am very confident they will be a well-positioned, responsible addition to the Boundary Street community.

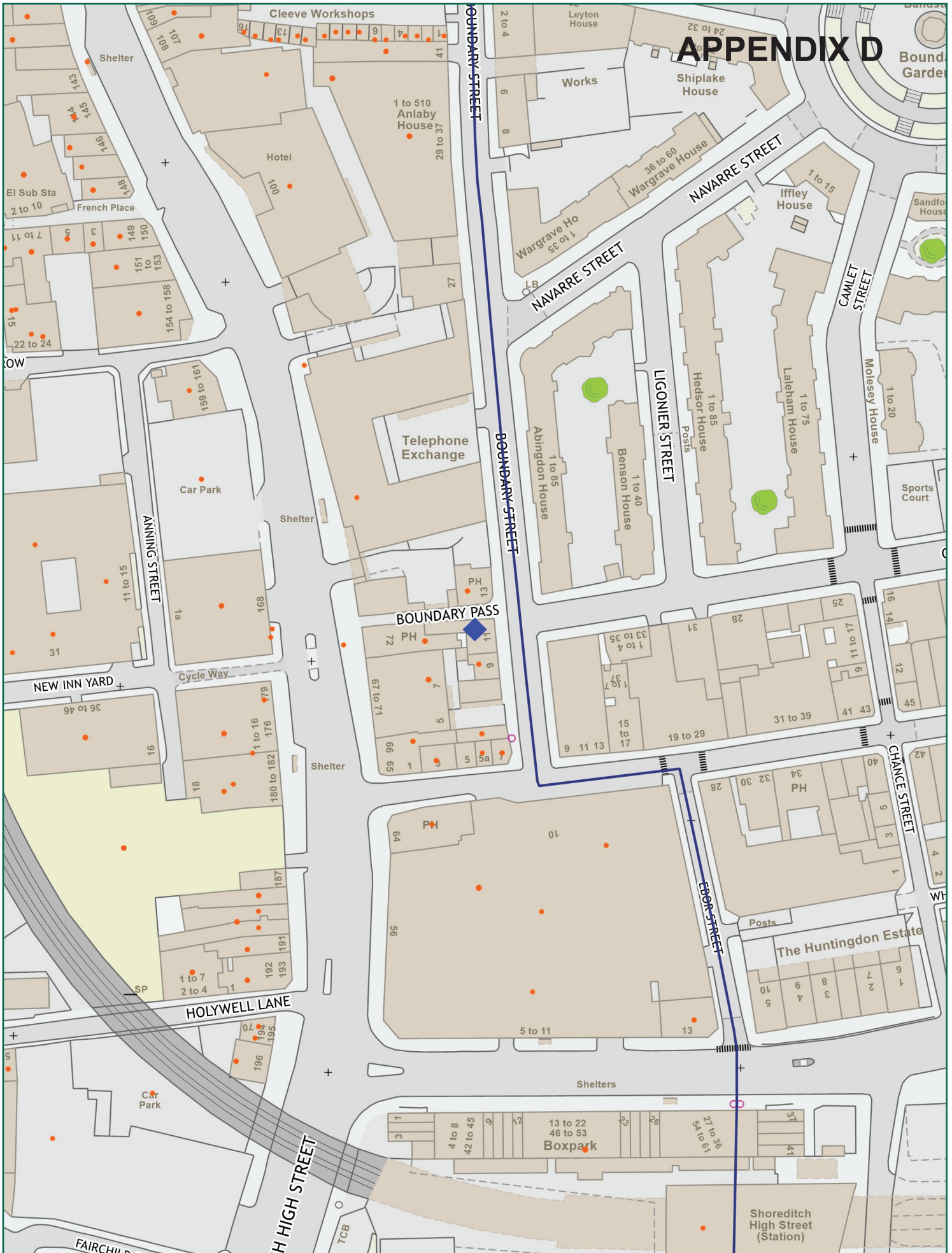
Thanks,

[REDACTED]

[REDACTED]

Boundary Street

APPENDIX D



Scale: 1:1250 at A4

Alba, 11 Boundary Street, London, E2 5PW



Ref:
Friday, October 6, 2023

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