



## Alcohol and Entertainment Licensing Sub-Committee

**Wednesday 29 September 2021 at 2.00 pm**

This will be held as an online virtual Meeting

Details on how to access the link in order to view the meeting will be made available online via the following link: [HERE](#)

### Membership:

#### Members

Councillors:

Long (Vice-Chair)  
Ahmed  
Hylton

#### Substitute Members

Councillors:

Chohan, Denselow, Hector, Kennelly, McLeish,  
Maurice, Shahzad

**For further information contact:** Devbai Bhanji, Governance Assistant  
Tel: 020 8937 6841; Email: [devbai.bhanji@brent.gov.uk](mailto:devbai.bhanji@brent.gov.uk)

For electronic copies of minutes, reports and agendas, and to be alerted when the minutes of this meeting have been published visit:  
**[www.brent.gov.uk/committees](http://www.brent.gov.uk/committees)**

**The press and public are welcome to attend this meeting as an online virtual meeting. The link to view the meeting will be made available via the following link: [HERE](#)**

### **Notes for Members - Declarations of Interest:**

If a Member is aware they have a Disclosable Pecuniary Interest\* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent and must leave the room without participating in discussion of the item.

If a Member is aware they have a Personal Interest\*\* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent.

If the Personal Interest is also significant enough to affect your judgement of a public interest and either it affects a financial position or relates to a regulatory matter then after disclosing the interest to the meeting the Member must leave the room without participating in discussion of the item, except that they may first make representations, answer questions or give evidence relating to the matter, provided that the public are allowed to attend the meeting for those purposes.

### **\*Disclosable Pecuniary Interests:**

- (a) **Employment, etc.** - Any employment, office, trade, profession or vocation carried on for profit gain.
- (b) **Sponsorship** - Any payment or other financial benefit in respect of expenses in carrying out duties as a member, or of election; including from a trade union.
- (c) **Contracts** - Any current contract for goods, services or works, between the Councillors or their partner (or a body in which one has a beneficial interest) and the council.
- (d) **Land** - Any beneficial interest in land which is within the council's area.
- (e) **Licences** - Any licence to occupy land in the council's area for a month or longer.
- (f) **Corporate tenancies** - Any tenancy between the council and a body in which the Councillor or their partner have a beneficial interest.
- (g) **Securities** - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

### **\*\*Personal Interests:**

The business relates to or affects:

- (a) Anybody of which you are a member or in a position of general control or management, and:
  - To which you are appointed by the council;
  - which exercises functions of a public nature;
  - which is directed is to charitable purposes;
  - whose principal purposes include the influence of public opinion or policy (including a political party or trade union).
- (b) The interests of a person from whom you have received gifts or hospitality of at least £50 as a member in the municipal year;

or

A decision in relation to that business might reasonably be regarded as affecting the well-being or financial position of:

- You yourself;
- a member of your family or your friend or any person with whom you have a close association or any person or body who is the subject of a registrable personal interest.

# Agenda

Introductions, if appropriate.

Item	Page
<b>1 Apologies for absence and clarification of alternate members</b>	
<b>2 Declarations of Interests</b>	
Members are invited to declare at this stage of the meeting, the nature and existence of any relevant disclosable pecuniary or personal interests in the items on this agenda and to specify the item(s) to which they relate.	
<b>3 Application for New Premises Licence by Karen Lanquaye for the premises known as Ghana Market, 138 Church Road, NW10 9NH, pursuant to the provisions of the Licensing Act 2003</b>	<b>1 - 20</b>

**Date of the next meeting:            Date Not Specified**



Please remember to ***SWITCH OFF*** your mobile phone during the meeting.

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## LICENSING ACT 2003

### Application for New Premises Licence

#### 1. The Application

Name of Applicant:	Karen Lanquaye
Name & Address of Premises:	Ghana Market, 138 Church Road, NW10 9NH
Applicants Agent:	SG Licensing Ltd - Stewart Gibson

The application is for a new premises licence:

- 1 For the sale of alcohol and to remain open from 9am to 11pm Monday to Sunday.

