



## Alcohol and Entertainment Licensing Sub-Committee

**Monday 1 December 2025 at 10.30 am**

Boardrooms 1&2 - Brent Civic Centre, Engineers Way,  
Wembley HA9 0FJ

Please note that this meeting will be held in person with members of the Sub-Committee required to attend in person.

**The press and public are also welcome to attend this meeting in person. Please note the meeting is not scheduled for live webcast**

### Membership:

#### Members

Councillors:

Ahmed (Chair)  
Clinton  
Long

#### Substitute Members:

Councillors:

Akram, Bajwa, Chohan, Hylton, Mahmood, L  
Smith, Maurice

**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 and agendas please visit:  
[Council meetings and decision making | Brent Council](#)

### **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 a New Premises Licence by Varandeep Singh Khurana for the premises known as Lilburne Walk Local, 67 Lilburne Walk, NW10 0TW, pursuant to the provisions of the Licensing Act 2003</b>	1 - 132

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## LICENSING ACT 2003

### Application for a New Premises Licence

#### 1. The Application

Name of Applicant:	Varandeep Singh Khurana
Name & Address of Premises:	Lilburne Walk Local, 67 Lilburne Walk, NW10 0TW
Applicants Agent:	Personal Licence Courses UK Ltd

#### 1. Application

The application is for a new premises licence as follows:

To provide: the sale of alcohol from 9am to 11pm and to remain open from 7am to 11pm Monday to Sunday.

#### 2. Background

None

#### 3. Promotion of the Licensing Objectives

See separate sheet.

#### 4. Relevant Representations

Representations have been received and withdrawn from the Police. Representations remain outstanding from the Licensing Officer, Local Councillor, local residents and a petition style letter has been submitted by over 70 residents.

#### 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 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. Resident Reps
- C. Licensing Rep
- D. Police Rep & Withdrawal
- E. OS Map



Regulatory Services  
Brent Civic Centre  
Engineers Way  
Wembley  
HA9 0FJ

TEL: 020 8937 5359  
EMAIL: [business.licence@brent.gov.uk](mailto:business.licence@brent.gov.uk)  
WEB: [www.brent.gov.uk](http://www.brent.gov.uk)

**Online Ref. No: 20417**  
**Application No: 36286**  
**Date: 03 October 2025**

**LICENSING ACT 2003**

**Licence: Premises Licence New Application**  
**Application No: 36286**

Dear Sir/Madam,

**Applicant: Mr Varandeep Singh Khurana**

**Date Received: 03 October 2025**

An application was made to Brent Council under the Licensing Act 2003 by the above-named applicant. If you would like to make a representation please email [business.licence@brent.gov.uk](mailto:business.licence@brent.gov.uk). Representations must specify in detail the grounds of opposition and must relate to the promotion of the licensing objectives.

In order that consideration of the application may not be delayed, it will be appreciated if a reply can be sent to us by: **30 October 2025**.

Yours faithfully

Vanesha Haulkhory  
Licensing Support Officer  
Regulatory Services

**Part 1 – Premises Details**

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

**Lilburne Walk Local**

**67, Lilburne Walk, London, Brent, NW10 0TW**

Telephone Number at premises (if any):

Non domestic rateable value: 6000

## **Part 2 – Applicant Details**

Proposed Licence Holder:  
Mr Varandeep Singh Khurana

## **Agent Details**

Personal Licence Courses UK Ltd  
Personal Licence Courses UK Ltd  
145 Station Road, West Drayton, UB7 7ND  
m.kapoor@personalllicencecourses.com

## **Part 3 – Operating Schedule**

When do you want the premises licence to start? 31-10-2025

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: Off Licence and Convenience 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

None

None

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

Varandeep Singh Khurana

Date of birth:

Licence Number:

Issuing authority:

**Concerns in respect of Children:** None

The opening hours of the premises

<b>Day</b>	<b>Start Time</b>	<b>End Time</b>
Monday	07:00	23:00
Tuesday	07:00	23:00
Wednesday	07:00	23:00
Thursday	07:00	23:00
Friday	07:00	23:00
Saturday	07:00	23:00
Sunday	07:00	23:00

None

None

**a) General – all four licensing objectives (b, c, d, e):** Please see attached operating schedule

**b) The prevention of crime and disorder:** Please see attached operating schedule

**c) Public safety:** Please see attached operating schedule

**d) The prevention of public nuisance:** Please see attached operating schedule

**e) The protection of children from harm:** Please see attached operating schedule

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Operating schedule:

**General:**

1. Challenge 25 policy to be in place at all times
2. CCTV to be installed and 31 days recoding system staff trained to download images when required
3. All staff to be trained in responsible alcohol retailing
4. Training manual will be available at the premises

**B: Prevention of Crime and Disorder**

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.
2. The CCTV system shall be capable of obtaining clear facial recognition images and a clear head and shoulders image of every person entering or leaving the premises.
3. The CCTV system shall display on any recordings, the correct date and time of the recording.
4. 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.
5. A CCTV camera shall be installed to cover the entrance of the premises and further cameras installed to cover the internal area and servery counter.
6. A suitable intruder alarm complete with panic button shall be fitted and maintained.
7. 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) all seizures of drugs or offensive weapons
  - (f) any faults in the CCTV system
  - (g) any refusal of the sale of alcohol
  - (h) any visit by a relevant authority or emergency service.
8. Staff training must be documented and based on legislation and operating procedures. All training shall be signed and dated and a copy of such records will be available for inspection by Police and local authority enforcement officers.
9. All alcohol shall be purchased from AWRS registered cash & carry and wholesalers
10. Beers, lagers, and ciders sold at the premises should not exceed 6.0% alcohol volume apart from Guinness Foreign Extra Stout and Dragon Stout.

11. No miniature spirits to be sold at the premises (5cl/50ml)
12. There shall be no self service of spirits on the premises
13. No alcoholic drinks or tobacco will be purchased by the premises from unannounced sellers calling at the premises
14. Spirits shall be located behind counter. All other alcohol (e.g. beer, lager, cider) for sale are to be displayed in a position that is not obscured from the constant view of the cashier / staff by fixtures
15. All staff will have right to work in UK documents checked before being offered employment.
16. Any litter outside the premises will be cleaned up at end of day.

#### **C: Public Safety**

1. Installation of appropriate safety equipment
2. Fire exit signs displayed
3. To comply with all current, fire, health and safety laws
4. CCTV working at all times

#### **D. Prevention of Public Nuisance**

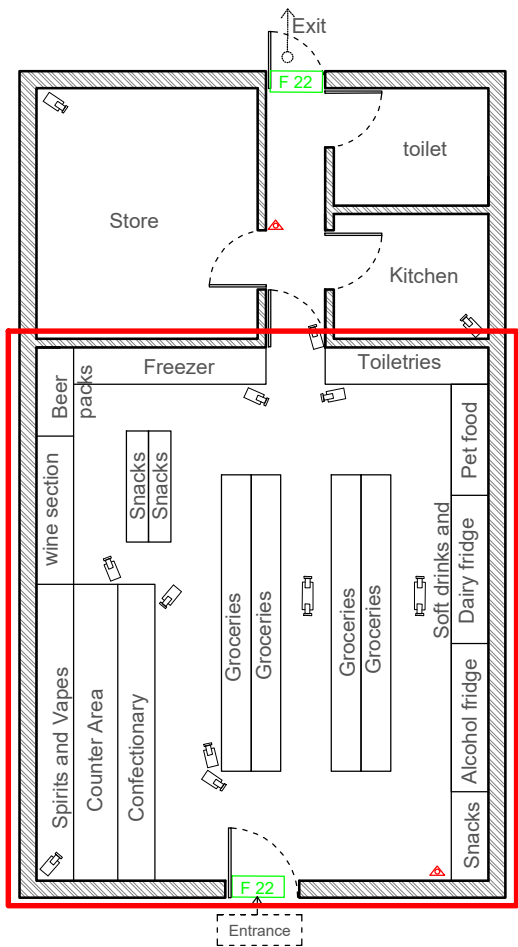
1. Notice displayed asking customers to leave quietly from premises also customers will be told in person to leave quietly and not to disturb the local neighbourhood
2. Strict policy in place to tell all staff not to serve alcohol to drunks at all
3. Appropriate signage will be displayed, in prominent position informing customers they are being recorded on CCTV

#### **D. The protection children from harm**

1. A challenge 25 policy will be in force, where any person looking under the age of 25 shall be asked to prove their age when attempting to purchase alcohol and signs to this effect will be displayed at the premises. Challenge 25 posters displayed where alcohol is sold.
2. The only acceptable ID will be those with photographic identification documents, including passport, photo-card, driving license or proof of age card bearing the PASS hologram.
3. An refusal book shall be kept at the premises and updated as and when required, and made available for inspection on request to an Licensing Officer, Police or other responsible authority.
4. A sign stating "No proof of age – No sale" shall be displayed at the point of sale.



# PROPOSED LICENCE PLAN



Property Address:

67, Lilburne Walk,  
London,  
NW10 0TW

Drawing No. AC204

Date: 30/09/25

Key

Scale : 1:100

Paper : A4



Fire Extinguisher



Fire Exit Signs



CCTV Cameras



Licensable Area

CCTV Recordings 31 Days

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**Sent:** 09 October 2025 11:26

**To:** Business Licence <business.licence@brent.gov.uk>

**Subject:** Objection to the application of licence 36286

Dear Brent Council Licensing Authority,

I am writing to formally object to the application for a new Premises Licence (Ref: 36286) at 67 Lilburne Walk, London, NW10 0TW, for the premises trading as "Lilburne Walk Local".

My objection is based on the grounds that granting this licence would undermine the four key licensing objectives: the prevention of crime and disorder, public safety, the prevention of public nuisance, and the protection of children from harm.

**1. The Prevention of Crime and Disorder** Our estate already contends with significant issues related to drug and alcohol abuse, which often result in anti-social behaviour. The introduction of another alcohol retailer in such close proximity to residential homes would undoubtedly exacerbate these existing problems. It risks becoming a focal point for street drinking and could lead to an increase in alcohol-fueled disputes and disorderly conduct, placing additional strain on local police resources.

## 2. The Prevention of Public Nuisance

Lilburne Walk is a densely populated, family-oriented residential estate where residents expect a peaceful environment. An off-licence at this location is highly likely to become a source of public nuisance. This includes:

- **Noise:** Increased footfall late into the evening, with noise from customers congregating, vehicles, and potential disputes.
- **Litter:** An inevitable increase in litter from discarded bottles, cans, and packaging in our communal areas and streets.
- **Loitering:** The premises could encourage loitering, creating an intimidating atmosphere for other residents, particularly the elderly and those with young families.

## 3. The Protection of Children from Harm

The area immediately surrounding the proposed premises is a key recreational space where local children play and socialise. Granting a licence here would normalise and increase the exposure of children to alcohol sales and consumption. This directly conflicts with the objective of protecting them from harm. It is imperative that we

prevent any environment that could expose children to the negative consequences of alcohol abuse, such as witnessing intoxication or being approached by individuals under the influence.

**4. Public Safety** The safety of our community would be compromised. Increased street drinking can lead to unpredictable behaviour and a greater fear of crime among residents, particularly after dark. The proposed location is a former learning centre, situated on a pedestrian walkway, meaning an increase in alcohol-related activity would directly impact the safety of those walking through the estate. We have had drunken fueled islamophobic attacks which have been reported to the police in the exact location proposed and the fact that it will be next to the islamic centre is extremely concerning for the communities safety and well being. I also feel strongly that this application needs to be refused due to the noise this can create and reiterate the violence alcohol can cause. A couple of years ago I was attacked by a drunken woman and was left scarred from this. This incident is on police record.

Given the existing challenges our community faces and the residential nature of the area, I strongly believe that granting this alcohol licence would be detrimental to the well-being of local residents and would seriously undermine the licensing objectives.

I therefore urge you to refuse this application.

**Sent:** 14 October 2025 12:58

**To:** Business Licence <business.licence@brent.gov.uk>

**Subject:** Formal Objection to application ref 36286 Lilburne Walk Local

Subject: Formal Objection to Licensing Application Ref: 36286 - Lilburne Walk Local, 67 Lilburne Walk, London, NW10 0TW

Dear Brent Council Licensing Authority,

I am writing as a local resident to formally object to the application for a new Premises Licence (Ref: 36286) at 67 Lilburne Walk, London, NW10 0TW, for the premises trading as "Lilburne Walk Local".

My objection is based on the grounds that granting this licence would undermine the four key licensing objectives: the prevention of crime and disorder, public safety, the prevention of public nuisance, and the protection of children from harm.

1. The Prevention of Crime and Disorder Our estate already contends with significant issues related to drug and alcohol abuse, which often result in anti-social behaviour. The introduction of another alcohol retailer in such close proximity to residential homes would undoubtedly exacerbate these existing problems. It risks becoming a focal point for street drinking and could lead to an increase in alcohol-fueled disputes and disorderly conduct, placing additional strain on local police resources.

## 2. The Prevention of Public Nuisance

Lilburne Walk is a densely populated, family-oriented residential estate where residents expect a peaceful environment. An off-licence at this location is highly likely to become a source of public nuisance. This includes:

Noise: Increased footfall late into the evening, with noise from customers congregating, vehicles, and potential disputes.

Litter: An inevitable increase in litter from discarded bottles, cans, and packaging in our communal areas and streets.

Loitering: The premises could encourage loitering, creating an intimidating atmosphere for other residents, particularly the elderly and those with young families.

### 3. The Protection of Children from Harm

The area immediately surrounding the proposed premises is a key recreational space where local children play and socialise. Granting a licence here would normalise and increase the exposure of children to alcohol sales and consumption. This directly conflicts with the objective of protecting them from harm. It is imperative that we prevent any environment that could expose children to the negative consequences of alcohol abuse, such as witnessing intoxication or being approached by individuals under the influence.

4. Public Safety The safety of our community would be compromised. Increased street drinking can lead to unpredictable behaviour and a greater fear of crime among residents, particularly after dark. The proposed location is a former learning centre, situated on a pedestrian walkway, meaning an increase in alcohol-related activity would directly impact the safety of those walking through the estate. We have had drunken fueled Islamophobic attacks which have been reported to the police in the exact location proposed and the fact that it will be next to the Islamic centre is extremely concerning for the communities safety and well being.

Given the existing challenges our community faces and the residential nature of the area, I strongly believe that granting this alcohol licence would be detrimental to the well-being of local residents and would seriously undermine the licensing objectives.

I therefore urge you to refuse this application.

Yours faithfully,

St Raphaels Voice - Residents association

Vice Chair of Stonebridge Safer Neighbourhoods Team Residents Ward Panel

**BEFORE THE ALCOHOL AND ENTERTAINMENT  
LICENSING SUB-COMMITTEE AT BRENT LBC**

**IN THE MATTER OF THE LICENSING ACT 2003**

**AND IN THE MATTER OF THE PREMISES KNOWN AS  
67 LILBURNE WALK, LONDON, NW10 0TN**

**BETWEEN:**

**MR. VARANDEEP SINGH KHURANA**

**Applicant**

**AND**

**BRENT LONDON BOROUGH COUNCIL**

**The Licensing Authority**

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**WRITTEN SUBMISSIONS / REPRESENTATIONS OF  
OBJECTION**

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**Re. Application for a Premises Licence- Mr. Varandeep Singh Khurana- Proposed  
Premises: 67 Lilburne Walk, London, NW10 0TW**

1. These written representations are further to the above being an application by Mr. Varandeep Singh Khurana (“the applicant”) for permission for a premises licence in respect of 67 Lilburne Walk, London, NW10 0W (“the premises”) and pursuant to The Licensing Act 2003 (“the Act”). The licensing authority, Brent London Borough Council, is hereafter referred to as “BC”. At the outset, I stress herein that these representations are my objections to the application and invite you to treat the entirety of these representations as the same.

2. I am an interested party in that I reside at [REDACTED] being on the [REDACTED]. I therefore have a close-enough nexus to make these representations.
3. In accordance with s.4 (2) of the Act, I shall address the salient licensing objectives below and *seriatim*:
- a) *The Prevention of Crime and Disorder*
  - b) *Public Safety*;
  - c) *The Prevention of Public Nuisance*; and
  - d) *The Protection of Children from Harm*.<sup>1</sup>

#### **The Prevention of Crime and Disorder (a)**

4. The premises is located, slap-bang in the middle of The St. Raphael's Housing Estate ("SR"). As BC is well-aware, SR has always been known to house some of the most vulnerable members of society. Indeed, many of those that reside here are from socially marginalised communities which has hitherto translated into the area having its fair share of trouble with relation to crime and criminality, generally (to put it mildly). The area was a hotbed for gang activity, drug dealing / use, and violent crime.<sup>2</sup> Only in the last 5 or so years has this improved (although not entirely), and due to the persistence and dedication of local residents, as well as through the assistance of public sector bodies such as BC's housing / community safety team, the police, and other third sector organisations. To say it would be counterproductive to allow this application is an understatement of the century. It would no doubt result in the return to this hitherto life of criminality, drug-dealing, drug use, and violence in the local vicinity and undo all

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<sup>1</sup> The sub-committee is reminded that there can be a clear overlap with the 4 objectives:  
**Porky Pint Ltd v. Stockton on Tees BC [2023] EWHC 128 (Admin)**

<sup>2</sup> 'Slingshot Attacks and Knives at St Raphael's Estate Spark Call for more Police' (04.10.2021) at:  
<https://www.kilburntimes.co.uk/news/crime/21928384.slingshot-attacks-knives-st-raphaels-estate-spark-call-police/>

'Father and Sons Convicted of Killing 25-year-old in Brent Machete Attack' (26.07.2023) at:  
<https://www.standard.co.uk/news/crime/father-sons-murder-killing-neasden-brent-machete-st-raphaels-estate-gangs-london-crime-b1096891.html>



those years of multi-agency work. In short, the risks are far too significant to overlook simply to allow this application.

