

ZEBU BUTCHER'S LTD

SUPPLEMENTARY OPERATING, SAFETY AND LICENSING INFORMATION

To: Brent Council - Licensing Authority

Premises: Zebu Butcher's Ltd, Unit 38, Sapcote Trading Centre, High Road, London, NW10 2DJ

Premises Licence No.: 31765

Full Variation Application Ref.: 39346

1. PURPOSE OF THIS DOCUMENT

Zebu Butcher's Ltd voluntarily provides this supplementary information to Brent Council in support of its Full Variation application. We wish to give the Licensing Authority a clear and comprehensive understanding of how the premises currently operates, the management controls already in place, and the additional safeguards proposed in connection with the variation.

The variation seeks to extend the licensed area to include the private car park at Unit 38; extend the hours for the sale and consumption of alcohol to 10:00-00:00 and opening hours to 09:00-00:30; add live music indoors from 12:00-00:00; recorded music outdoors from 10:00-22:00; and recorded music indoors from 10:00-00:00, Monday to Sunday.

Our intention is to operate responsibly and transparently and to continue working constructively with Brent Council, the Metropolitan Police and neighbouring businesses.

2. NATURE OF THE PROPOSED OPERATION

Zebu Butcher's is a family-based business with an existing premises licence. The proposed variation is not intended to change the nature of the premises into a nightclub or late-night drinking establishment.

The existing table and seating arrangements will remain part of the normal operation. No dance floor is proposed and no nightclub-style entertainment is proposed. Any live music provided indoors is intended as ancillary entertainment for customers.

3. PREVENTION OF CRIME AND DISORDER

Zebu Butcher's has never had a police incident at the premises. We do not tolerate fighting, disorder, anti-social behaviour, drug-related activity or other inappropriate conduct at or in connection with the premises.

The premises displays notices reminding customers to behave respectfully and to respect others. These expectations will also apply to customers using the private car park.

Management and staff will continue to monitor customer behaviour, intervene where appropriate, and record relevant incidents in the premises incident log. We recognise concerns regarding crime and anti-social behaviour in the wider area and are willing to work constructively with Brent Council, the Metropolitan Police and neighbouring businesses on appropriate measures or local initiatives aimed at improving safety and reducing crime and anti-social behaviour.

4. CCTV AND COOPERATION WITH AUTHORITIES

Zebu Butcher's already maintains and operates CCTV covering relevant internal and external areas, in accordance with applicable data protection responsibilities. Relevant staff are trained in its operation and management ensures that the system is maintained in working order.

We have cooperated when CCTV footage or information has been requested concerning incidents involving neighbouring premises or the surrounding area. We will continue to cooperate with reasonable requests from Brent Council and the Metropolitan Police for relevant footage or information so that the facts and circumstances of incidents can be properly established.

5. RESPONSIBLE ALCOHOL SALES, RECORDS AND STAFF TRAINING

Zebu Butcher's already maintains responsible management practices including staff training, responsible alcohol sales, refusals where appropriate, Challenge 25, incident recording and management oversight. The premises maintains an incident log and a refusals log.

Staff involved in the sale or supply of alcohol receive appropriate training covering licensing responsibilities, Challenge 25, identification requirements, refusals, responsible alcohol sales, prevention of disorder, incident recording and relevant premises procedures. Training records are maintained.

Where a customer appears to be under 25, staff request acceptable photographic identification before alcohol is supplied. If satisfactory identification cannot be produced, the sale is refused.

6. PRIVATE CAR PARK AND EXTERNAL CUSTOMER AREA

The maximum capacity of the external customer area will be 25 people at any one time, comprising both seated and standing customers.

The private car park will not be treated as an unsupervised extension of the premises. Whenever it is being used as an outdoor customer area, it will be actively monitored and supervised by staff.

The area will be clearly defined and physically separated from vehicle movements by means of a suitable removable barrier system. The barriers will be put in place whenever the area is being used by customers and removed and stored when the area is not in use.

The existing emergency exit adjacent to the main entrance will be kept clear and unobstructed, and vehicle circulation routes will remain unobstructed. Staff will monitor the external area to help prevent disorder, excessive noise, littering or anti-social behaviour.

Fighting, disorder, anti-social behaviour and drug-related activity will not be tolerated in the car park or any other part of the premises. Customers will be expected to behave respectfully towards other customers, neighbouring businesses and the wider Trading Estate.

CCTV coverage and the premises' existing management controls will support supervision of the external area. Any relevant incident will be dealt with appropriately and recorded in the premises incident log.

The use of the car park will therefore form part of the managed operation of Zebu Butcher's and will be subject to the same standards of responsible management that apply to the rest of the premises.

Written landlord authorisation permitting the use of the private car park as an outdoor customer seating area has been provided separately to the Licensing Authority.