#### 2. Background

None

#### 3. Promotion of the Licensing Objectives

See page 2 & 3 of the application

#### 4. Relevant Representations

Representations are received and from the Police, Licensing Officers and the Ward Councillor.

#### 5. Interested Parties

None

#### 6. Policy Considerations

##### Policy 1 – Process for Applications

Conditions on the licence, additional to those voluntarily sought/agreed by the applicant, may be considered. Conditions will focus on matters which are within the control of individual licensee and which relate to the premises or areas being used for licensable activities, the potential impact of the resulting activities in the vicinity. If situations arise where the licensing objectives may be undermined but cannot be dealt with by the use of appropriate conditions the Licensing Authority will consider whether it is appropriate for a licence to be granted or continue to operate.

## **7. Determination of the Application**

Members can take the following steps when determining a new premises licence application:

- grant the licence;
- exclude from the scope of the licence any of the licensable activities to which the application relates;
- refuse to specify a person in the licence as the premises supervisor;
- reject the application

## **8. Associated Papers**

- A. Application Form & Plan
- B. Police Representation
- C. Licensing Representation
- D. Councillor Patel Rep
- E. OS Map

## **Part 1 – Premises Details**

Postal address of premises, or if none, ordinance survey map reference or description

**Ghana Market**  
**138 Church Road, London, Brent, NW10 9NH**

Telephone Number at premises (if any):

Non domestic rateable value: 10750

## **Part 2 – Applicant Details**

Proposed Licence Holder:  
Miss Karen Lanquaye



## **Part 3 – Operating Schedule**

When do you want the premises licence to start? 10-09-2021

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

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

Please give a general description of the premises: The premises trades as a African food store

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

Section J: Sale of alcohol: Off the premises

The times the licence authorises the carrying out of licensable activities

<b><u>Section J: Sale or Supply of Alcohol: Off the premises</u></b>		
<b><u>Day</u></b>	<b><u>Start Time</u></b>	<b><u>End Time</u></b>
Monday	09:00	23:00

Tuesday	09:00	23:00
Wednesday	09:00	23:00
Thursday	09:00	23:00
Friday	09:00	23:00
Saturday	09:00	23:00
Sunday	09:00	23:00

n/a

n/a

**State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:**

**Concerns in respect of Children:** n/a

The opening hours of the premises

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	09:00	23:00
Tuesday	09:00	23:00
Wednesday	09:00	23:00
Thursday	09:00	23:00
Friday	09:00	23:00
Saturday	09:00	23:00
Sunday	09:00	23:00

n/a

n/a

**a) General – all four licensing objectives (b, c, d, e):** The licensee shall ensure that all staff are trained on relevant matters , including the conditions of the premises licence , age restricted products and [if they are ever left in charge of the shop] the operation of the CCTV system and how to deal with visits from authorised officers . The licensee shall keep written records of training and instructions given to each member of staff , detailing the areas covered to include the Licensing Objectives , identifying persons under 25, making a challenge, acceptable proof of age & checking it, making & recording a refusal, avoiding conflict & responsible alcohol retailing. Staff shall sign to confirm that they have received and understood the training . All staff who work at the till will be trained for their role on induction and be given refresher training every six months. The written training records kept for each staff member will be produced to police & authorised council officers on request.