5. Moreover, as the police and indeed BC are well-aware, there is an active police case concerning an individual who was involved in drug-related activity on the estate which resulted in the murder of an individual in the area.<sup>3</sup> The accused literally attended the very parade of the premises a few minutes after the murder and was not apprehended, it is understood, until the next day. Fear, anxiety, and emotions are understandably very high at SR at this present time and allowing this application to go through will add salt to the wounds of all those residents worried about the rise in criminality in recent months, as aforesaid.
6. Furthermore, as the police and BC will confirm, there was a significant and violent incident which took place several months' ago at The Dar al Ilm Mosque, being SR's only Mosque and literally next door to the premises and at 65 Lilburne Walk. That perpetrator, whilst drunk, perpetrated racial and religious abuse (physical and verbal) towards worshippers of the Mosque after Friday prayer, which resulted in her being arrested and, as I understand, convicted at The Magistrates Court. There is thus a clear and recent history of alcohol consumption, violent behaviour, and criminal convictions on the actual parade of the premises.
7. BC and the police are also well-aware of the regular frequenting on SR of gangs and others intent in partaking in criminality. Knives, drug paraphernalia, and indeed nitrous oxide cannisters are a near daily presence on the estate. There are many who are of the view that very little, if anything, is being done about this here. I myself have personally cleaned the flower beds right opposite and next to the premises and have discarded of these cannisters. They are littered all over Lilburne Walk, from right outside the premises all the way up to the garages. Allowing this application will not only lead to the preservation of the existing problem but will show others, intent to cause trouble, that they can add to our problems by purchasing alcohol and causing trouble. The application must therefore be refused. I refer to an image taken on 16 October 2025

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<sup>3</sup> 'Ice Cream Seller in Fatal Wembley Attack Named' (20.08.2025) at:  
<https://www.bbc.co.uk/news/articles/cx23g97vk9mo>

which shows a large nitrous oxide cannister in blue and yellow alongside paraphernalia marked **BK001**.

### **Public Safety (b) and The Prevention of Public Nuisance (c)**

8. BC and the police are both aware of the ongoing issues the residents are having with drugs and alcohol on the Brent River Park which is within the wider estate and a mere 5 or so minute walk from the premises. Those people frequent the off licenses in the Monks Park / Stonebridge Park area, then walk towards the estate in order to partake in their criminality of violent behaviour, criminal damage, urination in a public place, the taking of drugs, to name but a few. It is by virtue of the ease in availability of alcohol and the relationship with the alcohol use that this criminality takes place without which, there would be no incentive for them to sit on the walls and misbehave. To allow this application will essentially endorse this behaviour and rubber-stamp more criminality, nuisance, and anti-social behaviour which is literally a daily occurrence. You are further implored to refuse this application.

### **The Protection of Children from Harm (d)**

9. The premises is located right in the middle of two children's playgrounds. In fact, the main path along Lilburne Walk, where the premises is, serves both playgrounds and is the main path that local children in the area play. We can attest to the fact that children frequently, and daily, ride their bikes, play football, run around, and otherwise play on this pathway. The sale of alcohol in this exact vicinity will no doubt have a negative and detrimental impact on the safety of these children; our children, who play right outside with the ensuing increase in anti-social behaviour, as aforesaid. Furthermore, after a while, there is a very strong likelihood of parents keeping their children inside and thereby negatively affecting their childhood. SR is an estate predominantly made up of young families and the amenities present, whilst not perfect, are satisfactory in allowing the children to socialise and play. These children play with each other, each one from different ethnic and religious backgrounds. This amalgamation of children from different backgrounds is testament to the positive community cohesion present here. With parents being reluctant to allow their children to play outside, there will be clear social repercussions and an attack on our community's social cohesion and

diversity. We cannot and will not allow this, especially at a time of heightened societal ethno-religious tensions, to happen. This application must therefore be refused.

10. The premises is also opposite the St Raphael's Voice Centre ("SRV"), a local community centre that provides classes and support to the wider community. Some of the regular activities held at the SRV are maths tuition for children, a weekend and midweek youth club, women's exercise and fitness club, sports club, and the like. Many of those that attend the SRV are vulnerable, victims of domestic abuse, those new to the country, and children with special needs. I am certain in saying that if this application were permitted, and alcohol was being sold from within the premises, many of these hitherto marginalised residents would not attend their classes and thus return to the doldrums of their troubled home lives. I refer to an annotated Google Maps page of the area denoting the premises, the two playgrounds, and the SRV marked **BK002**.

### **Miscellaneous Concerns**

11. The applicant currently operates a number of similar businesses mainly in / around Greater London with the exception of 1 in The West Midlands. For the avoidance of doubt, these are:

- (i) North End Food & Wine Ltd, CN 15429400, c/o 52 Vanbrough Crescent, Northolt, UB5 5JW (but whose business address appears to be 228 North End Road, West Kensington, London, W14 9NU);
- (ii) Caledon Convenience Ltd, CN 15391586, c/o 52 Vanbrough Crescent, Northolt, UB5 5JW (but whose business address appears to be 194 Caledon Road, East Ham, London, E6 2EX);
- (iii) Hilltop Local Ltd, CN 15025589, c/o 52 Vanbrough Crescent, Northolt, UB5 5JW (but whose business address appears to be 48 Hilltop Avenue, London, NW10 8RZ);
- (iv) Colney Food & Wine Ltd, CN 14639929, c/o 260 Colney Hatch Lane, London, N10 1BD
- (v) Churchill Local Ltd, CN 13470764, c/o 17 – 21 Churchill Parade, Sutton Coldfield, B75 7LD
- (vi) VSK Ventures Ltd, CN 11116466, c/o 52 Vanbrough Crescent, Northolt, UB5 5JW

- (vii) Mottingham Supermarket Ltd, CN 12819149, c/o 52 Vanbrough Crescent, Northolt, UB5 5JW
- (viii) Whitestile Local Ltd, CN 12347293, c/o 122 Whitestile Road, Brentford, Middx., TW8 9NW

12. I refer to The Companies' House Register detailing the above marked **BK003**.

13. Whilst there isn't much by way of deeper analysis of these businesses on the internet, there are nevertheless some serious concerns that the sub-committee ought to consider:

- (i) *Hilltop Local Ltd*- The Registrar of Companies has published a notice of a Compulsory strike-out for, presumably, an overdue confirmation statement: <https://find-and-update.company-information.service.gov.uk/company/15025589>
- (ii) *Churchill Local Ltd*- this is apparently trading as a branch of Costcutter (for the avoidance of doubt, at the very same address), and appears to demonstrate a running theme of poor customer service which borders on alleged discriminatory practices. There are reviews which state that the shopworkers are disrespectful to women, there are apparent altercations with residents, and a tendency to sell items past their sell-by dates. This would demonstrate a poor grasp of regulatory / legal obligations. I refer to Internet reviews in respect of Churchill Local Ltd detailing the above adumbrated concerns marked **BK004**.
- (iii) *Whitestile Local Ltd*- there is, once again, online reports of poor service and regulatory / legal compliance. There are allegations of the misappropriation of parcels, rude staff members, and the sale of allegedly counterfeit alcohol in the store. I refer to Internet reviews in respect of Whitestile Local Ltd detailing the above adumbrated concerns marked **BK005**.

14. In light of all of the above, it is my respectful submission that the application fails to adhere to any of the requirement pursuant to s.4 (2) of the Act, although there is a strict requirement on the applicant to adhere to each and every one of them. Moreover, it is a matter of established law that it is appropriate and necessary to consider the wider

public interest on the issue of an application for a licence to sell alcohol on the grounds of alleged criminal activity: **R. (on the application of Bassetlaw DC) v. Worksop Magistrates' Court [2008] EWHC 3530 (Admin).**

15. In the light of the above being my strong and vehement objections to the application, in the event that the Council lists this application for consideration at the sub-committee, I give notice now that I intend to make oral submissions in accordance with these, my representations. I reserve the right to produce a skeleton argument in support of my grounds of objection nearer to the time.

  
16 October 2025

**BEFORE THE ALCOHOL AND ENTERTAINMENT**  
**LICENSING SUB-COMMITTEE AT BRENT LBC**

**IN THE MATTER OF THE LICENSING ACT 2003**

**AND IN THE MATTER OF THE PREMISES KNOWN AS**  
**67 LILBURNE WALK, LONDON, NW10 0TN**

**BETWEEN**

**MR. VARANDEEP SINGH KHURANA**

**Applicant**

**AND**

**BRENT LONDON BOROUGH COUNCIL**

**The Licensing Authority**

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**EXHIBIT BK001**  
**NITROUS OXIDE GAS CANNISTER AND PARAPHERNALIA**  
**16.10.2025**

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**BEFORE THE ALCOHOL AND ENTERTAINMENT**  
**LICENSING SUB-COMMITTEE AT BRENT LBC**

**IN THE MATTER OF THE LICENSING ACT 2003**

**AND IN THE MATTER OF THE PREMISES KNOWN AS**  
**67 LILBURNE WALK, LONDON, NW10 0TN**

**BETWEEN**

**MR. VARANDEEP SINGH KHURANA**

**Applicant**

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**The Licensing Authority**

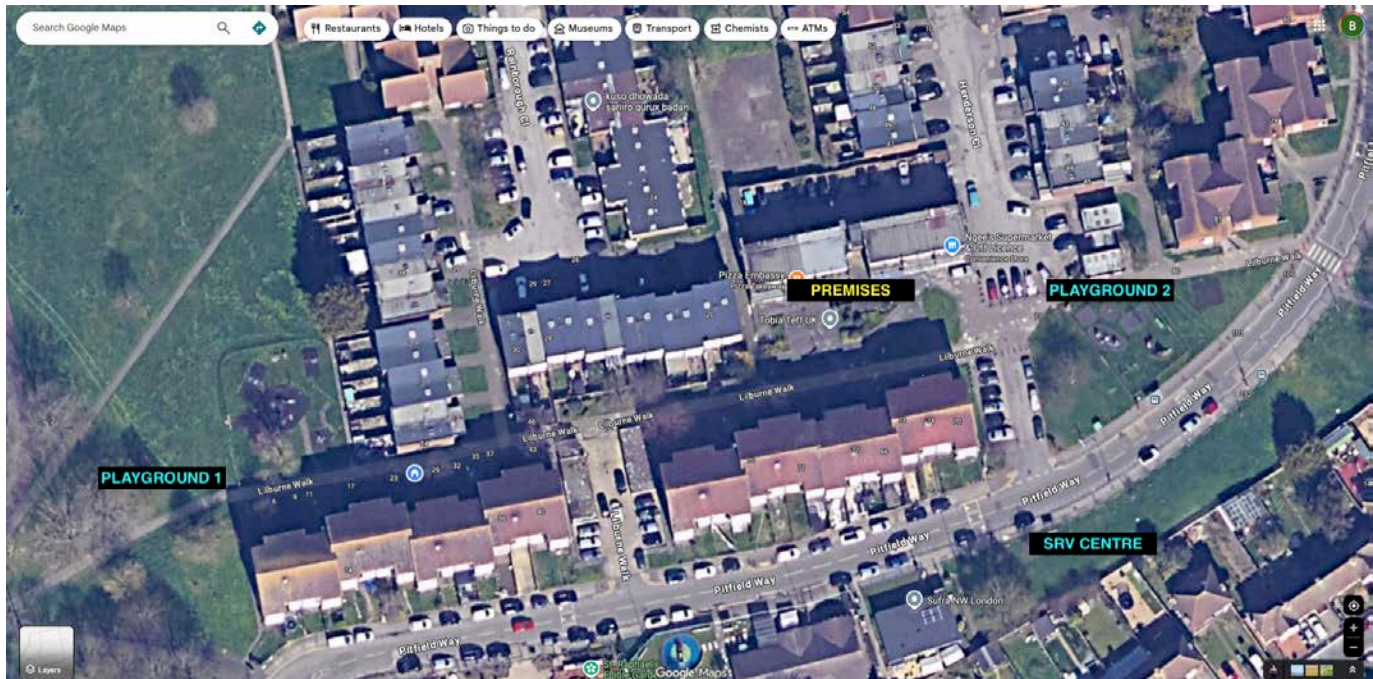
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**EXHIBIT BK002**

**GOOGLE MAP ENTRY OF PREMISES, THE TWO PLAYGROUNDS, AND THE**  
**SRV**

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**BEFORE THE ALCOHOL AND ENTERTAINMENT  
LICENSING SUB-COMMITTEE AT BRENT LBC**

**IN THE MATTER OF THE LICENSING ACT 2003**

**AND IN THE MATTER OF THE PREMISES KNOWN AS  
67 LILBURNE WALK, LONDON, NW10 0TN**

**BETWEEN**

**MR. VARANDEEP SINGH KHURANA**

**Applicant**

**AND**

**BRENT LONDON BOROUGH COUNCIL**

**The Licensing Authority**

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**EXHIBIT BK003**

**COMPANIES' HOUSE REGISTER OF THE APPLICANT'S COMPANIES**

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As per The Register on Companies' House: <https://find-and-update.company-information.service.gov.uk/officers/50noS-DNaRZh1iWLUT-KynKE8ug/appointments>

**BEFORE THE ALCOHOL AND ENTERTAINMENT**  
**LICENSING SUB-COMMITTEE AT BRENT LBC**

**IN THE MATTER OF THE LICENSING ACT 2003**

**AND IN THE MATTER OF THE PREMISES KNOWN AS**  
**67 LILBURNE WALK, LONDON, NW10 0TN**

**BETWEEN**

**MR. VARANDEEP SINGH KHURANA**

**Applicant**

**AND**

**BRENT LONDON BOROUGH COUNCIL**

**The Licensing Authority**

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**EXHIBIT BK004**  
**WEB ENTRIES OF REVIEWS IN RESPECT OF THE APPLICANT'S COMPANY**  
**AT 17 – 21 CHURCHILL PARADE, B75 7LD**

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google.co.uk/maps/place/Costcutter/@52.5625937,-1.7904535,29z/data=!4m18!1m9!3m8!1s0x4870a58199b50fc1:0x227982d91e7091f3!2s17-21+Churchill+Parade,+The+Royal+Town+of+Sutton+Coldfield,+Birmingham,+Sutton...

17-21 Churchill Parade

Overview Reviews About

5 4 3 2 1

3.6

46 reviews

Reviews aren't verified

Write a review

Sort

Very bad. A few of the staff are very disrespectful especially to woman I've payed for stuff a few times now and they have sort changed me on a number of times. And when you have payed for items and say you go back and you know for well you left them there and they bear face lie that you didn't by them. I've had milk shakes three days out of date and the prices are ridiculous

1 Share

google.co.uk/maps/place/Costcutter/@52.5625943,-1.7904518,21z/data=!4m18!1m9!3m8!1s0x4870a58199b50fc1:0x227982d91e7091f3!2s17-21+Churchill+Parade,+The+Royal+Town+of+Sutton+Coldfield,+Birmingham,+Sutton...

17-21 Churchill Parade

Overview Reviews About

Me and my partner walked in the cost cutter in falcon Lodge, due to the floor being wet as they did not mop the floor my partner who suffers with epilepsy and recovering from knee surgery it caused him to slip over and it WASN'T delineate as they have made out and the fall could of cause my partner serious damage to his knee and epileptic fit. The rudest people we have ever met, we even had witness to validate that my partner didn't deliberately fall over. So there for we will be taking a step further suing cost cutter and the 2 members of staff. We tried to be reasonable and understanding but they humiliated my partner in the store in front plenty people around him. On nurnous occasions we had energy drinks in our hands that we brought from the sun shop close to pizza lodge we was accuse of stealing when we never did. We will not be going there again and I just hope that this doesn't happen to anyone else. My partner has never felt so humiliated in his life the way cost cutter has treated him so i will be suing costcutter so that my partner gets the justice he deserves.

2 Share

google.co.uk/maps/place/Costcutter/@52.5625943,-1.7904518,21z/data=!4m18!1m9!3m8!1s0x4870a58199b50fc1:0x227982d91e7091f3!2s17-21+Churchill+Parade,+The+Royal+Town+of+Sutton+Coldfield,+Birmingham,+Sutton...

17-21 Churchill Parade

Overview Reviews About

Please check the dates on any and all packaging, as they sell out of date products without a bat of an eyelid.

