

**Document**

**From:** Nigel Green <ngreen@nlgassociates.co.uk>  
**Sent:** 02 December 2013 14:07  
**To:** Fertleman, Howard; 'Pqdaffy@aol.com'  
**Cc:** Lendore, Estelle; Young, James  
**Subject:** RE: KCRFC Prem Licence appl

Howard,

Further to your email below, I am in receipt of your letter dated 15<sup>th</sup> November 2013 and would respond as follows:

Relating to our tenancy at will covering Section 3.28. We have agreed with the Nursery that we will purchase all our electricity and water requirements from them paying for the same every six months which we have been doing for the past 2.5 years. We spoke about this the last time that we meet and I explained to you that, bringing in separate utility supplies was very costly against no real security on the premises in terms of a fixed lease. We discussed a fixed term lease. However, these discussions have not moved forward either formally or informally. I have been trying to get a meeting slot with Richard Barrett to discuss this amongst other things as you originally recommended. If you can facilitate this meeting that would be fantastic so we can move this item forward.

With regards to porta- loos, we have been using toilet facilities within the pavilion toilets when open on match days, and as and when we hire the pavilion changing rooms. When the pavilion changing rooms are closed, we use the nursery toilets replacing toilet rolls and paying for the use of water and electricity. We have plans drawn up for new toilets. The advice that we have received is that the space that we hire from Brent, needs to be rebuilt to suit our needs and those of any other sporting organisation. The extension that is used for a kitchen / store room is poorly build and suffers from damp. It is more cost effective to demolish and rebuild. Funding is only open to us if we have a lease of at least 25 years on completion of major building works. As a community club that provides affordable rugby for the residents of Brent, in order to draw funds from the RFU or other organisations we need to have benefit of those facilities and repay the costs over a 25 year period. I'm pleased Brent acknowledge that Kilburn Cosmos provides training, support and being role models to children and young adults, especially those from troubled backgrounds.

In terms of having our own entrance we have not commenced these works as we have an agreement to use the nursery entrance before or after nursery hours. Which we have done so, with no complaints to date as far as I am aware. I say as far as I am aware as no-one from the nursery has compliant to me directly or indirectly about toilet use or access.

Since we have been granted a Tenancy at Will, we have got on with our nursery neighbours and have had no issues with them whatsoever, nor they with us. Having said that, I am aware that they have objected to the licence application as they have spoken to me in person. In doing so that is there democratic right, and I understand why they may have done so. I do not necessary agree with their concerns, as they cannot provide any evidence to back up their concerns. I have since spoken to them.

Kilburn Cosmos have made an application for Club Member Premises Certificate to supply alcohol to club members. The licence application is for 12:00 (noon) to 24:00 (midnight) seven days a week. Our off site supplies is to supply alcohol when we have off site events. It is not our intention or club policy to supply alcohol pitch side, nor is it to leave litter behind. At no time has Kilburn Cosmos left any litter behind after matches or training, or have we received any such complaints.

Kilburn Cosmos committee has agreed it is appropriate to supply alcohol club members only over the age of 18 years old as thousands of sports clubs across England and may across Brent. If any member looks under the age of 21 years old then they will have to produce photo identification showing their date of birth proving that they are 18 years old. We do no intend, and have no intention of serving alcohol to any member during junior training sessions to promote alcohol sales or drinking to young children. To say otherwise is just scare mongering and ridiculous, beyond comprehension! Kilburn Cosmos have no record of producing any anti-social or inappropriate behaviour of any kind including noise nuisance to local residents. When we last met in the summer of 2012, you commented and congratulated me that neither you nor any other

department in Brent has received any complaints against Kilburn Cosmos for their behaviour. We have shown since our tenancy at Will was granted, that we have behaved with respect to our neighbours and community at large. There is no evidence to suggest any anti-social or inappropriate behaviour of any kind.

I do not understand your last paragraph at the bottom of page 1. "We are concerned that children who attend any of your events either within the park, or within the premises being exposed to late night alcohol consumption". The question is why would children be attending late night events? All members of society have a responsibility to promote moderate consumption of alcohol to be it to children, young adults and adults themselves.

I have apologised to Brent and I sincerely apologise again for not consulting you first and foremost. This was an error and one which I personally acknowledge and regret. Kilburn Cosmos have no intention of using the premises as a drinking club. Our intention is to and always will be, is to use the premises for Rugby sports related events and social activities. Our current building access and toilet facilities prevent Kilburn Cosmos using the premises during current nursery hours.

Kilburn Cosmos are happy to adopt any reasonable terms within our Tenancy at Will. However, please remember that no complaints have been brought to our attention since we have been granted permission by Brent to use and occupy part of their building at Gladstone Park Community Centre.

I will forward a cheque for the sum of £1,824.96 to you for payment in full for rent due. We would like to pay every 6 months as when the rent demand falls it is our end of season when funds are at their lowest. Funds are at their highest in October.

If I have missed anything in your letter that needs clarifying. Please do not hesitate to contact me.

Regards

Nigel Green

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**From:** Fertleman, Howard [<mailto:Howard.Fertleman@brent.gov.uk>]  
**Sent:** 02 December 2013 11:14  
**To:** 'Pqdaffy@aol.com'  
**Cc:** Lendore, Estelle; Young, James; Nigel Green  
**Subject:** RE: KCRFC Prem Licence appl

Dear Paul

Thank you for the information provided.

However this information does nothing to alleviate our concerns with regards to the application for a Club Premises Certificate, as fundamental points contained within that letter to Nigel Green, dated 15<sup>th</sup> November 2013 have not been addressed.

Nor have other points raised in that letter been addressed and I would have thought that it would be better if the letter that I sent to Nigel was responded to in full to cover all the points raised.

I look forward to a full response.

Thanks.

Kind regards  
Howard

Howard Fertleman BSc MRICS  
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**From:** [Pqdaffy@aol.com](mailto:Pqdaffy@aol.com) [<mailto:Pqdaffy@aol.com>]  
**Sent:** 02 December 2013 10:43  
**To:** Fertleman, Howard  
**Cc:** Lendore, Estelle; Young, James; [nqgreen@nlqassociates.co.uk](mailto:nqgreen@nlqassociates.co.uk)  
**Subject:** KCRFC Prem Licence appl

Morning Howard,  
Hope all is well. Nigel has passed on your letter voicing your concerns re the Club premises Licence application.  
Please find attached our policies and Bar rules which I am sure will address your concerns and put your mind at ease. If you have any questions or anything you feel needs to be amended, please feel free to get in touch.  
I have cc'd in Nigel, James and Estelle who is dealing with our application.  
Kind Regards,  
Paul.

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