**b) The prevention of crime and disorder:** CCTV shall be installed, operated, and maintained, to function all times that the premises are open for licensable activities. This CCTV shall comply with the following criteria: (a) The licensee will ensure that



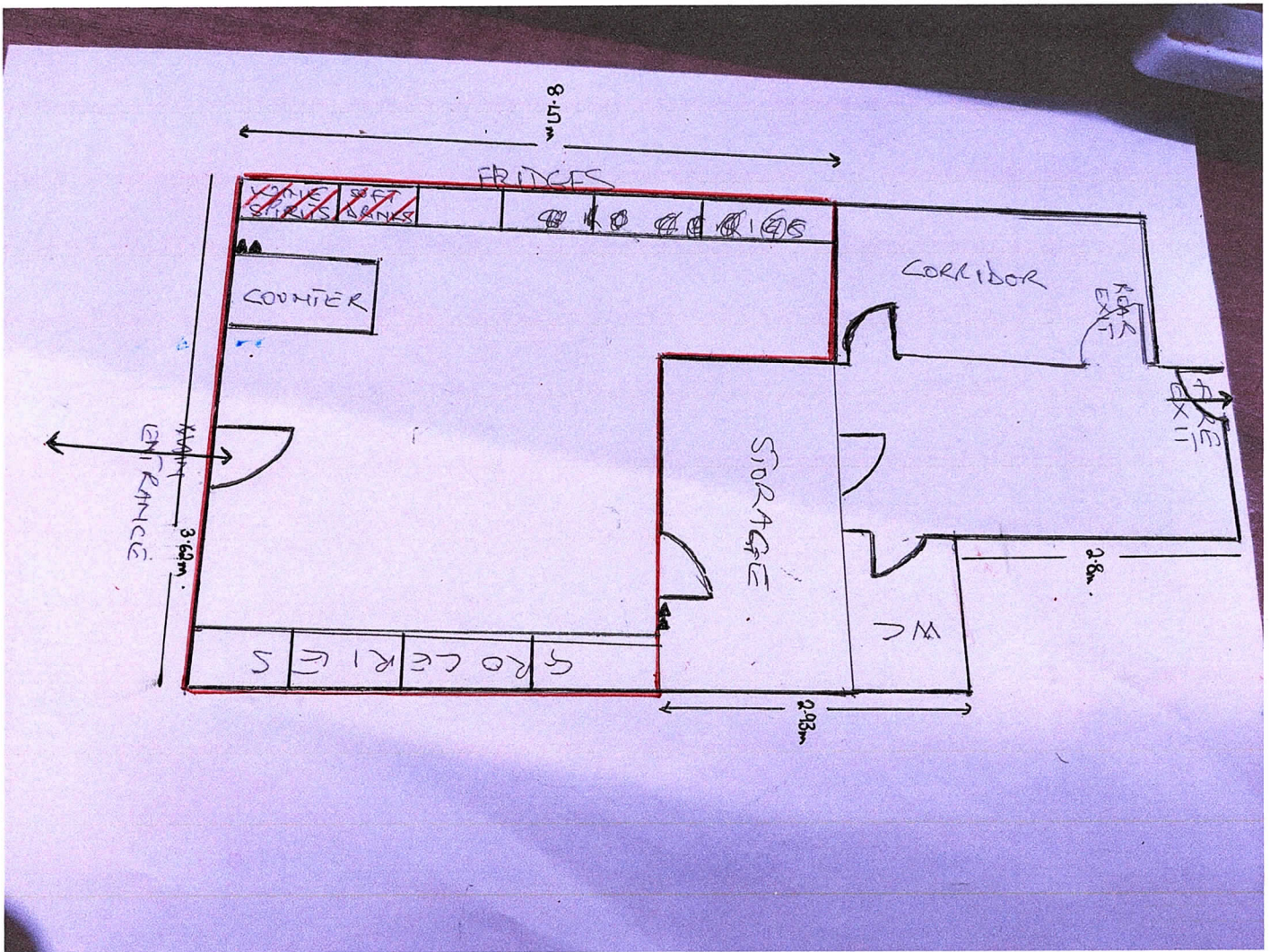
the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct. (b) A record of these checks, showing the date and name of the person checking, will be kept and made available to the police or other authorised officer on request; (c) The Police will be informed if the system will not be operating for longer than one day of business for any reason; (d) One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering; (e) The system will provide full coverage of the interior of the premises and any exterior part of the premises accessible to the public; (f) The system will record in real time and recordings will be date and time stamped; (g) At all times during operating hours, there will be at least 1 member of staff on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request. (h) Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to the police or other authorised officers on request (subject to the Data Protection Act 1998) within 24 hours of any request. No beers lagers or cider above 6.5% ABV to be sold from the premises except for pre- agreed premium products. Copies of all invoices for the purchase of alcoholic products will be kept on-site and made available for inspection by the authorities for a period of at least 12 months. An incident log shall be kept at the premises, and made available on request to the police or an authorised officer, which will record: Notices will be prominently displayed by the entry/ exit. A) That CCTV is in use & a Challenge 25 proof of age policy is in operation; B) Advising customers of the provisions of the licensing act regarding underage & proxy sales; C) Of the permitted hours for licensable activities & the opening times of the premises; No alcoholic goods or tobacco products will ever be purchased or taken from sellers calling to the shop .