2 Share

It was very good but had expensive prices for such small things

1 Share

**BEFORE THE ALCOHOL AND ENTERTAINMENT  
LICENSING SUB-COMMITTEE AT BRENT LBC**

**IN THE MATTER OF THE LICENSING ACT 2003**

**AND IN THE MATTER OF THE PREMISES KNOWN AS  
67 LILBURNE WALK, LONDON, NW10 0TN**

**BETWEEN**

**MR. VARANDEEP SINGH KHURANA**

**Applicant**

**AND**

**BRENT LONDON BOROUGH COUNCIL**

**The Licensing Authority**

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**EXHIBIT BK005**  
**WEB ENTRIES OF REVIEWS IN RESPECT OF THE APPLICANT'S COMPANY**  
**WHITESTILE LOCAL LTD**

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google.co.uk/search?scas\_esv=fb973f3e0fce097&xsrf=AE3TfNzANYtb9H8fOHfIO4Kxcm1\_zhOA:1760553129414&q=whitestyle+local&si=AMgyJEtREmoPL4P1i5IDChuA8gybFV2d5UJ7QMwYC2HKDZ-EtEUqDFncBet4hOVuRj9JuP...

Google whitestyle local supermarket reviews

Shop closed 9:50pm despite saying 10:30pm online. Staff were not overly polite delivering that message...

3

the shop people is hostile to ebay parcel collection, the shop people opened the parcel and claim he open every parcel he received because the parcel delivery used his shop name and pretend, ridiculous and disgusting behavior!

2

Rude owner. Refuses to take collect + parcels. Will be reporting.

1

I do not recommend, I bought counterfeit alcohol in this store  
Translated by Google - See original (Polish)

Hover to react

Send to your phone

Send

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**Sent:** 20 October 2025 18:12

**To:** Business Licence <business.licence@brent.gov.uk>; Butt, Councillor Muhammed <cllr.muhammed.butt@brent.gov.uk>

**Subject:** Subject: Objection to Premises Licence Application – 67 Lilburne Walk, London NW10 0PW

Objection to Premises Licence Application – 67 Lilburne Walk, London NW10 0PW

I am writing to you from a long-established Brent women's group working for the welfare of Muslim women and their families. The application by Mr Varandeep Singh Khurana for a premises licence for the above-named property has been brought to our attention by concerned community members who live on St Raphaels Estate.

They and we are deeply disturbed by the implications for the estate community and families who will be directly impacted if this licence were to be approved.

We are therefore submitting a formal objection to the application made by Mr Varandeep Singh Khurana for a premises licence at 67 Lilburne Walk, under the Licensing Act 2003. I ask that these comments be treated as our full objection to the proposal.

Under section 4(2) of the Act, the main licensing objectives are:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

### **1. Prevention of Crime and Disorder**

The premises is located in the middle of the St Raphael's Estate (known locally as "St Raph's"), an area with a long history of crime and social issues. Many residents are from vulnerable and marginalised backgrounds, and the estate has struggled for years with gang activity, drug dealing, and violent crime.

In recent years, through great effort by residents, the council, police, and community groups, the situation has improved. Allowing a new off-licence here would undo much of that progress. It would likely bring back the problems of drug use, antisocial behaviour, and violence that the community has worked so hard to reduce.

There are also recent examples showing why alcohol sales here would be dangerous. A murder linked to drug-related activity happened on the estate not long ago. The suspect

was reportedly seen near this same parade of shops shortly after the incident. This has left residents frightened and anxious, and granting a licence to sell alcohol nearby would only heighten those fears.

### ***Islamophobic hate crime***

With the colossal rise in Islamophobic hate crime, with Muslim girls and women disproportionately targeted, this is very disturbing.

In addition, there was a serious violent incident earlier this year right next door to the proposed site, at the local mosque on Lilburne Walk. A person, while drunk, verbally and physically attacked worshippers with racist and religious abuse after Friday prayers. They were later arrested and convicted. This incident clearly shows how alcohol has already fuelled violence and hate crime in this exact location.

The estate also continues to suffer from gangs, open drug use, and the constant littering of nitrous oxide canisters and drug paraphernalia. Chair, St Raphaels Voice has personally cleaned these from flower beds near the premises. Alcohol sales here would only make the area more attractive for those who cause trouble and would worsen an already fragile situation.

## **2. Public Safety and Prevention of Public Nuisance**

Residents and authorities are aware of ongoing problems with people drinking and taking drugs in Brent River Park, only a few minutes' walk away. Groups often buy alcohol from local off-licences before heading to the park, where they engage in vandalism, violence, drug use, and public urination.

The easy availability of alcohol is a major reason this behaviour continues. Allowing another licensed shop nearby would effectively encourage this activity and add to the existing nuisance. The estate already suffers from regular antisocial behaviour, and more alcohol sales will only increase noise, litter, and intimidation of local residents.

## **3. Protection of Children from Harm**

The proposed shop sits between two children's playgrounds. The main path outside the premises is used daily by children playing, cycling, and walking to the parks. Selling alcohol so close to where children gather would create serious safety risks and expose them to antisocial and unsafe behaviour.

Parents would likely feel forced to keep their children indoors, which would harm the community's sense of togetherness. St Raph's is home to many young families from a mix of backgrounds who currently enjoy a strong sense of unity and inclusion. If children can no longer play safely outside, that positive community spirit could quickly disappear—something we cannot afford to lose, especially at a time when social tensions are already high.

The premises is also directly opposite the St Raphael's Voice Centre, a local hub that provides educational, fitness, and support activities for children, women, and vulnerable residents. Many people who attend are survivors of domestic abuse, new migrants, or children with special needs. If alcohol is sold nearby, some of these vulnerable people may stop attending, isolating them further and undoing the centre's valuable work.

#### **4. Concerns About the Applicant's Other Businesses**

The applicant runs several similar convenience stores across London and beyond. Publicly available information shows that some of these businesses have faced regulatory issues and poor customer feedback. One company is currently facing a compulsory strike-off by Companies House, which raises questions about compliance and management standards.

Online reviews for some of the applicant's other stores report serious issues such as rude or discriminatory behaviour by staff, the sale of expired goods, and even alleged counterfeit alcohol. These patterns suggest poor oversight and disregard for consumer safety and legal responsibilities. Granting another licence under these circumstances would not be in the public interest.

#### **Conclusion**

For all the reasons above, this application clearly fails to meet the licensing objectives under the Licensing Act 2003. Granting a premises licence at this location would:

- Increase crime, antisocial behaviour, and public disorder.
- Put local residents and children at risk.
- Damage the community's safety, cohesion, and wellbeing.
- Undermine years of hard work by residents, police, and the council to improve the estate.

We therefore, we urge Brent Council to refuse this application in its entirety.

Best regards,

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**Sent:** 22 October 2025 15:55

**To:** Business Licence <business.licence@brent.gov.uk>

**Subject:** Objection to Premises Licence Application – 67 Lilburne Walk, London NW10 0PW

in this area we experience different type of crimes, in this case I give the following:

Objection to Premises Licence Application – 67 Lilburne Walk, London NW10 0PW

This is a formal objection to the application made by Mr Varandeep Singh Khurana for a premises licence at 67 Lilburne Walk, under the Licensing Act 2003.

I ask that these comments be treated as my full objection to the proposal.

**Under section 4(2) of the Act, I address the main licensing objectives:**

The prevention of crime and disorder

Public safety

The prevention of public nuisance

The protection of children from harm

1. Prevention of Crime and Disorder

The premises is located in the middle of the St Raphael's Estate (known locally as "St Raph's"), an area with a long history of crime and social issues. Many residents are from

vulnerable and marginalised backgrounds, and the estate has struggled for years with gang activity, drug dealing, and violent crime.

**Sent:** 24 October 2025 10:29

**To:** Business Licence <business.licence@brent.gov.uk>

**Subject:** Objection to Licensing Application Ref: 36286 – Lilburne Walk Local, 67 Lilburne Walk, London, NW10 0TW

Dear Brent Council Licensing Authority,

I am writing on behalf of Sufra, a local charity and key stakeholder on St. Raphael's Estate, to formally object to the application for a new Premises Licence (Ref: 36286) at 67 Lilburne Walk, NW10 0TW.

As an organisation providing emergency food aid, welfare advice, and community support to hundreds of families on the estate, we have first-hand experience of the challenges residents face. Alcohol misuse—often linked to drug dependency—is already a serious problem here, contributing to family breakdown, financial hardship, and increased reliance on food banks.

Brent Council has identified St. Raphael's as one of the most disadvantaged estates in the borough, with some of the highest levels of poverty and unemployment. Introducing another off-licence in this context will only worsen these issues, undermining efforts to improve health, wellbeing, and social cohesion.

There are already two off-licences on this small estate, including one just a few doors away from the proposed site. Adding a third outlet will create an oversupply, fuelling dependency and anti-social behaviour.

We object on the following grounds:

### **1) Prevention of Crime and Disorder**

- The estate already struggles with alcohol-related anti-social behaviour, including street drinking, disputes, and intimidation. A new outlet will intensify these problems, creating a hotspot for disorder.

- Increased availability of alcohol often leads to alcohol-fuelled arguments and violence, placing additional strain on police and community safety resources.
- We are particularly concerned about the possibility of more alcohol-related hate crime incidents near the proposed site. Its proximity to the Islamic centre raises serious risks for community safety and cohesion.

## **2) Public Safety**

- The premises are located on a pedestrian walkway in a densely populated residential area. Increased alcohol sales will bring more loitering and congregation, making the route less safe for families, volunteers, and service users.
- Street drinking can lead to unpredictable behaviour, increasing fear of crime—especially among women, older residents, and those with young children.

## **3) Prevention of Public Nuisance**

- Residents already report noise and disturbance linked to existing alcohol outlets. Another shop will increase late-night footfall, vehicle activity, and disputes outside the premises.
- More alcohol sales will inevitably lead to littering, including bottles, cans, and broken glass in communal areas and children's play spaces, creating both environmental and safety hazards.
- The presence of groups loitering outside the shop will create an intimidating atmosphere, particularly for vulnerable residents.

## **4) Protection of Children from Harm**

- The proposed site is close to areas where children play and socialise. Granting a licence here risks normalising alcohol consumption and exposing children to harmful behaviour.
- There is also a risk of proxy sales to minors, which is harder to monitor in an area already facing enforcement challenges.

## **Cumulative Impact and Community Harm**



This application is not just about one shop—it is about the future of a community already under severe strain. Granting this licence would:

- Deepen inequality and hardship for families already struggling.
- Increase reliance on food banks and welfare services, which are already overstretched.
- Undermine local businesses, which will suffer from increased nuisance and reduced footfall.
- Erode social cohesion, making the estate less safe and welcoming for residents.

We stand with residents, local businesses, and community groups in strongly opposing this application.

For the reasons outlined above, we urge the Licensing Authority to refuse Premises Licence Application Ref: 36286 for Lilburne Walk Local.

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**From:**

**Sent:** 21 November 2025 14:50

**To:** Business Licence

**Cc:** Knight, Councillor Promise

**Subject:** RE: Objection to Licensing Application Ref: 36286 – Lilburne Walk Local, 67  
Lilburne Walk, London, NW10 0TW

Dear Brent Council Licensing Authority,

Further to our objection below, please find attached document with further data on public health outcomes in support of the objection. All the data referenced is publicly available.

Best wishes,

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# Data relating to licensing application Ref: 36286

## Summary

This document provides an overview of the available data relating to Lilburne Walk Local's (67 Lilburne Walk, London, NW10 0TW) alcohol license application.

Below, the publicly available datasets have been linked to the four statutory licensing objectives: prevention of crime and disorder; public safety; the prevention of public nuisance; and protection of children from harm.

The data provided shows relatively high levels of risk in the area surrounding 67 Lilburne Walk. **From a public health perspective, health risks could be exacerbated by increased access to licensed premises.<sup>1</sup>**

## Prevention of crime and disorder

In 2021, there were 2,627 offences recorded in the Stonebridge ward, the highest number among all wards in Brent. According to local Metropolitan Police data, Stonebridge ward experiences a high level of crime, with 702 anti-social behaviour (ASB) incidents recorded in the year up to August 2025. In 2023, 64 violent crimes were reported.

The Brent Council's Cumulative Impact Zone (CIZ) Review indicates that Stonebridge is among the most affected wards for alcohol-related offences, with 55 police reports in 2021, suggesting that existing licensed premises might be contributing to these issues.

Data source	Relevant data	Licensing objection link
<b>Met Police ward crime data</b> <a href="https://www.police.uk/pu/your-area/metropolitan-police-service/stonebridge/">https://www.police.uk/pu/your-area/metropolitan-police-service/stonebridge/</a> [accessed 27 <sup>th</sup> October 2025]	Local data on crime types such as anti-social behaviour (ASB), violence and sexual offences, and public order are high in Stonebridge.  702 instances of ASB recorded in the past 12 months to August 2025.	High figures in these categories indicate that the area already struggles with ASB.
<b>Met Police ward crime data (London Datastore)</b>	Data on violence with/without injury indicates that the Stonebridge ward in	Links between alcohol and violence are well established, and the

<sup>1</sup> Data are primarily available at the ward, borough and Integrated Care Board level; more disaggregated local data is not available. Additionally, several of the datasets identified for this application area are some years out of date.

<a href="https://data.london.gov.uk/dataset/mps-recorded-crime-geographic-breakdown-exy3m/">https://data.london.gov.uk/dataset/mps-recorded-crime-geographic-breakdown-exy3m/</a> <b>[accessed 24<sup>th</sup> October 2025]</b>	<p>Brent is high in comparison to other wards within the Borough.</p> <p>42 incidents of violence without injury and 22 incidents with injury were recorded in 2023.</p>	<p>Stonebridge ward has been heavily impacted by violent crime in recent years. An additional alcohol license could potentially exacerbate these issues within the ward.</p>
<p><b>Brent Council Cumulative Impact Zone (CIZ)</b></p> <p><a href="https://democracy.brent.gov.uk/documents/s127376/14a.%20Appendix%20A%20-%20Cumulative%20Impact%20Zone%20review.pdf">https://democracy.brent.gov.uk/documents/s127376/14a.%20Appendix%20A%20-%20Cumulative%20Impact%20Zone%20review.pdf</a>  <b>[accessed 27<sup>th</sup> October 2025]</b></p>	<p>Data from a Cumulative Impact Zone review shows that the Stonebridge ward was one of the most impacted wards (in 2021) from reported alcohol offences (55 police reports).</p>	<p>High number of alcohol-related offences reported in the ward means that area might not be suitable for additional licenses.</p>
<p><b>Brent Cumulative Impact Zone Review (CIZ)</b></p> <p><a href="https://democracy.brent.gov.uk/documents/s127376/14a.%20Appendix%20A%20-%20Cumulative%20Impact%20Zone%20review.pdf">https://democracy.brent.gov.uk/documents/s127376/14a.%20Appendix%20A%20-%20Cumulative%20Impact%20Zone%20review.pdf</a>  <b>[accessed 24<sup>th</sup> October]</b></p>	<p>Data from 2021 shows that the Stonebridge ward experienced the greatest number of total notifiable offences (TNO) when compared with other borough wards. The total was 2,627, which represented 9.5% of all recorded crime across the borough.</p>	<p>Crime rates have, historically, been very high in the Stonebridge ward. There is a risk that additional licensed premises in the ward could have a negative impact of crime in the area.</p>

Furthermore, Met Police data for the previous 12 months (October 2024 – 2025) shows that there were 94 Anti-Social Behaviour Incidents on the St Raphael's Estate that were reported to Police, 60% of which were for incidents recorded as 'Rowdy or Inconsiderate behaviour' (Met Police Data).

## Public safety

The Brent JSNA (2023) indicates a higher rate of drug misuse compared to the national average (10.3% vs. 8.9%). The connection between drug and alcohol abuse suggests that expanding licensed premises could exacerbate substance misuse issues. ONS (2025) reports an increase in drug poisoning deaths from 17 in 2023 to 21 in 2024. This data suggests that greater alcohol availability might intensify substance abuse problems.