Zebu Butcher's would be happy to follow any recommendations from Brent Council regarding the most appropriate type of barrier or any additional reasonable safety measures for the private car park.

7. CONTROL OF THE LICENSED AREA AND PSPO

Zebu Butcher's understands the distinction between the licensed premises area and public areas outside the authorised boundary. Staff already ensure that customers do not take alcohol beyond the currently authorised area and routinely remind customers of this restriction.

If the variation is granted, staff will continue to monitor the authorised external customer area and will not permit customers to take alcohol beyond the licensed boundary. Zebu Butcher's recognises the relevance of the Brent Public Spaces Protection Order and will continue to cooperate with authorised officers in relation to it.

8. MUSIC AND NOISE MANAGEMENT

There will be no bands, DJs or amplified live entertainment in the external area. There will be no fixed outdoor speakers.

Recorded music outdoors is proposed between 10:00 and 22:00 only. A small portable speaker will be used solely for recorded background music at a controlled, low volume and will be removed by 22:00.

Live music proposed under the variation will take place indoors only between 12:00 and 00:00. Recorded music indoors is proposed between 10:00 and 00:00.

Music will be managed so as not to cause nuisance to nearby residents or businesses. Volume will be controlled by management and staff will respond promptly to any reasonable complaint or concern regarding noise.

9. CUSTOMER DISPERSAL

Towards the end of the permitted alcohol and entertainment hours, staff will encourage customers to leave quietly and in an orderly manner, avoid unnecessary congregation and respect neighbouring businesses and residents. Management will take reasonable steps to prevent disorder, excessive noise or anti-social behaviour associated with customers leaving the premises.

10. PUBLIC SAFETY

The premises is already managed with public safety in mind. The existing emergency exit adjacent to the main entrance is kept clear and unobstructed, staff understand the existing emergency procedures, and the premises is managed so as to avoid unnecessary obstruction or overcrowding.

The external customer area will be supervised and separated from vehicle movements while in use.

11. PROTECTION OF CHILDREN

Zebu Butcher's recognises the importance of protecting children from harm and already operates responsible procedures in relation to children and the sale of alcohol.

Challenge 25 is already in operation. Alcohol will not be sold or supplied to anyone under the legal age and, where satisfactory identification cannot be produced, the sale will be refused.

Where children are present at the premises, staff routinely remind parents or responsible adults that children should remain with and under the supervision of their parent or responsible adult. This forms part of Zebu Butcher's existing approach to maintaining a safe and family-friendly environment.

12. PREVIOUS ENGAGEMENT AND COOPERATION WITH BRENT COUNCIL

Zebu Butcher's has always sought to maintain an open, transparent and cooperative relationship with Brent Council. Council officers have attended the premises on a number of occasions, including following complaints or concerns raised about the business, and we have cooperated with those visits and provided access and information as required.

Some allegations made concerning the premises have, in our view, not reflected the way in which Zebu Butcher's actually operates. Council officers have had the opportunity to attend the premises and observe our operation directly. To the best of our knowledge, those visits have not resulted in Brent Council identifying the type of disorderly or inappropriate operation that has sometimes been alleged in relation to our premises.

We will continue to welcome appropriate engagement with Brent Council, respond openly to legitimate concerns and consider reasonable improvements or recommendations where appropriate.

13. CONTINUED COOPERATION WITH BRENT, POLICE AND LOCAL BUSINESSES

Zebu Butcher's wishes to maintain a constructive working relationship with Brent Council, the Metropolitan Police and businesses surrounding the premises.

We are willing to participate constructively in appropriate local initiatives, communication arrangements or other reasonable measures that may assist in preventing crime, disorder and anti-social behaviour and improving safety in the Sapcote Trading Estate.

We are also willing to consider reasonable and proportionate recommendations from the Licensing Authority regarding the proposed operation and any additional measures that may assist in promoting the licensing objectives.

14. CONCLUSION

Zebu Butcher's is providing this information voluntarily so that Brent Council has a clear and complete understanding of the proposed operation and the safeguards we intend to have in place.

The premises already operates CCTV, Challenge 25, incident and refusals recording, staff training, responsible alcohol-sales procedures and management oversight. In connection with the variation, the proposed safeguards include a maximum of 25 people in the external customer area, a suitable removable barrier system while the area is in use, staff supervision, separation from vehicle movements, controlled outdoor background music ending at 22:00, monitoring of noise and customer behaviour, and orderly customer dispersal.

Zebu Butcher's remains committed to working constructively and transparently with Brent Council, the Metropolitan Police and neighbouring businesses and welcomes reasonable and proportionate recommendations that may assist in operating the premises safely and responsibly and in promoting the licensing objectives.

Yours faithfully,

Jefferson Kauffman

Director

Zebu Butcher's Ltd