**c) Public safety:** Staff will be trained to be alert to any potential danger to customers and react accordingly. If they are unable to quickly defuse the situation without risk to customer or staff, then they are instructed to call the police. All relevant fire procedures are in place for a premise of this size. All off sales will be sold in sealed containers.

**d) The prevention of public nuisance:** Customers will be reminded by way of a notice at the entrance/ exit door to please leave the premises quietly and have consideration for the neighbouring properties. sufficient litter bins will be provided to allow the customers to deposit their waste/ rubbish in the correct manner.

**e) The protection of children from harm:** Challenge 25 shall be operated as the proof of age policy and only a valid passport, photo driving licence, HM forces photographic iID card or proof of age card with the PASS logo or hologram on it may be accepted as proof of age. Prominent, clear and legible signage (in not less than 32 font bold) shall also be displayed at all entrances to the premises as well as at, at least one location behind any counter advertising the scheme. A notice will be displayed at the till either electronically or physically to remind staff to ask for identification . The premises shall at all times maintain and operate refusals recording system (either in book or electronic form) which shall be reviewed by the Designated Premises Supervisor at intervals of no less than 4 weeks and feedback given to staff as relevant. This refusals book will be kept at the premises and made available to officers of any responsible authority upon request. [REDACTED]

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GHANA MARKET  
138 CHURCH ROAD  
NW10 9NH.

▲ FIRE EXTINGUISHERS  
■ Licensable Area + Display

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**The Licensing Authority**

Brent Civic Centre  
Engineers Way  
Wembley  
Middlesex  
HA9 0FJ

**Brent Borough Licensing Department**

Harrow Police Station  
74, Northolt Road  
Harrow  
Middlesex  
HA2 0DN

**Your ref:** 22238

**Our ref:** 21/2965NW

**E-mail:** Gary.L.R.Norton@met.police.uk

**Web:** www.met.police.uk

**Mobile:** 07500 993 899

**Date:** 29/07/2021

**Police Representations to a New Premises Licence application – Ghana Market,  
138, Church Road, London, NW10 9NH.**

I acknowledge receipt of an application for a new Premises Licence under section 17 of the Licensing Act 2003, for Ghana Market, 138 Church Road, London, NW10 9NH.

**On behalf of the Commissioner of Police of the Metropolis, I wish to make a representation, as police believe the following objectives will be undermined, namely the Prevention of Crime and Disorder and the Prevention of Public Nuisance.**

An officer of the Metropolitan Police, in whose area the premises are situated, who is authorised for the purposes of exercising its statutory function as a 'Responsible Authority' under the Licensing Act 2003.

The venue sits on a parade of shops slightly off-set from Church Road (A407), which is a busy route for traffic throughout the day. The Church Road immediate surrounds itself is made up of a mixture of densely packed residential accommodation and some retail businesses. There are 4 existing off licences in close proximity to the newly proposed off licence. The socio-economic aspects of the area show it is made up of an ethnically diverse population, with a higher percentage of lower income residents comprising of semi-skilled, unskilled and those on state benefit (social grading figures taken from streetcheck.co.uk).