Data source	Relevant data	Licensing objection link
DHSC Public Health profiles	Data from DHSC Public Health profiles shows that	Demonstrates that alcohol misuse is already a

<a href="https://fingertips.phe.org.uk/search/alcohol">https://fingertips.phe.org.uk/search/alcohol</a> <b>[accessed 24<sup>th</sup> October 2025]</b>	<p>the total number of alcohol-specific admissions in Brent was 2,120 for the year 2023/24 (738 per 100,000 people). This has been increasing every year since 2020/21.</p> <p>This places Brent 5<sup>th</sup> in the worst areas in London for alcohol-specific admissions. For context, Hammersmith and Fulham is the worst borough for alcohol-specific admissions – 1,073 per 100,000 people.</p>	<p>significant public health risk that strains emergency services, which an additional license will compound.</p>
<p><b>Brent Joint Strategic Needs Assessment (JSNA) (2023) Drug and Alcohol Needs Assessment</b></p> <p><a href="https://data.brent.gov.uk/download/23I5d/gkj/Brent%20Drug%20and%20Alcohol%20Needs%20Assessment%20AV.pdf">https://data.brent.gov.uk/download/23I5d/gkj/Brent%20Drug%20and%20Alcohol%20Needs%20Assessment%20AV.pdf</a> <b>[accessed 27<sup>th</sup> October 2025]</b></p>	<p>Drug misuse in the general population is estimated higher than the regional and national prevalence, Brent at 10.3% compared to 8.9% nationally.</p>	<p>Links between drug and alcohol (ab)use are well established, and there is a risk that an additional licensed premises would exacerbate substance abuse issues within the ward.</p>
<p><b>ONS (2025) Deaths related to drug poisoning by local authority, England and Wales</b></p> <p><a href="https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/deaths/datasets/drugmisusedeathsbylocalauthority">https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/deaths/datasets/drugmisusedeathsbylocalauthority</a> <b>[accessed 27<sup>th</sup> October 2025]</b></p>	<p>The number of drug deaths in Brent is moderately high relative to other outer London boroughs. In 2024, there were 21 deaths by drug poisoning. This figure increased from 17 reported deaths in 2023.</p>	<p>As above, there are well established links between drug and alcohol use. Although the data available is at a borough level, there is some evidence to show that deaths by drug poisoning is a significant public health issue in Brent.</p>

## Prevention of public nuisance

Data source	Relevant data	Licensing objection link
Met Police ASB data	In the period from July 2024 to September 2025, there were 172 recorded anti-	ASB can greatly impact a local community, especially

<a href="https://data.london.gov.uk/dataset/mps-antisocialbehaviour-2k533/">https://data.london.gov.uk/dataset/mps-antisocialbehaviour-2k533/</a> [accessed 27 <sup>th</sup> October 2025]	social behaviour (ASB) offences in the Stonebridge ward. The recorded offences were related to alcohol consumption, drug consumption, noisy and/or inconsiderate behaviour.	where alcohol or substance use causes public nuisance.
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## Protection of children from harm

Census data reveals that nearly one-third of Stonebridge residents are children and young people.

Data source	Relevant data	Licensing objection link
<b>ONS (2022) Custom Area Profile – Stonebridge</b>  <a href="https://www.ons.gov.uk/visualisations/customprofiles/build/#E05013510">https://www.ons.gov.uk/visualisations/customprofiles/build/#E05013510</a> [accessed 29 <sup>th</sup> October 2025]	Drawing on 2021 census data, the proportion of children and young people (0-19) within the Stonebridge ward is close to one third (29.6%).	This data helps demonstrate the vulnerability of the area and the proximity of the proposed premises to places where children live and are likely to frequent.
<b>Brent School and planning area map</b>  <a href="https://democracy.brent.gov.uk/documents/s35204/Leopold%20App1%20-%20School%20and%20planning%20area%20map.pdf">https://democracy.brent.gov.uk/documents/s35204/Leopold%20App1%20-%20School%20and%20planning%20area%20map.pdf</a> [accessed 29 <sup>th</sup> October 2025]	There is a high density of primary schools within the Stonebridge ward, according to the area map.	Licensed premises near schools raise concerns about the protection of children from harm objective specifically.



This is a formal objection to the application made by Mr Varandeep Singh Khurana for a premises licence at 67 Lilburne Walk, under the Licensing Act 2003. I ask that these comments be treated as my full objection to the proposal.

Under section 4(2) of the Act, I address the main licensing objectives:

The prevention of crime and disorder

Public safety

The prevention of public nuisance

The protection of children from harm

#### 1. Prevention of Crime and Disorder

The premises is located in the middle of the St Raphael's Estate (known locally as "St Raph's"), an area with a long history of crime and social issues. Many residents are from vulnerable and marginalised backgrounds, and the estate has struggled for years with gang activity, drug dealing, and violent crime.

In recent years, through great effort by residents, the council, police, and community groups, the situation has improved. Allowing a new off-licence here would undo much of that progress. It would likely bring back the problems of drug use, antisocial behaviour, and violence that the community has worked so hard to reduce.

There are also recent examples showing why alcohol sales here would be dangerous. A murder linked to drug-related activity happened on the estate not long ago. The suspect was reportedly seen near this same parade of shops shortly after the incident. This has left residents frightened and anxious, and granting a licence to sell alcohol nearby would only heighten those fears.

In addition, there was a serious violent incident earlier this year right next door to the proposed site, at the local mosque on Lilburne Walk. A person, while drunk, verbally and physically attacked worshippers with racist and religious abuse after Friday prayers. They were later arrested and convicted. This incident clearly shows how alcohol has already fuelled violence and hate crime in this exact location.

The estate also continues to suffer from gangs, open drug use, and the constant littering of nitrous oxide canisters and drug paraphernalia. I have personally cleaned these from flower beds near the premises. Alcohol sales here would only make the area more

attractive for those who cause trouble and would worsen an already fragile situation.

## 2. Public Safety and Prevention of Public Nuisance

Residents and authorities are aware of ongoing problems with people drinking and taking drugs in Brent River Park, only a few minutes' walk away. Groups often buy alcohol from local off-licences before heading to the park, where they engage in vandalism, violence, drug use, and public urination.

The easy availability of alcohol is a major reason this behaviour continues. Allowing another licensed shop nearby would effectively encourage this activity and add to the existing nuisance. The estate already suffers from regular antisocial behaviour, and more alcohol sales will only increase noise, litter, and intimidation of local residents.

## 3. Protection of Children from Harm

The proposed shop sits between two children's playgrounds. The main path outside the premises is used daily by children playing, cycling, and walking to the parks. Selling alcohol so close to where children gather would create serious safety risks and expose them to antisocial and unsafe behaviour.

Parents would likely feel forced to keep their children indoors, which would harm the community's sense of togetherness. St Raph's is home to many young families from a mix of backgrounds who currently enjoy a strong sense of unity and inclusion. If children can no longer play safely outside, that positive community spirit could quickly disappear—something we cannot afford to lose, especially at a time when social tensions are already high.

The premises is also directly opposite the St Raphael's Voice Centre, a local hub that provides educational, fitness, and support activities for children, women, and vulnerable residents. Many people who attend are survivors of domestic abuse, new migrants, or children with special needs. If alcohol is sold nearby, some of these vulnerable people may stop attending, isolating them further and undoing the centre's valuable work.

## 4. Concerns About the Applicant's Other Businesses

The applicant runs several similar convenience stores across London and beyond. Publicly available information shows that some of these businesses have faced regulatory issues and poor customer feedback. One company is currently facing a compulsory strike-off by Companies House, which raises questions about compliance

and management standards.

Online reviews for some of the applicant's other stores report serious issues such as rude or discriminatory behaviour by staff, the sale of expired goods, and even alleged counterfeit alcohol. These patterns suggest poor oversight and disregard for consumer safety and legal responsibilities. Granting another licence under these circumstances would not be in the public interest.

## Conclusion

For all the reasons above, this application clearly fails to meet the licensing objectives under the Licensing Act 2003. Granting a premises licence at this location would:

Increase crime, antisocial behaviour, and public disorder.

Put local residents and children at risk.

Damage the community's safety, cohesion, and wellbeing.

Undermine years of hard work by residents, police, and the council to improve the estate.

I therefore respectfully urge Brent Council to refuse this application in its entirety.

## **Public Objectors**

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Dear Licensing Team,

I am writing to formally object to the application for an alcohol licence for [67 Lilburn walk , London , NW10 0PW] which proposes to sell alcohol until 11:00 p.m.

As a local resident, I am deeply concerned that granting this licence will have a negative impact on our community. Our area has already experienced problems with crime, antisocial behaviour, and public disturbances. Allowing another premises to sell alcohol late into the evening is likely to worsen these issues and attract further disorderly behaviour.

This poses a serious risk to the safety and wellbeing of local families. I am particularly concerned about the impact on children and vulnerable residents — it would make the area feel unsafe, discourage families from going out, and limit the freedom of our children to walk or visit local shops without fear.

The potential for groups to gather outside, littering, noise, and public drinking would undoubtedly contribute to an atmosphere of intimidation and nuisance. In a community that is already struggling with crime, this would be an unnecessary and damaging addition.

For these reasons, I respectfully urge the council to refuse this licence application in order to protect the safety, peace, and character of our neighbourhood.

Rep 55	
Rep 56	



Personal Licence Courses UK Ltd  
145 Station Road  
West Drayton  
UB7 7ND

29 October 2025

Our Ref: 36286

Dear Sir/Madam,

**Licensing Representation to the Initial Application for the Premises Licence at Lilburne Walk Local, 67 Lilburne Walk, London, NW10 0TW**

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.

*The Licensing Authority require the following points to be included in the operating schedule or added as conditions on the premises licence:*

1. The premises shall operate and maintain a digital colour CCTV system. The CCTV system shall continually record whilst the premises are open for licensable activities, and all recordings shall be kept for 31 days.
2. A CCTV camera shall be installed to cover the entrance of the premises and further cameras installed to cover the internal area and servery counter.
3. 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.

4. 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. This member of staff shall be able to view, download and make copies of any CCTV requests made by the Police or Authorised Officer(s).
5. CCTV footage shall be provided within 24 hours upon request by Police and any authorised Officers from Brent Council, in a readily accessible format on removable media (i.e., USB, hard drive, CD etc..) or via digital transfer.
6. The CCTV system shall display the correct date and time on any footage.
7. Signage stating that CCTV is in operation shall be clearly and prominently displayed at the premises.
8. A "Challenge 25" policy shall be adopted and adhered to. Acceptable proof of age shall include identification bearing the customer's photograph, date of birth and integral holographic mark or security measure. Suitable means of identification would include PASS approved proof of age card, photo-card driving licence and passport.
9. A sign stating "No proof of age -- No sale" shall be displayed at the point of sale.
10. A notice asking customers to leave quietly from the premises shall be displayed by the exit/entrance.
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. All deliveries (to the premises) shall take place during the normal working day (i.e. 09:00 to 18:00 daily).
13. Any staff directly involved in selling alcohol for retail to consumers, staff who provide training and all managers will undergo regular training (every 12 months) of Licensing Act 2003 legislation. This will be documented and signed for by the DPS and the member of staff receiving the training. This training log shall be kept on the premises and made available for inspection by police and relevant authorities upon request.

The training records shall detail:-

- a) Staff member's name
- b) Staff member's signature
- c) Name of person providing the training
- d) Date of training
- e) Training on the licensing objectives
- f) Training on use of the incident log
- g) Training on refusal of sale
- h) Training on challenge 25 policy
- i) Training on the use and downloading (providing copies) of the CCTV system

This training shall be kept at the venue and made available immediately upon request to the police or authorised officers from Brent Council.

14. 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 faults in the CCTV system
- e) any visit by a relevant authority or emergency service

Any entries into the log shall be made within 24 hours of any incident and shall contain the time/date of the incident, the nature of the incident, a description of the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident.

15. A refusal book detailing date and time of the refused sale, the name of the person refusing the sale and a description of the person attempting to purchase alcohol, shall be kept and maintained and made available for inspection at the premises.

Any entries into the log shall be made within 24 hours of any incident and shall contain the time/date of the incident, the nature of the incident, a description of the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident.

16. No high strength beers, lagers, and ciders above 6.0% ABV shall be stocked or sold except for Guinness Foreign Extra and Dragon Stout.

17. There shall be no miniatures under 20cl of spirits or wine sold at the premises.

18. There shall be no self-service of spirits on the premises.

19. A suitable intruder alarm and panic button shall be fitted and maintained.

In order for the Licensing Authority to withdraw this representation, it will be necessary for you to confirm in writing that your client is willing to accept the above conditions.

Yours faithfully



Esther Chan  
Licensing Inspector  
Regulatory Services

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**From:** Vagarwal, Rhea

**Sent:** 18 November 2025 12:04

**To:** Manpreet Kapoor

**Cc:** Legister, Linda; Esther, Chan; Business Licence

**Subject:** RE: CONSULT: New Premises - Lilburne Walk Local, 67 Lilburne Walk, NW10 0TW - 36286

Dear Manpreet,

Thank you for your email to confirm you accept the amended representation dated 29 October 2025.

I now wish to withdraw the Licensing Authority's representation.

Kind regards

Rhea Vagarwal

Assistant Regulatory Services Officer

Regulatory Services

Brent Council

---

**From:** Manpreet Kapoor

**Sent:** 18 November 2025 11:58

**To:** Vagarwal, Rhea

**Subject:** RE: CONSULT: New Premises - Lilburne Walk Local, 67 Lilburne Walk, NW10 0TW - 36286

Dear Rhea

Apologies I thought I had already replied, I can confirm we agree to the licensing authority proposed conditions.

**Kind Regards**

**Manpreet S Kapoor BA (Hons)**

Licensing Consultant, Personal Licence Courses UK Ltd

**From:** Vagarwal, Rhea

**Sent:** 18 November 2025 11:19

**To:** Manpreet Kapoor

**Cc:** Business Licence; Esther, Chan; Legister, Linda

**Subject:** RE: CONSULT: New Premises - Lilburne Walk Local, 67 Lilburne Walk, NW10 0TW - 36286

Dear Manpreet,

Further to my email dated 29 October 2025, are you able to respond to the Licensing Authority's representation?

Kind regards

Rhea Vagarwal

Assistant Regulatory Services Officer

Regulatory Services

Brent Council



**METROPOLITAN  
POLICE**

**Working together for a safer London**

**TERRITORIAL POLICING**

**Mr Varandeep KHURANA (DPS)**  
**Lilburne Walk Local**  
**67, Lilburne Walk**  
**Wembley**  
**NW10 0TW**

**NW BCU Licensing Department - Brent**

Wembley Police Station  
603, Harrow Road  
Wembley  
HA0 2HH

**Tel:** 07500 087 115

**Email:** Phil.S.Graves@met.police.uk

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

**Your Ref:** 36286

**Our ref:** 01QK/598/25/3122NW

**Date:** Tuesday 21<sup>st</sup> of November 2025

**Police representations to the application for a new Premises Licence for 'Lilburne Walk Local, 67, Lilburne Walk, Wembley NW10 0TW '**

Police certify that we have considered the application shown above and wish to make representations that the likely effect of the grant of the application is detrimental to the Council's Licensing Objectives for the reasons indicated below.

Police are of the opinion that the risk to the Council's objectives can be mitigated by removing the requested variations or attaching conditions to the Licence as shown below. If these conditions were accepted in full, police would be in a position to withdraw their representations.

**Officer: PC Phil Graves**  
**Licensing Constable 3122NW**

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 application has been made for a new premises licence under section 17 of the Licensing act 2003. The Police representations are concerned with all four of the licensing objectives, namely:

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

**The Application**

The application is for a new premises license requesting the sale of alcohol from 09.00 to 23.00 hours seven days a week. The venue sits in the heart of the St Raphael's Estate which is a densely populated residential area.

The venue does not fall into any of the boroughs Cumulative Impact Zones (CIZ) but is affected by the Public Space Protection Order (PSPO) that prohibits the drinking of alcohol in any public space on the

borough. Due to this the license will require appropriate conditions that will uphold the licensing objectives and the PSPO. PSPO link below.

[www.brent.gov.uk/nuisance-crime-and-community-safety/public-spaces-protection-orders#pspos](http://www.brent.gov.uk/nuisance-crime-and-community-safety/public-spaces-protection-orders#pspos)

### **Personal License Holder**

The sale of alcohol to drunken people and children is a major concern to Police and highlighted in the governments Alcohol Harm Reduction Strategy. Those who sell or provide 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 a basic requirement to help deter and detect criminal activity for all reputable license holders. Therefore, a decent quality CCTV system is an essential tool and should be installed and maintained in accordance with Home Office Guidance. The system should be fully operational during the hours of business, with a member of staff present who can operate and if required download footage upon request of the police or other recognised authority.

Notices should also be displayed advertising the presence of the CCTV to help promote a secure and safe working environment.

### **Police Representations**

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.
2. CCTV camera shall be installed to cover all the entrances and exits of the premises
3. 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 for trading. This staff member shall be capable of making copies and downloading any footage immediately requested by the police or authorised Brent council officials.
4. The CCTV system shall display on any recordings the correct date and time of the recording.
5. 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 and all areas where alcohol is sold from.
6. A suitable intruder alarm complete with panic button shall be fitted and maintained.
7. A 'Challenge 25' policy shall be adopted and adhered to at all times.
8. 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) Any complaints received.
  - b) Any incidents of disorder.
  - c) Any faults in the CCTV system.
  - d) Any visit by a relevant authority or emergency service.

Any inputs recorded in this log shall be done within 24 hours of the incident



9. A refusal book detailing date and time of the refused sale (of alcohol), the name of the person refusing the sale and a description of the person attempting to purchase alcohol, shall be kept and maintained and made available for inspection by authorised officers from Brent Council or the police.

Any inputs recorded in this log shall be done within 24 hours of the incident

10. Training records of all staff that sell or serve alcohol shall be kept. This training shall be done at least once a year for each individual staff member. The training records shall detail: -

- (a) Staff member's name, signature and date
- (b) Name of person providing the training
- (c) Training on use of the incident log
- (d) Training on refusal of sale
- (e) Training on challenge 25 policy
- (f) Training on the use and downloading (providing copies) of the CCTV system

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. There shall be no high strength beers, lagers, and ciders above 6.0% ABV shall be stocked or sold except Guinness Foreign Extra and Dragon Stout

13. There shall be no single cans or bottles of beer or cider shall be sold at the premises.

14. There shall be no miniatures under 20cl of spirits or wine sold at the premises.

15. A sign stating "No proof of age – No sale" shall be displayed at the point of sale

16. All alcohol stocked and sold shall be labelled with the premises trading name.

17. Acceptable proof of age shall include identification bearing the customer's photograph, date of birth and integral holographic mark or security measure. Suitable means of identification would include PASS approved proof of age card, photo-card driving licence and passport. No ID – No delivery.

