



GOSSCHALKS
SOLICITORS

BY EMAIL AND POST

The Licensing Service
London Borough of Hillingdon
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Uxbridge
UB8 1UW

Please ask for: Richard Taylor
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Email: rjt@gosschalks.co.uk
Our ref: RJT / MJM / 098454.20472
#GS76556
Your ref:
Date: 16 March 2015

Dear Sirs,

re: Licensing Act 2003 – Review
Blue Lagoon, Wood End Green Road, Hayes

We act on behalf of Enterprise Inns PLC. Our client is the freehold owner of these premises and we understand that review proceedings are scheduled to be heard by the Licensing Committee sitting on Friday 20th March 2015 in accordance with Section 167 Licensing Act 2003 following the issue of a closure order by the Magistrates.

We would be grateful if you would accept this letter as a formal representation to the review on behalf of our client. Enterprise Inns PLC owns/has long leases on around 5300 public houses in England and Wales. It operates only about a dozen premises. The remainder are the subject of lease/tenancy agreements by which the tenant operates his/her/its own business out of our client's premises. The lease/tenancy agreement makes it clear that all operational responsibility for the premises lie with the tenant.

These premises are the subject of a 20 year lease agreement in favour of the premises licence holder, Mahadev Pubco Limited. That company has been operating these premises under that lease since June 2013.

Please note, we take a wholly neutral stance with regard to the circumstances that resulted in the closure order and therefore the causes of this review. As our client has no operational responsibility for the premises, it cannot comment on the specific allegations although we have discussed matters with Police Sergeant Wares of the Metropolitan Police.

We understand that the Police will seek revocation of the premises licence. Our client's business is the leasing of licensed premises. If this premises licence is revoked then our client will be severely prejudiced for matters beyond its control.

We anticipate that the Police case will be that the current operators (our client's tenants) have had their chance following the review proceedings in December 2014 and will submit, therefore, that the premises licence should be revoked.

We would respectfully submit that the licensing objectives could be promoted by suspending the premises licence and removing the current DPS from the premises licence. Furthermore if it is the desire of the committee that these premises do not re-open under the current premises licence holder then our client

can seek to terminate the current lease agreement and if it is able to recover possession within those three months, will transfer the premises licence to a new operator.

We would be grateful if you could acknowledge receipt of this representation and confirm that it will be placed before the Committee for its consideration at Fridays hearing.

Yours faithfully



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