The area is somewhat rundown and has crime and disorder issues, including a lot of gang related violence in the area. There is a relatively high level of crime and disorder in the area, the vast majority relate to ASB, then violent offences against the person. In July 2021, for the NW10 9NH area, there were 81 reported cases of ASB, 48 cases of violence against the person and 21 drug offences from a total of 233 reported offences overall. These figures are usually higher. Whilst the area is not part of a designated Cumulative Impact Zone (or Area), it does experience its fair share of street drinking issues which can often lead or add to the issues of crime, disorder and public nuisance. Adding to the supply of alcohol off sales in the area is a definite concern given these existing issues, as well as there already being other 4 off licences close by.

Whilst some of the applicants proposed conditions are welcome, the issue of high strength beer, lager and cider is not addressed as well as I would hope. I would want amendments to the conditions relating to ABV strength of beer, lager and cider, as well as including a condition to tackle the sale of smaller bottles of spirits also associated with street drinking. Given the existing issues of the area, I would also ask for no exemptions to the beer, lager



and cider sales ABV condition, as the distinction and definition of a premium product can be somewhat open to interpretation. Many of the police proposed conditions are amendments to those suggested by the applicant. These amendments are more in line with creating a defined "industry standard" condition that is not open to misinterpretation for the purposes of clarity and uniformity.

#### **Personal Licence Holder**

The sale of alcohol to drunken people and children is a common cause of concern to police and highlighted in the Governments Alcohol Harm Reduction Strategy. Those who sell alcohol should be fully aware of the legislation and issues around alcohol and should be fully trained to a national standard.

#### **Closed Circuit Television (CCTV)**

Good quality CCTV is essential as a deterrent for the prevention of crime and the detection of offenders. It allows for both covert and overt monitoring of the premises. With proper signage, this reassures both staff and clientele, that this is a safe environment where illegal activities are not tolerated. All cameras and recording equipment will be installed and maintained in accordance with Home Office Guidance and the manufacturer's instructions and will be fully operational when the premises are open to the public.

Notices shall be displayed at the entrance to the premises, and in prominent positions throughout the premises, advising that CCTV is in operation.

#### **Operating Hours to be displayed on Premises**

A notice displaying the opening hours, the type of licensing activity and licence conditions should be clearly displayed and visible to anyone outside the premises. This may be incorporated in the summary of the licence, which must be displayed, or take the form of a separate item. Likewise the name of the Designated Premises Supervisor (D.P.S.) should be similarly displayed. This will allow the Police and other responsible authorities to readily identify the licence details. Clearly displayed opening hours will also reduce any confusion for customers prior to entering the premises and possible conflict when the premises close/stop selling alcohol.

A Summary of the Premises Licence will be displayed at each public entrance to the premises.

**Police require the following points should be added as conditions on the premises licence as below.**

1. CCTV shall be installed to Home Office Guidance standards and maintained in a good working condition and recordings shall be kept for 31 days and shall be made available to police and authorised Officers from Brent Council upon request. This must comply with the Data Protection Act including signage.
2. CCTV camera shall be installed to cover the entrance of the premises and further cameras installed to cover the full coverage of the interior of the premises accessible to the public.
3. The CCTV system shall display on any recordings the correct date and time of the recording.
4. The CCTV system shall be capable of obtaining clear facial recognition images and a clear head and shoulder image of every person entering or leaving the premises.
5. A member of staff trained in the use of the CCTV system shall be available at the premise at all times that the premises are open to the public.