18. A personal licence holder shall be present on the premises and supervise the sale of alcohol throughout the permitted hours for the sale of alcohol.

If the above conditions are met in full, police would be able to withdraw representations.

Yours Sincerely,

**PC Phil Graves 3122NW**  
**NW BCU - Brent Licensing**  
**Philip.Graves@met.police.uk**

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**From:** Phil.S.Graves

**Sent:** 24 October 2025 19:02

**To:** m.kapoor@; Business Licence

**Subject:** RE: New Premises - Lilburne Walk Local, 67 Lilburne Walk, NW10 0TW - 36286  
- Police Reps

Good evening Brent,

Myself and Manpreet are both in agreement with the attached conditions, therefore  
police withdraw reps.

Thanks,

Phil



**Metropolitan  
Police  
Service**

**PC Phil Graves 3122NW**

Brent (QK) Licensing Officer

**Metropolitan Police Service**

Address: Wembley Police Station, 603 Harrow Road, Wembley. HA0  
2HH

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# Basemap Map



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**From:** Aden, Councillor Abdifatah (Abdi)  
**Sent:** 25 October 2025 18:42  
**To:** Vanesha Haulkhory  
**Cc:** Business Licence  
**Subject:** Formal Objection to Alcohol Licence Application-36286-Stonebridge - 67  
Lilburne Walk, London NW10 0TW

Dear Vanesha,

I write to formally object to the application for an alcohol sales licence (off-sales) at 67 Lilburne Walk, London NW10 0TW.

The proposed premises is located within a locality that has long suffered from elevated levels of anti-social behaviour, persistent youth congregation, and recurrent incidents of street harassment. These issues have been consistently documented by residents, community safety officers, and ward representatives, with ongoing interventions from police and council services.

Introducing a new outlet for alcohol sales in this context risks exacerbating existing public order challenges. The availability of alcohol is likely to intensify youth-related disturbances, increase loitering, and contribute to further public nuisance—particularly during evenings and weekends.

In accordance with the Licensing Act 2003 and its core objectives—namely the prevention of public nuisance and the protection of children from harm.

Therefore, I respectfully request that this application be refused.

Best regards

Councillor Abdifatah Aden  
Labour Councillor  
Stonebridge Ward  
London Borough Of Brent

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**Our Ref:** VSKHURANA-1056

**Your Ref:**

**Date:** 10 July 2025

The Manager  
Brent Council

Dear Sirs,

**RE: Mr Varandeep Singh Khurana Of 52 Vanbrough Crescent, Northolt, Middlesex, UB5 5JW**

We act as accountant for Mr. Varandeep Singh Khurana personal tax affairs and his trading businesses. We can confirm that Mr. Khurana running his retail trading businesses successfully for more than 7 years.

We consider that Mr Singh is well-organised, diligent individual and honest in his financial dealings and he can certainly afford any financial commitments of £16,000 per annum.

As is the firm's invariable practice this information is given in the strictest confidence and without attracting a liability to you or any other third party on the part of the firm or its employees.

We trust that this information is sufficient to your requirements; however should you require any further information please do not hesitate to contact us.

Yours faithfully,



S Sethi  
On behalf of  
IPM Accountants Limited

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# Staff Training Manual



**Personal Licence Courses**

Page 75  
UK LTD

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# INTRODUCTION

The licenced retail trade has been subject to various laws and complex legislations over the years, with additional alternative legislations being introduced on a regular basis.

When we consider the increased number and variety of activities that take place in many different types of licenced premises today – covering legislations from Weights and Measures, Employment Laws, Protection of Children from harm and new Disability Laws, the list is endless. It very quickly becomes clear that modern licensees have to operate within a much more complex set of guidelines than their predecessors ever had to.

The aim of this training manual is to try and simplify the new and sometimes complex legislation. We have also tried to make it user friendly without missing out any important key points required to gain knowledge and understanding of the licensing act (2003).

With the introduction of the new Licensing Act 2003, licensees and their operating staff alike will have to demonstrate their knowledge and understanding of relevant legislation and social responsibilities as part of the licensing procedures.



**LICENSING AUTHORITY  
CHIEF OFFICER OF PO-  
LICE**

**TRADING STANDARDS**

**CHALLENGE 25**

**PREVENTION  
OF  
CRIME & DISORDER**

**PUBLIC SAFETY**

**PREVENTION  
OF  
PUBLIC NUISANCE**

**PROTECTION  
OF  
CHILDREN FROM HARM**

**REGULATED  
ENTERTAINMENT**

**LATE NIGHT  
REFRESHMENT**

**QUALIFYING  
CLUB PREMISES**

**RETAIL SALE  
OF  
ALCOHOL**

**PASSPORT**

**PASS HOLOGRAM**

**DRIVING LICENCE**

**REFUSAL BOOK**

**INCIDENT BOOK**

**OPERATING SCHEDULE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES**

**HEALTH AND SAFETY**

**FOOD AND HYGIENE**

# CONTENT

## INTRODUCTION

### OPERATION

STATUTORY REQUIREMENT	4
PREMISES LICENCE	5
PERSONAL LICENCE	5
DESIGNATED PREMISES SUPERVISOR	5
LICENSABLE OBJECTIVES	6
LICENSING ACTIVITIES	6
REGULATED ENTERTAINMENT	7
LATE NIGHT REFRESHMENTS	7
PUBLIC ENTERTAINMENT	8
PERMITTED HOURS	9
CONSUMPTION ON OR OFF THE PREMISES	9
REFUSAL TO SERVE CUSTOMERS	10
SHOPLIFTING	10
STAFFING LEVELS	10
RIGHT OF ENTRY TO THE PREMISES	10
REVIEWS	11
PROSECUTION AND DEFENCE	12
DISPLAYING NOTICES	13
DISPLAYING PREMISES LICENCE	14
NEIGHBOURS NOTICE	15
OPERATING SCHEDULE NOTICE	16
CHALLENGE 25 NOTICE	17
INDIVIDUAL ALCOHOL TRAINING	18-20
CHALLENGE 25	21
MINIMUM AGE PURCHASE	22
PRODUCT KNOWLEDGE	23
DRINK STRENGTH	23
EFFECT OF ALCOHOL	23
HOW TO READ A WINE LABEL	24
SPIRITS	25
LATE NIGHT REFRESHMENTS	25
TRAINING STATEMENT SAMPLE	26
AUTHORISATION FOR STAFF TO SELL ALCOHOL SAMPLE	27

### LIABILITY

CRIMINAL LIABILITY	28
CIVIL LIABILITY	29
OCCUPIER LIABILITY ACT	29
EMPLOYERS LIABILITY ACT (Compulsory Insurance)	30
DISCLAIMER NOTICE	30
CONSUMER PROTECTION/TRADING DESCRIPTION	30
LICENSING ACT 2003 QUESTIONS SAMPLE	31-33
ANSWERS	34

## **OPERATIONS**

**CHALLENGE 25**  
**PREVENTION**  
**OF**  
**CRIME & DISORDER**  
**PUBLIC SAFETY**  
**PREVENTION**  
**OF**  
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**PASS HOLOGRAM**  
**DRIVING LICENCE**  
**LICENSING OBJECTIVES**  
**LICENSING ACTIVITIES**  
**HEALTH AND SAFETY**  
**FOOD AND HYGIENE**  
**REFUSAL BOOK**  
**INCIDENT BOOK**  
**LICENSING AUTHORITY**  
**CHIEF OFFICER OF PO-**  
**LICE**  
**TRADING STANDARDS**  
**OPERATING SCHEDULE**

## STATUTORY REQUIREMENT

The Licensing Act 2003 introduces a single integrated system throughout England and Wales to regulate the sale and supply of alcohol, the provision of regulated entertainment and the provision of late night refreshments.

Under the Act there is a statutory requirement that retail sales of alcohol can only be made from premises that have been granted a premises licence.

In addition; all premises licensed for the sale of alcohol must have a designated premises supervisor (DPS) appointed who must also be a personal licence holder.

Sales of alcohol can only be made or authorised by a personal licence holder.





## **PREMISES LICENCE**

Premises licence is the licence required by a business to allow it to carry out any of the licensable activities mentioned. The premises licence will usually be held in the name of the owner of the business or the operator and can be a Company or an individual person or persons.

## **PERSONAL LICENCE**

Personal licence is the licence that is required to be held by an individual for the sale of alcohol from premises that holds a premises licence, it allows the sale of alcohol and to authorise others who do not hold a personal licence to do so.

## **DESIGNATED PREMISES SUPERVISOR**

The designated premises supervisor (DPS) is usually the person in day to day control of the premises licence and the person responsible for the sale of alcohol at the premises. A person must hold a personal licence to hold this position. There can only be one named DPS for each site.

**LICENSING AUTHORITY  
CHIEF OFFICER OF POLICE**

**TRADING STANDARDS**

**CHALLENGE 25**

**PREVENTION  
OF  
CRIME & DISORDER**

**PUBLIC SAFETY**

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ENTERTAINMENT**

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ALCOHOL**

**PASSPORT**

**PASS HOLOGRAM**

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**REFUSAL BOOK**

**INCIDENT BOOK**

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**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES**

**HEALTH AND SAFETY**

**FOOD AND HYGIENE**

**REFUSAL BOOK**

**INCIDENT BOOK**

**OPERATING SCHEDULE**

**REGULATED  
ENTERTAINMENT**

**LATE NIGHT  
REFRESHMENT**

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**PASS HOLOGRAM**

**DRIVING LICENCE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES**

**HEALTH AND SAFETY**

**FOOD AND HYGIENE**

**LICENSING AUTHORITY**

**CHIEF OFFICER OF PO-  
LICE**

**TRADING STANDARDS**

## **LICENSING OBJECTIVES**

The licensing objectives are the governing principles of licensing law in England and Wales. Everyone involved in licensable activities must actively promote these objectives at work.

The four licensing objectives are as follows:

- The prevention of crime and disorder
- The prevention of public nuisance
- Public safety
- The protection of children from harm

## **LICENSABLE ACTIVITIES**

Any business that wishes to carry out any licensable activity requires a premises license.

The four licensing activities are as follows:

- Retail sale of alcohol
- Regulated entertainment
- Late night refreshments (11pm to 5am)
- The supply of alcohol by the qualifying club premises

## **REGULATED ENTERTAINMENT**

You must have a premises licence specifying the entertainment you are providing.

## **LATE NIGHT REFRESHMENTS**

You must have a premises licence specifying the selling of late night refreshments, as a licensing activity, if you sell hot food and drink between the hours of 11pm to 5am.

You are committing a criminal offence if you sell hot food and drink on your premises between the hours of 11pm to 5am on any day without the grant of this provision on a current premises licence.

The only authority to sell hot food and drink after 11pm to 5am comes from the premises licence and it is only valid if applied for under the provision of the Licensing Act 2003.



**PASSPORT**

**PASS HOLOGRAM**

**DRIVING LICENCE**

**REFUSAL BOOK**

**INCIDENT BOOK**

**OPERATING SCHEDULE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES  
HEALTH AND SAFETY**

**FOOD AND HYGIENE**

**LICENSING AUTHORITY**

**CHIEF OFFICER OF PO-  
LICE**

**TRADING STANDARDS**

**CHALLENGE 25**

**PREVENTION  
OF  
CRIME & DISORDER**

**PUBLIC SAFETY**

**PREVENTION  
OF  
PUBLIC NUISANCE**

**PROTECTION  
OF  
CHILDREN FROM HARM**

**REGULATED  
ENTERTAINMENT**

**LATE NIGHT  
REFRESHMENT**

**QUALIFYING  
CLUB  
PREMISES**

**RETAIL SALE  
OF  
ALCOHOL**

**CHALLENGE 25**  
**PREVENTION**  
**OF**  
**CRIME & DISORDER**  
**PUBLIC SAFETY**  
**PREVENTION**  
**OF**  
**PUBLIC NUISANCE**  
**PROTECTION**  
**OF**  
**CHILDREN FROM HARM**  
**REGULATED**  
**ENTERTAINMENT**  
**LATE NIGHT**  
**REFRESHMENT**  
**QUALIFYING**  
**CLUB PREMISES**  
**RETAIL SALE**  
**OF**  
**ALCOHOL**  
**PASSPORT**  
**PASS HOLOGRAM**  
**DRIVING LICENCE**  
**LICENSING OBJECTIVES**  
**LICENSING ACTIVITIES**  
**HEALTH AND SAFETY**  
**FOOD AND HYGIENE**  
**REFUSAL BOOK**  
**INCIDENT BOOK**  
**LICENSING AUTHORITY**  
**CHIEF OFFICER OF PO-**  
**LICE**  
**TRADING STANDARDS**  
**OPERATING SCHEDULE**

## PUBLIC ENTERTAINMENT

You are committing a criminal offence if you provide public entertainment on your premises at any time of the day and night without the grant of this provision within your premises licence. This applies whether you sell alcohol or not and whether you provide food and beverages in any form at any time.

Public entertainment activities are listed below:

- Performance of a play
- Exhibition of a film
- Indoor sporting events
- Boxing or wrestling entertainment
- Performance of live music
- Playing of recorded music (not necessary for Incidental background music)
- Provision of facilities for dancing
- Performance of dance

All theatres, cinemas, concert halls and night clubs are now required to have this provision on their licence as well as restaurants, members, clubs and pubs where the above mentioned licensing activities occur.

## PERMITTED HOURS

The concept of permitted hours no longer applies under the Licensing Act 2003.

Each premises licence is issued individually based on the licensing activities applied for and the hours that activities may be carried out.

The detail of what activity is licensed and when is to be found on the licence summary, which must be displayed at the premises so that the public can inspect it at all times.

## CONSUMPTION ON OR OFF THE PREMISES

The licensing activity here is the sale of alcohol with a licence on condition that it may or may not be consumed on the premises.

It is an offence to allow consumption of alcohol by anyone under the age of 18, with the exception of 16 and 17 year olds when having a table meal, accompanied by a responsible adult who orders and pays for the drink. The responsible adult may only order beer, wine and cider for the 16/17 year old when a condition only allows for consumption on the premises.

It is the responsibility of staff to ensure that no person attempts to drink on the premises. If the licence allows consumption on the premises it does not necessarily follow that a sale for consumption off the premises is allowed.

**LICENSING AUTHORITY  
CHIEF OFFICER OF POLICE**

**TRADING STANDARDS**

**CHALLENGE 25**

**PREVENTION  
OF  
CRIME & DISORDER**

**PUBLIC SAFETY**

**PREVENTION  
OF  
PUBLIC NUISANCE**

**PROTECTION  
OF  
CHILDREN FROM HARM**

**REGULATED  
ENTERTAINMENT**

**LATE NIGHT  
REFRESHMENT**

**QUALIFYING  
CLUB PREMISES**

**RETAIL SALE  
OF  
ALCOHOL**

**PASSPORT**

**PASS HOLOGRAM**

**DRIVING LICENCE**

**REFUSAL BOOK**

**INCIDENT BOOK**

**OPERATING SCHEDULE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES**

**HEALTH AND SAFETY**

**FOOD AND HYGIENE**

**REFUSAL BOOK**

**INCIDENT BOOK**

**OPERATING SCHEDULE**

**REGULATED  
ENTERTAINMENT**

**LATE NIGHT  
REFRESHMENT**

**QUALIFYING  
CLUB PREMISES**

**RETAIL SALE  
OF  
ALCOHOL**

**CHALLENGE 25**

**PREVENTION  
OF  
CRIME & DISORDER**

**PUBLIC SAFETY**

**PREVENTION  
OF  
PUBLIC NUISANCE**

**PROTECTION  
OF  
CHILDREN FROM HARM**

**PASSPORT**

**PASS HOLOGRAM**

**DRIVING LICENCE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES**

**HEALTH AND SAFETY**

**FOOD AND HYGIENE**

**LICENSING AUTHORITY**

**CHIEF OFFICER OF PO-  
LICE**

**TRADING STANDARDS**

## **REFUSAL TO SERVE CUSTOMERS**

Other than age issues, customers must also be refused service if they either appear drunk, are violent or quarrelsome and disorderly.

If the customer refuses to leave, then the police should be called, staff should not get involved with associated arguments or brawls.

All refusals of sales must be entered in a refusal book. The refusal book should be kept so that it is readily available to all members of staff.

## **SHOPLIFTING**

Ensure vigilance, staff can be the biggest deterrent.

Look out for suspicious behavior and use eye contact to let customers know that they have been seen, ensure CCTV is functioning correctly.

It is recommended that spirits should be kept behind the counter.

Ensure that high value items are in secure storage.

## **STAFFING LEVELS**

Under normal circumstances staffing levels are not dealt with by the licensing act 2003. However, conditions are often attached to the premises licence specifying staffing levels in order to satisfy the licensing objectives.

## **RIGHT OF ENTRY TO THE PREMISES**

The police, HM revenue and customs and local authority licensing officers have the right of entry to any premises to carry out their enforcement duties.

