

It should be noted that Xodo, whether as Xodo Brasil Butcher or Xodo Café, has been providing alcohol consumption & live/recorded amplified music events in & around its premise unlicensed for some time. Therefore, the objections which I raise are based on tangible, practical experience documented & evidenced. Available on request. Xodo Brasil have denied the public engagement in the process. They have not advertised the requisite licences application prominently on the premises for the required time. Neighbouring residents are unaware. The residents at [REDACTED] (the residential property consists of [REDACTED]), made up of [REDACTED], [REDACTED] & [REDACTED], are only aware of this application by chance. We are presently in the process of coordinating legal proceedings in relation to Xodo Brasil which led our counsel to stumble upon the application. Otherwise, no one would ever know. The excessive alcohol consumption of Xodo Brasil's staff & patrons has a detrimental effect on the health and wellbeing of the local populations. The quality of life for those who live and work in the vicinity of the premises is greatly compromised by drunken hostile congregations & the nuisance caused by both live & recorded amplified music. Moreover, the forecourts trading of street food via charcoal barbeque & rotisserie, the queues they serve, the outdoor seating, along with street signage cause an obstruction to pedestrians & nuisance to neighbouring residential occupiers. The limited internal floorspace for customers in the butcher shop itself means that noisy, drunken, hostile crowds congregate outside (front & back) & must be negotiated & navigated through in order to pass by. The forecourt prevents safe, easy and convenient access for all users of the building Residents are victims of abuse from drunken patrons & staff when entering exiting or even receiving deliveries. There are not efficient toilet spaces for a drinks licence. Patrons are directed to an outdoor staff toilet in the residential garden & are often witnessed urinating against the residential premise, its walls, its doors, its windows & even against property such as bikes, tools, furniture belonging to residents. Nuisance and safety issues associated with Xodo operating as a licensed premise, include, music noise, dispersal noise from patrons, intrusive odours and general safety. No sound control or mitigation measures have been considered. In fact, the opposite. Requests to reduce noise are ignored & followed by an increase in the frequency of music events & level of noise. Xodo Brasil's Tony Goncalo even exacerbates the noise harassment further by playing unplugged versions of Xodo gigs from their out building, directing the performance into our ground floor bedroom window. Under floor insulation installed for residents has been compromised with much of it removed during the installation of the fascia signage by the commercial premise. Consequentially both noise & odour permeate the resident's home. Particularly given the installation of an awning which now helps funnel street food odours & smoke into the residential building rendering the residence unliveable on an unreasonable number of occasions. This is on top of the fact that the commercial premise itself only has a suspended panel ceiling with basic fissured tiles as a barrier for noise & smell. It is not sufficient. The general safety of the building is massively compromised by drunken patrons in & around the property. CCTV was put in place to deter antisocial behaviours & criminality. The response of Mr Goncalo of Xodo Brasil was to personally destroy the CCTV with a combination of a heavy construction ladder (used as a projectile) & shutter pole, beginning with the rear camera in our residential garden before moving to the front camera. Mr Goncalo is fostering a crowd hostile to residents, from the patrons of his unlicensed events & his staff. Mr Goncalo has been witnessed & documented inviting friends, staff & patrons to become hostile to residents. Both in the front & back of the building, Xodo's patrons are invited to survey residents' windows, security cameras, & even the residents themselves. Residents have been followed by foot & car in a campaign of intimidation. All because they appose the commercial premise operating as if it were a licensed alcohol serving music venue. The residents have no option but to oppose this as the building has been rendered unliveable. I should note that, for the criminal aspects of what is outlined in this, Met Police are already involved. Met Police, as one of the responsible authorities, can be consulted with regard to our cases & also cases of neighbouring residents also. Neighbours who have been denied the opportunity to object because of Xodo's failure to adequately advertise the application. As we can evidence, staff themselves also partake in alcohol consumption on premise, during their work hours, in uniform, often during music events. It's a health & safety concern obviously, in terms of food preparation & service, but also a concern in terms of fire safety. Food staff who do shots in work all evening cannot be relied upon to follow proper safety protocols. It is a matter of when not if our property & its residents are irreparably harmed.