6. The Licence holder/DPS/Manager shall inspect and test that the CCTV is operational and working correctly on a weekly basis. A signed and dated record of the CCTV examination and any findings shall be kept on the premises and made available to the police and authorised officers of the Local Authority on request.
7. A "Challenge 25" policy shall be adopted and adhered to at all times.
8. No high strength beers, lagers, and ciders above 6.0% ABV shall be stocked or sold.
9. No miniature bottles of wine or spirits in units less than 35cl shall be stocked or sold.
10. An incident log shall be kept at the premises, and made available for inspection on request to an authorised officer of Brent Council or the Police, which will record the following:
  - (a) all crimes reported to the venue
  - (b) all ejections of patrons
  - (c) any complaints received
  - (d) any incidents of disorder
  - (e) any faults in the CCTV system or searching equipment or scanning equipment
  - (f) any refusal of the sale of alcohol
  - (g) any visit by a relevant authority or emergency service.
11. A copy of the premises licence summary including the hours which licensable activities are permitted shall be visible from the outside of each entrance to the premises.
12. A suitable intruder alarm complete with panic button shall be fitted and maintained.
13. The following crime prevention measures shall be implemented:
  - A time delay safe with deposit slot and anti-fishing mechanisms must be used at the counter till area.
  - Regular robbery awareness and cash minimisation training shall be given to all staff.
14. All staff employed at the premises shall be fully trained in making sales of alcohol and in particular how to manage issues in relation to underage sales and dealing with intoxicated persons and street drinkers. The individual training shall be documented and made available to the police or officers authorised by the licensing authority upon reasonable request. This training should be conducted twice yearly.
15. No alcoholic goods or tobacco products will ever be purchased or taken from sellers calling to the shop.
16. The Challenge 25 shall be operated as the proof of age policy and only a valid passport, photo driving licence, HM forces photographic ID card or proof of age card with the PASS logo or hologram on it may be accepted as proof of age.
17. The till/s will utilise an electronic age verification check prompt for all sales of alcohol.
18. Copies of all invoices for the purchase of alcoholic products will be kept on-site and made available for inspection by the authorities for a period of at least 12 months.

Yours Sincerely,

**Gary Norton 2965NW**  
**Licensing Constable – Brent Police**

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Stewart Gibson  
SG Licensing  
4 Brecon Close  
Grantham  
Lincolnshire  
NG31 8FX

9<sup>th</sup> September 2021

Our Ref: 22238

Dear Mr Gibson

**Licensing Representation to the Initial Application for the Premises Licence at Ghana Market, 138 Church Road, London, NW10 9NH**

I certify that I have considered the application shown above and I wish to make a representation that the likely effect of the grant of the application is detrimental to the Licensing Objectives for the reasons indicated below.

**An officer of the Licensing Authority, in whose area the premises are situated, who is authorised for the purposes of exercising its statutory function as a 'Responsible Authority' under the Licensing Act 2003.**

**The application has been made for a new premises licence under section 17 of the Act.**

The Licensing Authority representations are primarily concerned with the four licensing objectives;

- the prevention of crime and disorder;
- public safety;
- the prevention of public nuisance; and
- the protection of children from harm.

On Thursday 9<sup>th</sup> September 2021, I contacted the applicant, Miss Karen Lanquaye via telephone to ask a few questions regarding the application for a new premise licence.

The following questions were asked and recorded below:

**Esther Chan (LA): When did you take over the business?**

***Karen Lanquaye: I took over the business in November 2020.***

**Esther Chan(LA): Are you the business rate payer?**

***Karen Lanquaye: My landlord pays the business rates as the shop is divided into two shops. I have a lease for five years.***

**Esther Chan (LA): When do you complete your personal licence course?**

***Karen Lanquaye: I completed the course months ago and waiting for the personal licence to come through.***

**Esther Chan (LA): Can you explain the four licensing objectives?**

***Karen Lanquaye: I can't remember.***

**Esther Chan (LA): Have you read the content on the application form?**

***Karen Lanquaye: Yes***

**Esther Chan (LA): What type of goods will you be selling?**

***Karen Lanquaye: Afro Caribbean and Ghanaian products.***

**Esther Chan (LA): Why do you wish to sell alcohol**

***Karen Lanquaye: My business is struggling and I realised there is a demand for alcohol.***

**Esther Chan (LA): What do you know about the area?**

***Karen Lanquaye: I've in the area for three years. I don't mingle and haven't seen any problems. Divided community with a mix of Nigerians, Ghanaians and Somalis.***