HM revenue and customs may enter in order to check that the required tax on goods has been paid.

## REVIEWS

The review provisions in the act were added to ensure an element of balance so as to allow residents, other businesses and the regulatory authorities to voice concerns subsequent to the grant of a premises licence if they feel that there are relevant problems being generated at or by the premises.

The review application can be made at any time by residents, other businesses and regulatory authorities.

At the review hearing the authority may take any of the following steps listed below that they consider necessary in order to promote the Licensing Objectives.

- Take no action
- Modify the conditions of the licence
- Exclude a licensable activity from the scope of the licence
- Remove the DPS
- Suspend the licence for a period not exceeding six months
- Revoke the licence

Following the review, any party may appeal the decision of the authority.

The review decision does not have effect until the time for bringing an appeal has expired, or, if an appeal is lodged, until it has been determined.

**PASSPORT**

**PASS HOLOGRAM**

**DRIVING LICENCE**

**REFUSAL BOOK**

**INCIDENT BOOK**

**OPERATING SCHEDULE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES  
HEALTH AND SAFETY**

**FOOD AND HYGIENE**

**LICENSING AUTHORITY**

**CHIEF OFFICER OF PO-  
LICE**

**TRADING STANDARDS**

**CHALLENGE 25**

**PREVENTION  
OF  
CRIME & DISORDER**

**PUBLIC SAFETY**

**PREVENTION  
OF  
PUBLIC NUISANCE**

**PROTECTION  
OF  
CHILDREN FROM HARM**

**REGULATED  
ENTERTAINMENT**

**LATE NIGHT  
REFRESHMENT**

**QUALIFYING  
CLUB  
PREMISES**

**RETAIL SALE  
OF  
ALCOHOL**

<b>CHALLENGE 25</b>
<b>PREVENTION OF CRIME &amp; DISORDER</b>
<b>PUBLIC SAFETY</b>
<b>PREVENTION OF PUBLIC NUISANCE</b>
<b>PROTECTION OF CHILDREN FROM HARM</b>
<b>REGULATED ENTERTAINMENT</b>
<b>LATE NIGHT REFRESHMENT</b>
<b>QUALIFYING CLUB PREMISES</b>
<b>RETAIL SALE OF ALCOHOL</b>
<b>PASSPORT</b>
<b>PASS HOLOGRAM</b>
<b>DRIVING LICENCE</b>
<b>LICENSING OBJECTIVES</b>
<b>LICENSING ACTIVITIES</b>
<b>HEALTH AND SAFETY</b>
<b>FOOD AND HYGIENE</b>
<b>REFUSAL BOOK</b>
<b>INCIDENT BOOK</b>
<b>LICENSING AUTHORITY</b>
<b>CHIEF OFFICER OF PO- LICE</b>
<b>TRADING STANDARDS</b>
<b>OPERATING SCHEDULE</b>

## PROSECUTION AND DEFENCE

- If alcohol is sold to a person under the age of 18 the premises is liable to receive a fixed penalty notice, substantial fines or a complete review of the premises licence
- Enforcement authorities will conduct test purchases using Under age Children
- In cases of underage sales the only evidence needed for prosecution is that an actual sale was made and that buyer was under 18
- The person selling the alcohol has a limited defense; either he/she had taken all steps to establish the buyer's age or nobody could reasonably have suspected from the customer's appearance that they were under 18





## DISPLAYING NOTICES

Notices endorsed by the home office should also be displayed throughout the premises. Examples are shown below.

Many licensing authorities require that other notices are displayed on the premises. It is advisable to check with your local authority to ensure compliance.

These may include:

- Their own notices
- Hours for licensable activities
- Staff notices and reminders

Additionally the licence holder must display an A3 notice indicating it is illegal to sell tobacco to anyone under the age of 18. This notice must be displayed at the point of sale to ensure compliance.

**LICENSING AUTHORITY  
CHIEF OFFICER OF PO-  
LICE**

**TRADING STANDARDS**

**CHALLENGE 25**

**PREVENTION  
OF  
CRIME & DISORDER**

**PUBLIC SAFETY**

**PREVENTION  
OF  
PUBLIC NUISANCE**

**PROTECTION  
OF  
CHILDREN FROM HARM**

**REGULATED  
ENTERTAINMENT**

**LATE NIGHT  
REFRESHMENT**

**QUALIFYING  
CLUB PREMISES**

**RETAIL SALE  
OF  
ALCOHOL**

**PASSPORT**

**PASS HOLOGRAM**

**DRIVING LICENCE**

**REFUSAL BOOK**

**INCIDENT BOOK**

**OPERATING SCHEDULE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES**

**HEALTH AND SAFETY**

**FOOD AND HYGIENE**

**REFUSAL BOOK**

**INCIDENT BOOK**

**OPERATING SCHEDULE**

**REGULATED  
ENTERTAINMENT**

**LATE NIGHT  
REFRESHMENT**

**QUALIFYING  
CLUB PREMISES**

**RETAIL SALE  
OF  
ALCOHOL**

**CHALLENGE 25**

**PREVENTION  
OF  
CRIME & DISORDER**

**PUBLIC SAFETY**

**PREVENTION  
OF  
PUBLIC NUISANCE**

**PROTECTION  
OF  
CHILDREN FROM HARM**

**PASSPORT**

**PASS HOLOGRAM**

**DRIVING LICENCE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES**

**HEALTH AND SAFETY**

**FOOD AND HYGIENE**

**LICENSING AUTHORITY**

**CHIEF OFFICER OF PO-  
LICE**

**TRADING STANDARDS**

## DISPLAYING PREMISES LICENCE

The Licensing Act 2003 requires the licence holder to prominently display the part B summary of the premises licence on the premises at all times. The reason for display is to allow members of the public to inspect the licence at any time.

The Act also requires the premises licence itself (Part A) be available for inspection by licensing officers of the local authority or a police constable at any time upon demand.

The licence holder must ensure that staff has access to the premises licence in his or her absence.

WYCOMBE DISTRICT COUNCIL		Licensing Act 2003 Premises Licence	
ENVIRONMENT SERVICE	Reference Number	13/00953/LAPREV	
	Premises Licence Number	0222/PREM	
	Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code		
	Wycombe Wines 20 Crendon Street High Wycombe Buckinghamshire HP13 6LS		
	Telephone number	01494 437228	
	Licensable activities authorised by the licence		
	Sale by Retail of Alcohol		
	Times the licence authorises the carrying out of licensable activities		
	Sale by Retail of Alcohol      Monday - Sunday      09:00 - 23:00 Christmas Day      12:00 - 15:00 Christmas Day      19:00 - 22:30		
	The opening hours of the premises		
Every Day      09:00 - 23:00			
Where the licence authorises supplies of alcohol whether these are on and / or off supplies			
The licence authorises the supply of alcohol for consumption off the premises only			

# **NOTICE**

**BUSINESS NAME**

**PLEASE LEAVE QUIETLY  
CONSIDER OUR NEIGHBOURS**



**Personal Licence Courses  
UK LTD**

**Personal Licence Courses UK LTD, Infotree House, Newport Roa, Hayes, UB4 8JX TEL: 07952990536/020 8606 0558**

**e-mail: [info@personallicencecourses.com](mailto:info@personallicencecourses.com)**

# **OPERATING SCHEDULE**

**BUSINESS NAME**

## **SALE OF ALCOHOL**

**MONDAY - SUNDAY 07:00 - 00:00 HRS**

**WE DO NOT SELL ALCOHOL BEFORE OR AFTER THESE HOURS**

## **OPENING HOURS**

**MONDAY - SUNDAY 07:00 - 00:00 HRS**



**Personal Licence Courses**  
UK LTD

**Personal Licence Courses UK Ltd, Infotree House, Newport Road, Hayes, UB4 8JX, TEL: 07952990536/020 8606 0558**

# CHALLENGE



Personal Licence Courses

UK LTD 020 8606 0558

[www.personalliencecourses.com](http://www.personalliencecourses.com)

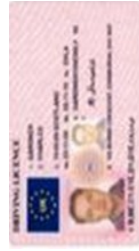
Page 93  
17

IF You Look Under The Age Of  
25 You Will Be Asked to prove  
That

# OVER 18

## Acceptable Form Of ID

Driving Licence    Passport    Citizen ID Card



Any Identification displaying the



logo

## **INDIVIDUAL ALCOHOL TRAINING**

## TRAINING

Without adequate training both the licence holder and staff risk prosecution for making unauthorised sales.

All on site staff must be adequately trained initially. Refresher training must be undertaken regularly before staff are re-authorised to sell alcohol. Ideally all staff should sit the APLH Level 2 national certificate for personal license holder's exam which provides a thorough grounding in the legal and legislative requirements of the Licensing Act 2003.

All staff training must be recorded as well as individual staff authorisations to sell alcohol. The licence holder should complete both the alcohol training record sheet and the authorisation sheet.

Under the terms of the premises licence it an offence to serve alcohol to anybody unless you have been authorised to do so by a personal licence holder.

- It is an offence to sell alcohol to anybody from premises without a premises licence and or without a named designated premises supervisor who is in possession of a personal licence.
- It is an offence to sell alcohol to anyone under the age of 18, or for anyone to attempt to buy alcohol on behalf of someone who is under 18.
- It is an offence for any persons under the age of 18 to buy or attempt to buy alcohol.
- It is an offence for anybody under 18 to sell alcohol to anybody, unless authorised to do so by a personal licence holder and only then with each sale supervised by an authorised member of staff who is over 18.

**PASSPORT**

**PASS HOLOGRAM**

**DRIVING LICENCE**

**REFUSAL BOOK**

**INCIDENT BOOK**

**OPERATING SCHEDULE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES  
HEALTH AND SAFETY**

**FOOD AND HYGIENE**

**LICENSING AUTHORITY**

**CHIEF OFFICER OF PO-  
LICE**

**TRADING STANDARDS**

**CHALLENGE 25**

**PREVENTION  
OF  
CRIME & DISORDER**

**PUBLIC SAFETY**

**PREVENTION  
OF  
PUBLIC NUISANCE**

**PROTECTION  
OF  
CHILDREN FROM HARM**

**REGULATED  
ENTERTAINMENT**

**LATE NIGHT  
REFRESHMENT**

**QUALIFYING  
CLUB  
PREMISES**

**RETAIL SALE  
OF  
ALCOHOL**

**CHALLENGE 25**

**PREVENTION  
OF  
CRIME & DISORDER**

**PUBLIC SAFETY**

**PREVENTION  
OF  
PUBLIC NUISANCE**

**PROTECTION  
OF  
CHILDREN FROM HARM**

**REGULATED  
ENTERTAINMENT**

**LATE NIGHT  
REFRESHMENT**

**QUALIFYING  
CLUB PREMISES**

**RETAIL SALE  
OF  
ALCOHOL**

**PASSPORT**

**PASS HOLOGRAM**

**DRIVING LICENCE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES**

**HEALTH AND SAFETY**

**FOOD AND HYGIENE**

**REFUSAL BOOK**

**INCIDENT BOOK**

**LICENSING AUTHORITY**

**CHIEF OFFICER OF PO-  
LICE**

**TRADING STANDARDS**

**OPERATING SCHEDULE**

The sale of alcohol is a licensable activity controlled by law and carrying penalties that reflect the important social responsibilities that apply to people who sell it.

A person is only allowed to sell alcohol when they have been authorised to do so by the DPS or another personal licence holder on site. It is a criminal offence for any person to sell alcohol to a person under the age of 18. There are no exceptions.

- It is an offence to sell alcohol to anyone under the age of 18
- It is an offence to deliver alcohol to a person under 18
- It is an offence for anyone under 18 to purchase or attempt to purchase alcohol
- It is an offence to obtain alcohol for someone under 18
- It is an offence to sell alcohol if you are under 18, unless you are authorised to do so, and the individual sale is supervised by somebody over 18 who is also authorized
- You must not sell alcohol to someone who you believe to be buying for a person under 18
- It is an offence to allow another person to sell alcohol to an under 18 where the sale could have been prevented



## CHALLENGE 25

If a customer looks under 25 they must be challenged to prove that they are over 18 by producing photographic proof of age which must include the full date of birth of the customer.

The only forms of proof of age that are acceptable are listed below:

- Passport
- Photographic new style driving license
- A pass accredited proof of age ID card such as the Portman group prove it card and the citizen card

**Do not accept any other forms of id under any circumstances**

If the licence holder or another member of staff refuse a sale of alcohol or other age restricted products they must enter the details in the refusal book. This helps the premises maintain evidence that under age sales are being refused.



**LICENSING AUTHORITY  
CHIEF OFFICER OF POLICE**

**TRADING STANDARDS**

**CHALLENGE 25  
PREVENTION  
OF  
CRIME & DISORDER**

**PUBLIC SAFETY**

**PREVENTION  
OF  
PUBLIC NUISANCE**

**PROTECTION  
OF  
CHILDREN FROM HARM**

**REGULATED  
ENTERTAINMENT**

**LATE NIGHT  
REFRESHMENT**

**QUALIFYING  
CLUB PREMISES**

**RETAIL SALE  
OF  
ALCOHOL**

**PASSPORT**

**PASS HOLOGRAM**

**DRIVING LICENCE**

**REFUSAL BOOK**

**INCIDENT BOOK**

**OPERATING SCHEDULE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES**

**HEALTH AND SAFETY**

**FOOD AND HYGIENE**

<b>REFUSAL BOOK</b>
<b>INCIDENT BOOK</b>
<b>OPERATING SCHEDULE</b>
<b>REGULATED ENTERTAINMENT</b>
<b>LATE NIGHT REFRESHMENT</b>
<b>QUALIFYING CLUB PREMISES</b>
<b>RETAIL SALE OF ALCOHOL</b>
<b>CHALLENGE 25</b>
<b>PREVENTION OF CRIME &amp; DISORDER</b>
<b>PUBLIC SAFETY</b>
<b>PREVENTION OF PUBLIC NUISANCE</b>
<b>PROTECTION OF CHILDREN FROM HARM</b>
<b>PASSPORT</b>
<b>PASS HOLOGRAM</b>
<b>DRIVING LICENCE</b>
<b>LICENSING OBJECTIVES</b>
<b>LICENSING ACTIVITIES</b>
<b>HEALTH AND SAFETY</b>
<b>FOOD AND HYGIENE</b>
<b>LICENSING AUTHORITY</b>
<b>CHIEF OFFICER OF POLICE</b>
<b>TRADING STANDARDS</b>

Product Group	Minimum age purchase
Liqueur confectionery	16
Lottery tickets	16
Cigarettes, tobacco and tobacco products	18
Knives and blades	18
Lighter fluids, butane, refills and solvents	18
Alcohol products	18
Adult Magazines	18
Fireworks	18
DVDs / Videos	Dependent on classification

**IT IS ILLEGAL TO  
SELL TOBACCO  
PRODUCTS TO  
ANYONE UNDER  
THE AGE OF 18**

## PRODUCT KNOWLEDGE

All members of staff should have a basic understanding of how alcoholic drinks are classified and labeled according to their strength.

## DRINK STRENGTH

- The strength of an alcohol drink is measured by its percentage, alcohol by volume (ABV)
- An alcohol free drink is one with an ABV of no more than 0.5%
- An intoxicating drink is one that contains more than 0.5% ABV
- A low alcohol drink is one that contains no more than 1.2% ABV

## EFFECT OF ALCOHOL

- It takes about 1 hour for 1 unit of alcohol (10 milliliters) to be lost from the body
- The speed of absorbed alcohol in the body is effected by different factors such as how much a person drinks, weight, sex and food consumed
- The effect of alcohol on a person depends on how much alcohol they have in their blood

 Standard glass of wine (175ml) 11.5% ABV 2 units	 Large glass of wine (250ml) 12% ABV 3 units	 Bottle of wine (750ml) 12% ABV 9 units
 Pint of strong lager or beer 5.3% ABV 3 units	 Pint of normal strength lager or beer 3.5% ABV 2 units	 Can of normal strength lager (500ml) 4% ABV 2 units
 Spirits double (50ml) 40% ABV 2 Units	 Alcopop bottle (275ml) 5% ABV 1.4 units	 Spirits single (25ml) 40% ABV 1 unit

## PASSPORT

## PASS HOLOGRAM

## DRIVING LICENCE

## REFUSAL BOOK

## INCIDENT BOOK

## OPERATING SCHEDULE

## LICENSING OBJECTIVES

## LICENSING ACTIVITIES HEALTH AND SAFETY

## FOOD AND HYGIENE

## LICENSING AUTHORITY

## CHIEF OFFICER OF POLICE

## TRADING STANDARDS

## CHALLENGE 25

## PREVENTION OF CRIME & DISORDER

## PUBLIC SAFETY

## PREVENTION OF PUBLIC NUISANCE

## PROTECTION OF CHILDREN FROM HARM

## REGULATED ENTERTAINMENT

## LATE NIGHT REFRESHMENT

## QUALIFYING CLUB PREMISES

## RETAIL SALE OF ALCOHOL

**CHALLENGE 25**  
**PREVENTION**  
**OF**  
**CRIME & DISORDER**  
**PUBLIC SAFETY**  
**PREVENTION**  
**OF**  
**PUBLIC NUISANCE**  
**PROTECTION**  
**OF**  
**CHILDREN FROM HARM**  
**REGULATED**  
**ENTERTAINMENT**  
**LATE NIGHT**  
**REFRESHMENT**  
**QUALIFYING**  
**CLUB PREMISES**  
**RETAIL SALE**  
**OF**  
**ALCOHOL**  
**PASSPORT**  
**PASS HOLOGRAM**  
**DRIVING LICENCE**  
**LICENSING OBJECTIVES**  
**LICENSING ACTIVITIES**  
**HEALTH AND SAFETY**  
**FOOD AND HYGIENE**  
**REFUSAL BOOK**  
**INCIDENT BOOK**  
**LICENSING AUTHORITY**  
**CHIEF OFFICER OF PO-**  
**LICE**  
**TRADING STANDARDS**  
**OPERATING SCHEDULE**

## HOW TO READ A WINE LABEL

**Country of origin:** Country of origin must appear on the label. Only wines from the EEC may be blends of more than one country, such a blend must have a label, in English, "a blend of wines from different countries of the EEC", the name and address - by law, in case of complaint, the name and address at which the bottler can be contacted must appear on the label; unless the wine is bottled outside the EEC the name of importer should be shown on the label.

**Table wine:** Refers to light wine produced within the EEC must be labeled as such, but if produced outside the EEC, it can be labeled only as wine.

**Quality wines:** stringent labeling requirements; must show place of production as well as country. No blending is allowed. The text "quality wine" or equivalent must be shown.

- FRENCH: VDQS. AC.AOC
- ITALIAN: DOC.DOCG
- GERMAN: QB. QMP
- SPANISH: DO

**Alcohol strengths** is measured by volume.

### **Less than 0.5% ABV**

Alcohol free. Personal and premises licence not required to sell this

### **Above 0.5% ABV**

Alcoholic. A licence must be held to retail

### **Less than 1.2% ABV**

Low alcohol. A licence must be held to retail

### **Above 1.2% ABV**

ABV must be stated on the label or displayed at point sale

### **1 unit of alcohol**

8 grams or 10 millilitres of alcohol

## SPIRITS

**Cognac:** Cognac is a type of brandy which comes from the Cognac region of France. It is produced by rewinning, a lengthy distillation and aging process which yields a very distinct spirit.

**Bourbon:** Bourbon is a type of American whiskey. To be classified as bourbon it must be produced in the USA.

**Brandy:** Brandy is produced by distilling wine.

**Rum:** Rum is made from sugarcane by products such as molasses or directly from sugarcane juice.

**Whisky** or **whiskey** is a type of distilled alcoholic beverage made from fermented grainmash. Different grains are used for different varieties, including barley, malted barley, rye, malted rye, wheat, and corn. Whisky is typically aged in wooden casks, made generally of charred white oak.

Whisky is a strictly regulated spirit worldwide with many classes and types. The typical unifying characteristics of the different classes and types are the fermentation of grains, distillation, and aging in wooden barrels.

**Gin:** Gin is a spirit which derives its predominant flavor from juniper berries.

**Vodka:** Vodka is a distilled drink made in Russia, Poland and Czechoslovakia.

## LATE NIGHT REFRESHMENTS

You are committing a criminal offence if you sell hot food and drink on your premises between the hours of 11pm to 5am on any day without the grant of this provision on a current premises licence.

The only authority to sell hot food and drink after 11pm to 5am comes from the premises licence and it is only valid if applied for under the provision of the Licensing Act 2003.

**LICENSING AUTHORITY**  
**CHIEF OFFICER OF POLICE**

**TRADING STANDARDS**

**CHALLENGE 25**  
**PREVENTION**  
**OF**  
**CRIME & DISORDER**

**PUBLIC SAFETY**

**PREVENTION**  
**OF**  
**PUBLIC NUISANCE**

**PROTECTION**  
**OF**  
**CHILDREN FROM HARM**

**REGULATED**  
**ENTERTAINMENT**

**LATE NIGHT**  
**REFRESHMENT**

**QUALIFYING**  
**CLUB PREMISES**

**RETAIL SALE**  
**OF**  
**ALCOHOL**

**PASSPORT**

**PASS HOLOGRAM**

**DRIVING LICENCE**

**REFUSAL BOOK**

**INCIDENT BOOK**

**OPERATING SCHEDULE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES**

**HEALTH AND SAFETY**

**FOOD AND HYGIENE**

**REFUSAL BOOK**

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**FOOD AND HYGIENE**

**LICENSING AUTHORITY**

**CHIEF OFFICER OF PO-  
LICE**

**TRADING STANDARDS**

## TRAINING STATEMENT SAMPLE

Premises Name:

Premises Address:

I am over 18 years of age and confirm that I have been trained in the sale of alcohol and alcohol products. I am fully conversant with my obligations in the sale of these products and the penalties that will apply if I serve a customer illegally. These can range from instant dismissal from work, a fixed penalty notice of £90 to a criminal conviction with a unlimited fine and/or 6 months imprisonment.

I warrant that:

- Once authorised I can only sell alcohol during the hours specified on the premises licence
- I will not sell alcohol to anybody under the age of 18
- I will challenge anybody attempting to purchase alcohol who appears to be under the age of 25 to prove that they are over 18 by producing acceptable photographic identification
- I will not sell alcohol to someone I believe to be purchasing it for someone else who may be under the age of 18
- I will not sell alcohol to anybody to who is, or appears drunk
- I will not sell alcohol to someone I believe to be purchasing it for someone else who is or appears drunk
- I will record all incidents of refusals in the refusal book, noting the date/ time and name of the person known together with a description of the refusal and product refused
- I will advise my supervisor of the refusal as soon as it is practically possible to do so
- I acknowledge that I am not authorised to sell alcohol unless I comply with all of the above at times.

Staff Name:

Signature:

DPS Name:

Signature:

Date:

## AUTHORISATION FOR STAFF TO SELL ALCOHOL SAMPLE

As the premises supervisor I confirm that the following staff has been fully trained in the sale of alcohol and alcohol products and that in my opinion, they have demonstrated their understanding of their legal requirements in this regard. I therefore authorise by delegated authority the following staff to sell alcohol from these premises.

Staff Name	Staff Signature	DPS Signature	Date

## STAFF TRAINING REGISTER

As the premises Supervisor I confirm that the following staff has been issued with their own copy of "Pocket Guide To Selling Alcohol Training Manual".

Staff Name	Staff Signature	DPS Signature	Date

**PASSPORT**

**PASS HOLOGRAM**

**DRIVING LICENCE**

**REFUSAL BOOK**

**INCIDENT BOOK**

**OPERATING SCHEDULE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES  
HEALTH AND SAFETY**

**FOOD AND HYGIENE**

**LICENSING AUTHORITY**

**CHIEF OFFICER OF PO-  
LICE**

**TRADING STANDARDS**

**CHALLENGE 25**

**PREVENTION  
OF  
CRIME & DISORDER**

**PUBLIC SAFETY**

**PREVENTION  
OF  
PUBLIC NUISANCE**

**PROTECTION  
OF  
CHILDREN FROM HARM**

**REGULATED  
ENTERTAINMENT**

**LATE NIGHT  
REFRESHMENT**

**QUALIFYING  
CLUB  
PREMISES**

**RETAIL SALE  
OF  
ALCOHOL**

## **LIABILITY**



## **CRIMINAL LIABILITY**

In many cases the licensee is liable for the acts of his/her employees.

Examples might be in respect of offences regarding out of hours trading, credit sales, sale of liquor to a drunken person, under aged sales etc. Similarly if a licensee leaves the control of his premises to an employee, he/she will generally be liable for any breach of the licensing law by such employees.

## **CIVIL LIABILITY**

An employer may be liable to a civil action by third parties for the acts of his employees. If the employee makes a contract authorised, subsequently ratified by the employer, or when the employee's authority to make a contract is to be implied from the nature of his/her employment, or from the conduct of the employer.

An employer will be similarly liable for wrongful acts of an employee carried out within the scope of the employee's authority and in the course of his/her employment.

## **OCCUPIER LIABILITY ACT**

The occupier of the premises has a general duty under the Occupiers Liability Act. This is a duty to all visitors to the premises to take reasonable care and see that visitors will be reasonably safe in using the premises for the purpose of which they are invited or allowed to be there.

Visitors for this purpose include not only someone specifically invited but also customers and persons having business on the premises in any way.

**LICENSING AUTHORITY**  
**CHIEF OFFICER OF POLICE**

**TRADING STANDARDS**

**CHALLENGE 25**

**PREVENTION  
OF  
CRIME & DISORDER**

**PUBLIC SAFETY**

**PREVENTION  
OF  
PUBLIC NUISANCE**

**PROTECTION  
OF  
CHILDREN FROM HARM**

**REGULATED  
ENTERTAINMENT**

**LATE NIGHT  
REFRESHMENT**

**QUALIFYING  
CLUB PREMISES**

**RETAIL SALE  
OF  
ALCOHOL**

**PASSPORT**

**PASS HOLOGRAM**

**DRIVING LICENCE**

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**INCIDENT BOOK**

**OPERATING SCHEDULE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES**

**HEALTH AND SAFETY**

**FOOD AND HYGIENE**

**REFUSAL BOOK**

**INCIDENT BOOK**

**OPERATING SCHEDULE**

**REGULATED ENTERTAINMENT**

**LATE NIGHT REFRESHMENT**

**QUALIFYING CLUB PREMISES**

**RETAIL SALE OF ALCOHOL**

**CHALLENGE 25**

**PREVENTION OF CRIME & DISORDER**

**PUBLIC SAFETY**

**PREVENTION OF PUBLIC NUISANCE**

**PROTECTION OF CHILDREN FROM HARM**

**PASSPORT**

**PASS HOLOGRAM**

**DRIVING LICENCE**

**LICENSING OBJECTIVES**

**LICENSING ACTIVITIES**

**HEALTH AND SAFETY**

**FOOD AND HYGIENE**

**LICENSING AUTHORITY**

**CHIEF OFFICER OF POLICE**

**TRADING STANDARDS**

### **EMPLOYERS LIABILITY ACT (Compulsory Insurance)**

This act prescribes that all employers must insure against liability for personal injury and disease sustained by their employees and arising out of, or in the course of their employment in Great Britain.

The insurance must be made under one or more approved policies with an authorised insurer.

A certificate of insurance is issued and copies of this must be displayed at each place of work.

### **DISCLAIMER NOTICE**

These are used to disclaim responsibility for loss or damage to cars in pub car parks, and property brought on to the premises by any one (including staff). These notices are only valid in so far as they are reasonable and fair in the circumstances. Disclaimers are invalid if they are used to avoid liability due to negligence.

### **CONSUMER PROTECTION/TRADING DESCRIPTION**

The Trades Description Act and the Consumer Protection Act 1987 deals respectively with false statements about services, products and misleading indication of prices. More recently The Food Safety Act has also legislated against misrepresentation.

To avoid contravening these Acts, the description of food and drinks must be written with care. Prices must be accurate and not misleading. The licensee must make every effort to ensure that "passing off" is avoided. "Passing off" is the action of replacing the requested brand with another brand without the customers consent, or misleading displaying a branded item e.g. placing a Bells Whiskey bottle on a grant optic display.

**LICENSING ACT 2003 QUESTIONS**  
**AND ANSWERS SAMPLE**

**1 All members of staff should have a basic understanding of**

- A. How alcoholic drinks are classified and labeled according to their strength
- B. Food and Hygiene
- C. Getting involved in arguments, brawls
- D. Views of the customers

**2 If a drink is alcohol free, it must contain no more than**

- A. 0.05% ABV
- B. 0.5% ABV
- C. 1.5% ABV
- D. 2% ABV

**3 What factors are most likely to affect a person's blood alcohol concentration level?**

- A. Their age, height, weight and race
- B. Amount consumed size of person, gender and if food has been consumed
- C. Drinking quickly, not eating and staying out late
- D. Height, gender, nationality and amount consumed

**4 Customers must also be refused service if they...**

- A. Are accompanied by children
- B. An off duty policeman
- C. Appear drunk
- D. Not a regular customer

**5 Late night refreshment licence covers the following hours for the sale of hot food and drink**

- A. Midnight to 06:00
- B. 11pm to 5am
- C. 8pm to Midnight
- D. 7pm to 7am

**6 What must be prominently displayed on the premises?**

- A. Part A of the premises licence
- B. Personal licenses
- C. Fire risk assessment
- D. Part B of the premises licence (Summary Licence) and notices endorsed by the home office

**7 Who does not have right of entry to your premises?**

- A. Police
- B. Local authority licensing officers
- C. Local councilors
- D. HM revenue and customs

**8 It is an offence to sell alcohol unless...**

- A. You are over the age of 18
- B. Been cleared by the licensing authority
- C. You know the customer
- D. Authorised to do so by a personal licence holder

**9 When may alcohol be sold to a person under the age of 18?**

- A. If the alcohol is for an adult
- B. With written permission from the police
- C. Under no circumstances at all
- D. With permission when accompanied by parents

**10 How many units of alcohol does the Department of Health recommend is safe for a man to drink in a day?**

- A. 3 - 4 Units
- B. 6 - 7 Units
- C. 8 - 9 Units
- D. 10 - 11 Units

## ANSWERS

Question 1 **A**

Question 2 **A**

Question 3 **B**

Question 4 **C**

Question 5 **B**

Question 6 **D**

Question 7 **C**

Question 8 **D**

Question 9 **C**

Question 10 **A**

## Notes



**Personal Licence Courses**  
UK LTD

**CONTACT US**

**For further information about our services or Pocket Guide and Training Manuals inserts orders at reasonable cost, please contact the Personal Licence Courses Limited on:**

**S.PANCHAL:**

**Mob: 07952 990 536**

**Tel: 020 8606 0558**

**Email: [info@personallicencecourses.com](mailto:info@personallicencecourses.com)**

**[www.personallicencecourses.com](http://www.personallicencecourses.com)**

**Office opening times:**

**Monday – Friday: 10.00am – 5.00pm**

**Address:**

**145 Station Road**

**West Drayton**

**UB7 7ND**

**Please do not hesitate to contact us at any time. Courses are Available in Punjabi, Hindi, Urdu and Gujarati languages.**



A COPY OF

**PREMISES LICENCE**

TO BE INSERTED HERE

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[STAFF TRAINING REGISTER](#)

As the premises Supervisor I confirm that the following staff has been fully trained in respect of the licensing act 2003.

Staff Name	Staff Signature	DPS Signature	Date

*Premises Name & Address:*

I am over 18 years of age and confirm that I have been trained in the sale of alcohol and alcohol products. I am fully conversant with my obligations in the sale of these products and the penalties that will apply if I serve a customer illegally. These can range from instant dismissal from work, a fixed penalty notice of £90 to a criminal conviction with a fine of up to unlimited fine and/or 6 months imprisonment.