**Esther Chan (LA): Are you aware of ASB issues in the area?**

***Karen Lanquaye: I have received a leaflet which explains the issues in the area but I have not personally come across any situations.***

**Esther Chan (LA): Can you describe the characteristic of a street drinker?**

***Karen Lanquaye: If they had abit to drink already.***

**Esther Chan (LA): How would you prevent the sale of alcohol to a street drinker?**

***Karen Lanquaye: I will convince them not to drink.***

**Esther Chan (LA): If you get the premise licence, explain the age verification policy that you will adopt?**

***Karen Lanquaye: Check ID and not supply to under 18's.***

**Esther Chan (LA): How long will you keep CCTV footage?**

***Karen Lanquaye: Two weeks.***

**Esther Chan (LA): Will you sell alcohol (beers, ciders and lagers) over 6.5% abv?**

***Karen Lanquaye: No. I will sell Guinness and Stella.***

**Esther Chan (LA): Will this include the sale of single cans?**

***Karen Lanquaye: Yes I will sell single cans.***

**Esther Chan (LA): Who will train your staff?**

***Karen Lanquaye: I will.***

**Esther Chan (LA): How many staff will you employ?**

***Karen Lanquaye: Just my husband and I will be working as it is a small shop.***

Street Drinking is a serious issue in many areas of the borough of Brent. This has contributed to the implementation of a Cumulative Impact Zone (CIZ) in the many parts of Harlesden and Willesden.

Whilst Church Road is not part of a CIZ, this area has become a hotspot for anti-social behaviour including street drinking. Due to various issues in the locality, this area has been included as a 'Day of Action' borough-wide enforcement campaign. The Localities Officer will provide their comments supported with crime stats as part of a supplementary document.

Following my telephone conversation with the applicant, I have strong concerns with their business plan for the premises and their level understanding in terms of promoting the licensing objectives.

Miss Lanquaye was not able to explain the licensing objectives despite completing a personal licence course only months ago and her response regarding the age verification policy was rather vague despite the application states she will adopt 'Challenge 25'.

Furthermore, she states that the CCTV footage will be kept for two weeks contrary to what is proposed on the application form. I am not convinced that Ms Lanquaye will be able to identify a street drinker who is intoxicated in order to challenge any potential issues in the premise, thus prevent street drinking.

There are a number of off licences within close proximity and in fact a few doors away, namely:

- Shop 4 You, 148 Church Road, NW10 9NH
- Quality Wines, 144 Church Road, NW10 9NH
- Morgan Cash & Carry, 120 Church Road, NW10, 9NG

Based on our conversation, it would appear that the applicant is selling alcohol products which is already available in the existing off licences in the locality and there are no niche products which suggest the premises is providing anything unique to the community.

The Licensing Authority feel that the applicant lacks knowledge as a licence holder and proposed DPS therefore I request that the application for a new Premise Licence at Ghana Market 138 Church Road, London, NW10 9NH be **refused**.

Yours faithfully



Esther Chan  
Licensing Inspector  
Regulatory Services

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**From:** Councillor Mili Patel

**Sent:** 23 August 2021 12:14

**To:** Business Licence

**Subject:** RE: New Premises Licence Application - 22239 - Harlesden

I would like to lodge my objection to granting to licence application 22239.