I warrant that:

- Once authorised I can only sell alcohol during the hours specified on the premises licence
- I will not sell alcohol to anybody under the age of 18
- I will challenge anybody attempting to purchase alcohol who appears to be under the age of 25 to prove that they are over 18 by producing acceptable photographic identification
- I will not sell alcohol to someone I believe to be purchasing it for someone else who may be under the age of 18
- I will not sell alcohol to anybody to who is, or appears drunk
- I will not sell alcohol to someone I believe to be purchasing it for someone else who is or appears drunk
- I will record all incidents of refusals in the refusal book, noting the date/time and name of the person known together with a description of the refusal and product refused
- I will advise my supervisor of the refusal as soon as it is practically possible to do so
- I acknowledge that I am not authorised to sell alcohol unless I comply with all of the above at all times

*Staff Name:*

*Signature:*

*DPS Name:*

*Signature:*

*Date:*

## LICENSING ACT 2003 CANDIDATE EXAM QUESTIONS

**1 Which one of the following is not a licensing objective?**

- A Prevention of public nuisance
- B Promotion of low alcoholic products
- C Protection of children from harm
- D Public safety

**2 Which of the following is not a licensable activity?**

- A The provision of gambling facilities
- B The provision of late night refreshment
- C The sale of alcohol by retail
- D The supply of alcohol in club premises

**3 For the purposes of licensing law, a drink is classed as alcohol if it contains more than:**

- A 0.005% abv
- B 0.05% abv
- C 0.5% abv
- D 5.0% abv

**4 The supply of hot food or hot drink to members of the public is a licensable activity if it occurs between the hours of:**

- A 11.00 pm and 5.00 am
- B 11.00 pm and 7.00 am
- C 11.30 pm and 5.00 am
- D 11.30 pm and 7.00 am

**5 The maximum penalty for selling alcohol outside the hours authorised by the premises licence is:**

- A £5,000 fine and/or 1 month imprisonment
- B £10,000 fine and/or 3 months imprisonment
- C £20,000 fine and/or 6 months imprisonment
- D £50,000 fine and/or 12 months imprisonment

**6 Who are 'interested parties'?**

- A Any residents association or amenity association
- B Only residents and businesses within a ½ mile radius of the premises concerned
- C Only residents living within a ½ mile radius of the premises concerned
- D Persons who live or work in the vicinity of the premises concerned

**7 A variation to a premises licence cannot change the:**

- A Designated premises supervisor
- B Period of validity of the licence
- C Licensable activities which take place

**8 When changing a designated premises supervisor, an application must be made to the licensing authority along with:**

- A A job application form for the position
- B A photocopy of the individual's personal licence
- C Consent from the individual nominated
- D Permission from the previous designated premises supervisor

**9 The operating schedule should contain enough information to enable a responsible authority to assess whether the steps taken will:**

- A Comply fully with all local bylaws in the area
- B Meet the needs of local residents
- C Offer customers good value and choice
- D Satisfactorily promote the licensing objectives

**10 Which document is the most reliable to prove the age of a person attempting to purchase alcohol?**

- A. Birth certificate
- B. A student card
- C. A photographic driving licence
- D. A marriage certificate

**11 What does a personal licence allow the holder to do?**

- A. Authorise the sale of hot food and drink
- B. Consume alcohol whilst on duty
- C. Sell or authorise the sale of alcohol in accordance with the premises licence
- D. Sell alcohol anywhere in England and Wales

**12 Selling alcohol without an appointed designated premises supervisor is**

- A. An unauthorised activity
- B. Acceptable for three months
- C. Authorised if the police are informed
- D. Necessary when staff changes occur

**13 One reason for the review of a premises licence is to...**

- A. Allow an annual inspection by police
- B. Reappraise the license following problems
- C. Check on staff training records
- D. Allow audits by company director

**14 Which 2 licences are required for the sale of alcohol under Licensing Act 2003**

- A. Operator's licence and personal licence
- B. Premises licence and operator's licence
- C. premises licence and personal licence
- D. operator's licence and entertainment licence

**15 Which of the following is one of the four licensing objectives?**

- A. Prevention of violence
- B. Prevention of crime and disorder
- C. Prevention of public enjoyment
- D. Prosecution of drug dealers

**16 The operating schedule details the way in which the licensed premises will promote...**

- A. The licensing objectives
- B. Use of the internet
- C. Public health and hygiene
- D. Special offers on food

**17 Which of the following is one of the four licensable activities?**

- A. Retail sale of alcohol
- B. Wholesale of alcohol
- C. Sale of soft drinks
- D. Sale of food and soft drinks

**18 Which one of the following is not a public entertainment?**

- A. Exhibition of a film
- B. Performance of live music
- C. Performance of dance
- D. Background Music

## LICENSING ACT 2003 CANDIDATE EXAM ANSWERS

Question 1 **B**

Question 2 **A**

Question 3 **C**

Question 4 **A**

Question 5 **C**

Question 6 **D**

Question 7 **B**

Question 8 **C**

Question 9 **D**

Question 10 **C**

Question 11 **C**

Question 12 **A**

Question 13 **B**

Question 14 **C**

Question 15 **B**

Question 16 **A**

Question 17 **A**

Question 18 **D**



Licensing Act 2003

STAFF TRAINING REGISTER

As the premises Supervisor I confirm that the following staff has been fully trained in respect of the licensing act 2003.

Staff Name	Staff Signature	DPS Signature	Date

*Premises Name & Address:*

I am over 18 years of age and confirm that I have been trained in the sale of alcohol and alcohol products. I am fully conversant with my obligations in the sale of these products and the penalties that will apply if I serve a customer illegally. These can range from instant dismissal from work, a fixed penalty notice of £90 to a criminal conviction with a fine of up to unlimited fine and/or 6 months imprisonment.

I warrant that:

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- I will not sell alcohol to anybody to who is, or appears drunk
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- I will advise my supervisor of the refusal as soon as it is practically possible to do so
- I acknowledge that I am not authorised to sell alcohol unless I comply with all of the above at all times

*Staff Name:*

*Signature:*

*DPS Name:*

*Signature:*

*Date:*

## **SECTION 57**

### **LICENSING ACT 2003**

Under section 57 of the Licensing Act 2003,

I , being the Designated Premise Supervisor for:

.....  
.....  
.....

Declare that in my absence I hereby nominate:

.....  
.....

As my nominated deputy who will be responsible for the custody of the Premises Licence part A and will be responsible for the production of that licence if requested by a constable or proper officer of the Local Authority.

Signed

.....  
Designated Premise Supervisor

Date:

.....

Personal Licence Courses LTD- Tel: 07952990536  
Licensing/Section 57

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<b>Name of person:</b>	
<b>Date of check:</b>	
<b>Type of check:</b>	Initial check before employment <input type="checkbox"/> Follow-up check on an employee <input type="checkbox"/>

### Step 1 Obtain

- You must **obtain original** documents from either **List A** or **List B** of acceptable documents.

#### List A

- ☐ A passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK.
- ☐ A passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- ☐ A Registration Certificate or Document Certifying Permanent Residence issued by the Home Office, to a national of a European Economic Area country or Switzerland.
- ☐ A Permanent Residence Card issued by the Home Office, to the family member of a national of a European Economic Area country or Switzerland.
- ☐ A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- ☐ A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- ☐ A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **together with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- ☐ A **full** birth or adoption certificate issued in the UK which includes the name(s) of at least one of the holder's parents or adoptive parents, **together with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- ☐ A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland, **together with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- ☐ A certificate of registration or naturalisation as a British citizen, **together with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

#### List B Group 1

- ☐ A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to do the type of work in question.
- ☐ A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to do the work in question.
- ☐ A **current** Residence Card (including an Accession Residence Card or a Derivative Residence Card) issued by the Home Office to a non-European Economic Area national who is a family member of a national of a European Economic Area country or Switzerland or who has a derivative right of residence.
- ☐ A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with a valid endorsement indicating that the named person may stay in the UK, and is allowed to do the type of work in question, **together with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

#### List B Group 2

- ☐ A Certificate of Application issued by the Home Office under regulation 17(3) or 18A (2) of the Immigration (European Economic Area) Regulations 2006, to a family member of a national of a European Economic Area country or Switzerland stating that the holder is permitted to take employment which is **less than 6 months** old **together with a Positive Verification Notice** from the Home Office Employer Checking Service.
- ☐ An Application Registration Card issued by the Home Office stating that the holder is permitted to take the employment in question, **together with a Positive Verification Notice** from the Home Office Employer Checking Service.
- ☐ A **Positive Verification Notice** issued by the Home Office Employer Checking Service to the employer or prospective employer, which indicates that the named person may stay in the UK and is permitted to do the work in question.

### Step 2 Check

- You must **check** that the documents are genuine, that the person presenting them is the prospective employee or employee, the rightful holder and allowed to do the type of work you are offering.

1. Are photographs consistent across documents and with the person's appearance?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
2. Are dates of birth consistent across documents and with the person's appearance?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
3. Are expiry dates for time-limited permission to be in the UK in the future i.e. they have not passed (if applicable)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
4. Have you checked work restrictions to determine if the person is able to work for you and do the type of work you are offering? (for <b>students</b> who have limited permission to work during term-times, you <b>must</b> also obtain, copy and retain details of their academic term and vacation times covering the duration of their period of study in the UK for which they will be employed)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
5. Are you satisfied the document is genuine, has not been tampered with and belongs to the holder?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
6. Have you checked the reasons for any different names across documents (e.g. marriage certificate, divorce decree, deed poll)? (Supporting documents should also be photocopied and a copy retained.)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

### Step 3 Copy

You must make a clear **copy** of each document in a format which cannot later be altered, and retain the copy securely: electronically or in hardcopy. You must copy and retain:

- ☐ **Passports:** any page with the document expiry date, nationality, date of birth, signature, leave expiry date, biometric details and photograph, and any page containing information indicating the holder has an entitlement to enter or remain in the UK and undertake the work in question.
- ☐ **All other documents:** the document in full, both sides of a Biometric Residence Permit.

**You must also record and retain the date on which the check was made.**

### Know the type of excuse you have

If you have correctly carried out the above 3 steps you will have an excuse against liability for a civil penalty if the above named person is found working for you illegally. However, you need to be aware of the type of excuse you have as this determines how long it lasts for, and if, and when you are required to do a follow-up check.

The documents that you have checked and copied are from:

- List A** ☐ You have a **continuous statutory excuse** for the **full duration** of the person's employment with you. You are **not** required to carry out any repeat right to work checks on this person.
- List B: Group 1** ☐ You have a **time-limited statutory excuse** which expires when the person's permission to be in the UK expires. You should carry out a **follow-up check when the document evidencing their permission to work expires.**
- List B: Group 2** ☐ You have a **time-limited statutory excuse** which expires 6 months from the date specified in your Positive Verification Notice. **This means that you should carry out a follow-up check when this notice expires.**

**Date follow-up check required:**



## Tender Application Form

Before we can review your offer, you will need to complete the Tender Application Form. In this section you will need to be detailing your offer, along with all the relevant details. Once completed please make sure you save this document and upload it to our online [Tender Application Submission](#) page along with the other mandatory documents.

### 1. Property Details

Please enter the application reference number: 25/26 - 01

Property name and address: 67 Lilburne Walk

Your offer: £16,000 per annum

### 2. Applicant(s) Details

Please select one below:

I am applying as an individual ☒

I am applying as a company/charity ☐

Please enter the relevant information below:

Individual/company/charity name: Mr Varandeep Singh Khurana

Company/charity registration number (for companies/charities only): Click or tap here to enter text.

Contact name (for companies/charities only): Click or tap here to enter text.

Individual/company/charity address: Click or tap here to enter text.

Email address: Click or tap here to enter text.

Phone number: Click or tap here to enter text.

For any additional applicants please enter their details below.

Please ensure you state the following for each applicant: name, address, phone number and email address

Click or tap here to enter text.

### 3. Proposed use of the property and business overview

Please outline the intended use of the property, detailing how you propose to operate within the space. Include a summary of the organisation, its structure and management, the services you plan to provide, and the number of employees who will be working on-site. **(Limit to a 1,000 words)**

The use of this property would be as an off-license store selling alcohol, tobacco, grocery, fruit & veg, soft drinks, confectionery, household, and other products. This shop will be for the local community residents to be able to find daily essentials at their convenience during shop opening hours. This neighbourhood does not have a nearby supermarket or well established off license to help residents to avoid travel for basic needs. Most importantly for elderly who need access to milk, bread or toiletries. This store will be providing at most everything which is usually found at local off license stores to help residents at the very best. The store will also be providing services such as Pay-point, National Lottery, Oyster and Parcel service Evri. These services will help local customers to pay bills, top up their oyster and collect/return parcels. This shop will be managed by myself alongside with one full time and two part time employees who will be operating the store on daily basis.

### 4. Are you planning to make any structural changes to the premises?

Please note, if the proposals involve works to the premises, an application for landlord's consent to alterations should be submitted with this application.

Yes ☐ No ☒

If yes, please specify below:

[Click or tap here to enter text.](#)

### 5. Business experience

I have experience in running a successful business.

Yes ☒ No ☐

Please provide a brief summary below of the experience you have. **(Limit to a 1,000 words)**

I have ten years of experience in this retail field from working in family business to running my own convenience stores. Starting from 2019, I have successfully managed to operate seven stores based in London and Birmingham till now. I have been supported by my family who has been in the same trade for the last twenty years. From the knowledge and experience gained over the years I have been always looking for new potential properties to expand my business.

### 6. Social Value

Within the Council's Social Value Policy document, social value is defined as: 'Outcomes and activities that will improve the quality of life & life chances of Brent residents and enhance the sustainability of the local area'. With three priorities – better



lives, better place and better locally. Provide a broad understanding of the social value the proposed activities that will generate in Brent. This is called the social value test. Please answer all the following questions to show the expected contribution your project will make in each area within the defined timescales.

	<b>Estimated number</b>
How many full-time jobs that pay the London Living Wage will your project create? - In the first year.	<b>1</b>
How many part-time jobs that pay the London Living Wage will your project create? - In the first year.	<b>2</b>
How many full-time jobs that do not pay the London Living Wage will your project create? - In the first year.	<a href="#">Click here to enter number</a>
How many part-time jobs that do not pay the London Living Wage will your project create? - In the first year.	<a href="#">Click here to enter number</a>
How many long-term unemployed Brent residents will your project help return to work? * 'long-term unemployed' is defined as being out of work and looking for work for 12 months or more in the first year.	<a href="#">Click here to enter number</a>
How many volunteering opportunities will your project create? - In the first year.	<a href="#">Click here to enter number</a>
How many local businesses will be included in your supply chain? - In the first year.	<a href="#">Click here to enter number</a>
How many local apprenticeship positions will your project include? - In the first year.	<a href="#">Click here to enter number</a>
How many vulnerable adults will participate in regular social activity through your project? - Each week.	<a href="#">Click here to enter number</a>
How many vulnerable children will participate in regular social activity through your project? - Each week.	<a href="#">Click here to enter number</a>
How many hours of adult educational courses/activities will your project provide? - Each week.	<a href="#">Click here to enter number</a>
How many hours of business help, advice and/or mentoring will your project provide? - Each week.	<a href="#">Click here to enter number</a>
How many hours of educational activities will your project provide for local children? - Each week.	<a href="#">Click here to enter number</a>
How many hours of youth activities will your project provide? – Each week.	<a href="#">Click here to enter number</a>
How many hours of health and fitness related activities will your project provide? - Each week.	<a href="#">Click here to enter number</a>
How many hours will your project devote to maintaining the local environment (streets, parks & green spaces)? - Each week.	<a href="#">Click here to enter number</a>

How many people will you inform of/signpost to Council services and local events? - Each week.

[Click here to enter number](#)

How many discrete services/activities that benefit local people will your project provide? - Each week.

[Click here to enter number](#)

How many forms of media (e.g. online, leaflet, postal) will you use to inform local people of your service/activities?

**2**

In the average month how many community events, run by TSOs or community groups, will your project enable, support or host?

[Click here to enter number](#)

## 7. Financial Cashflow

Please add projected numbers for each year, depending on the proposed lease terms of the property. For example: if the proposed lease of the property is for 3 years only fill out Year 1, Year 2 and Year 3.

	Year 1	Year 2	Year 3	Year 4	Year 5
Capital investment	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>
Rent	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>
Total for year	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>
Cumulative	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>

	Year 6	Year 7	Year 8	Year 9	Year 10
Capital investment	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>
Rent	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>
Total for year	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>
Cumulative	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>	<a href="#">Click here to enter number</a>

## 8. Other premises currently leased

Address of property (Please enter full address below)

48 Hilltop Avenue, NW10 8RZ  
 194 Caledon Road, E6 2EX  
 260 Colney Hatch Lane, N10 1BD  
 278-280 Court Road, Mottingham, SE9 4TU  
 17-21 Churchill Parade, Sutton Coldfield, B75 7LD  
 1 Churchill Parade, Sutton Coldfield, B75 7LD  
 228 North End Road, W14 9NU

Landlords contact details (Please enter current landlord's name, email address, contact number and address below)

Can be provided upon request for all if required

## 9. Solicitor's details

Regent Associates Solicitors  
1 Halls Terrace  
Uxbridge road  
UB10 0NS  
Tel:  
Mobile:  
Email:

## 10. Other information

Officers and Members have a duty to act in the best interest of the Council. They must avoid situations where their personal interest conflict or duties conflict with their duty to the Council unless they have been authorised to do so in accordance with the Council's procedures. The duty also extends to conflicts that arise because of persons connected with them. Conflicts of interest can occur in many ways. A conflict of interest can occur where an Officer/ Member or connected person stands to benefit personally from the Council. Conflicts of interest must therefore be appropriately identified and this questionnaire should help.

Please answer the following questions.

	Yes	No
Are you a Councillor or Brent Employee?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Do you have a spouse, cohabiting partner, child, parent or business associate who is employed by Brent Council at a senior level or who is a Councillor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of your directors/partners/company secretary ever served as or are currently a Councillor at Brent Council?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does any of your directors/partners/company secretary have a spouse, cohabiting partner, child, parent or business associate who is employed by Brent Council at a senior level or who is a Councillor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are you aware of any existing customer of your organisation whose interests may overlap with those of the Council, such that your organisation could have a conflict of interest in advising that customer as well as Brent Council?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any basis on which there maybe, or perceived to be, a conflict or interest, i.e. a connection that may provide you with a potential advantage over other bidders or put you in a position where there may be a conflict of interest between you/ your organisation and Brent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Disclaimer:**

The proposed tender applicant should view the property prior to submitting a tender application. The proposed tender applicant should undertake their own inspection/survey of the building. The proposed tender applicant should rely on their own building survey in relation to the works that may need to be undertaken to the property.

Any proposal for a change of use to the building or the site will require the Council's approval as the landlord. Subject to the Council's consent the property may require planning permission. The tender applicant should rely on their own enquiries with the Planning Service in relation to any such proposals. Also, if the existing structure is to be changed or adapted either internally or externally the Council's prior consent will be required as the landlord. Subject to the Council's consent the tender applicant should rely on their own enquires with the Council's Building Control Service.

The Council recommends that the proposed tender applicant seeks their own legal advice in relation to the application. This is a commercial property which may require specialist advice.

I also understand my information will be managed in accordance with the council's [Privacy Notice which can be found on the Brent Council website](#).

**This form has been completed by:**

Name: Varandeep Singh Khurana

Position in the company: Click or tap here to enter text.

Date: 09/07/2025