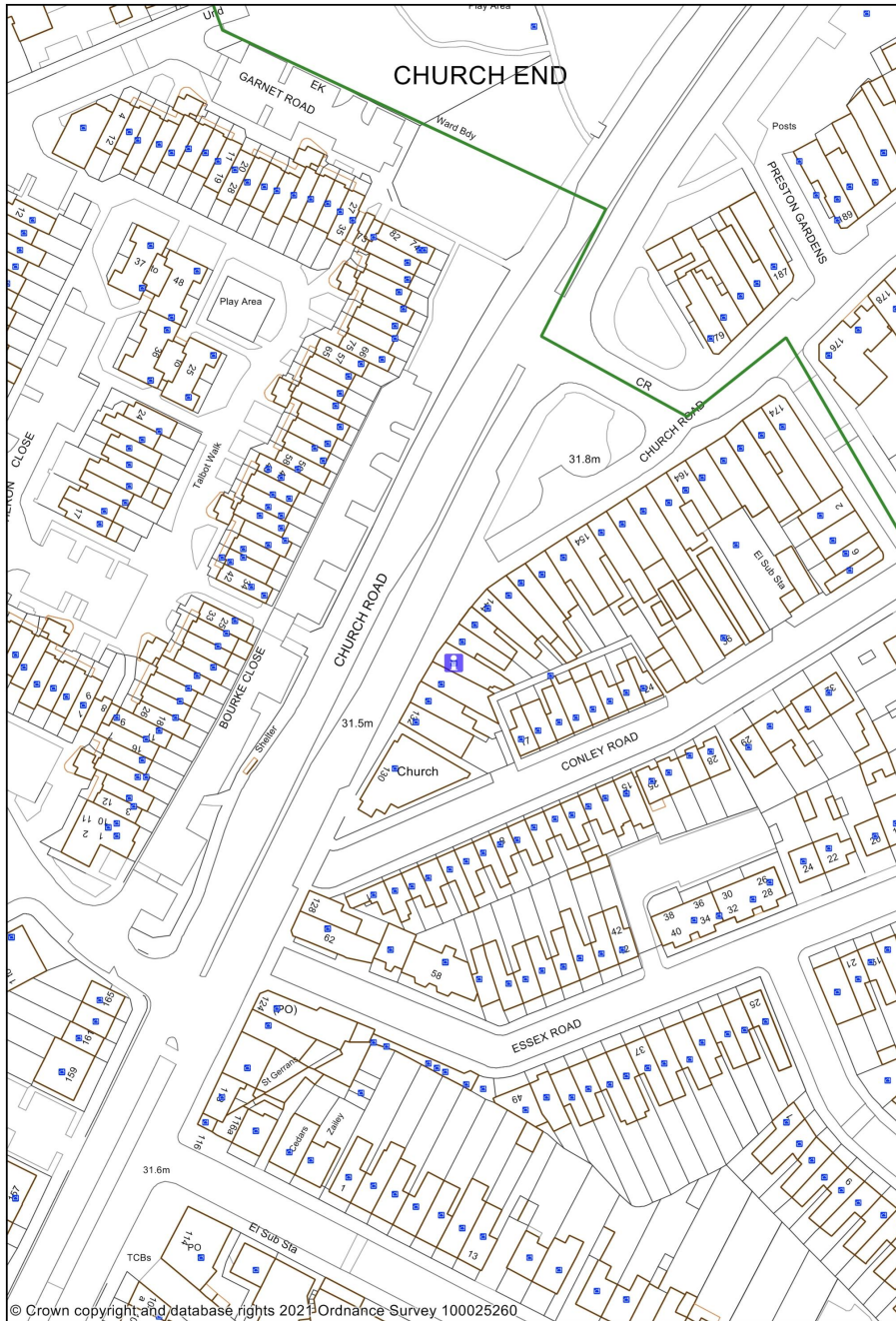
There is an over concentration of premises selling alcohol in Harlesden. Alcohol sales contribute disproportionately to anti-social behaviour in Harlesden which includes street drinking and for these reasons I believe granting a licence will impact negatively to the neighbourhood.

I have copied in an Officer who can advise from a community safety aspect.

Kind regards,

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Ghana Market, 138 Church Road, NW10 9NH



1:1250

0 0.02 0.04 kilometres



Brent

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