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1 February 2013

┌  
The Secretary  
Admiral Taverns Limited  
  
Milton Gate  
  
60 Chiswell Street  
└ London EC1 4AG ┘

Your contact is:

Mr Peter Narancic, Licensing and Consumer Protection

Dear Sir/Madam

**Licensing Act 2003****Premises Licence number LP2001270****Name of Premises - The Pheasant PH****Address 225 Southampton Street, Reading.**

On 25 January 2013, I visited your premises to ensure you are complying with the above premises licence.

During my inspection, I found the following items that require your attention as outlined below. Please read in conjunction with your Premises Licence.

1. Please ensure you have an effective policy against the use and supply of illegal drugs in the premises shall be implemented and signs promoting that policy shall be displayed at the premises.
2. Please ensure all staff are adequately trained to observe measures necessary to prevent crime and disorder, to promote public safety, to prevent public nuisance and to protect children from harm.
3. Please ensure existing fire safety precautions are maintained. During my inspection I found the rear fire door double locked whilst you were open to the public.
4. Please display notices outside the premises or relevant part thereof advising of the restrictions on the admission of children.
5. Please ensure you have clearly legible and suitable notices displayed at all exits requesting customers to respect the needs of local residents and to leave the premises and area quietly. After 2230 hours staff shall be available to ensure that customers disperse quietly.
6. Please ensure you have a written re-entry policy which has been approved by the Council.
7. Please ensure that you and your staff have read and understood the conditions attached to the premises licence, and adhere to them at all times.

**This letter is sent and should be received as a warning against any future breaches of your premises licence. Should any future breaches occur, formal action may be considered.**

Recommendations

Please ensure that your fire risk assessment is up to date and carry out any necessary staff re-training to ensure that your staff are fully aware of all issues regarding fire safety in your premises. For more information, go to [www.fire.gov.uk/Workplace+safety/WhatTheLawRequires/](http://www.fire.gov.uk/Workplace+safety/WhatTheLawRequires/)

Please ensure that your health and safety risk assessment is up to date. For more information, go to <http://www.hse.gov.uk/business/policy.htm>

Should you wish to speak to me regarding this matter please telephone me on the number above.

Yours faithfully

Mr Peter Narancic  
Senior Licensing & Enforcement Officer

Cc Mr Richard Boniface  
The Pheasant PH  
225 Southampton Street  
Reading  
RG1 2RB

Officer John King RBFR



**LICENSING ACT 2003 PREMISES LICENCE - PART A**

Reading Borough Council being the Licensing Authority under the above Act, **HEREBY GRANT** a **PREMISES LICENCE** as detailed in this licence.

Premises Licence Number	LP2001270
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**Premises Details**

<b>Trading name of Premises and Address</b>	
The Pheasant Inn 225 Southampton Street Reading Berkshire RG1 2RB	
<b>Telephone Number</b>	

<b>Where the Licence is time limited the dates the Licence is valid</b>
N/A

**Licensable Activities**

<b>Licensable Activities authorised by the Licence</b>
Exhibition of Films - Indoor Indoor Sporting Events Playing of Recorded Music - Indoor Anything similar to Recorded Music - Indoor Provision of Facilities for Making Music - Indoor Provision of Facilities for Dancing - Indoor Late Night Refreshment - Indoor Sale of Alcohol by Retail - On & Off the Premises

**Authorised Hours for Licensable Activities**

<b>The times the licence authorises the carrying out of licensable activities</b>
<b>Hours for the Exhibition of Films</b>
Monday from 1000hrs until 2330hrs Tuesday from 1000hrs until 2330hrs Wednesday from 1000hrs until 2330hrs Thursday from 1000hrs until 2330hrs Friday from 1000hrs until 0030hrs Saturday from 1000hrs until 0030hrs Sunday from 1000hrs until 2300hrs
<b>Hours for Indoor Sports</b>
Monday from 1000hrs until 2330hrs Tuesday from 1000hrs until 2330hrs Wednesday from 1000hrs until 2330hrs Thursday from 1000hrs until 2330hrs Friday from 1000hrs until 0030hrs Saturday from 1000hrs until 0030hrs Sunday from 1000hrs until 2300hrs
<b>Hours for the Playing of Recorded Music</b>
Monday from 1000hrs until 2330hrs Tuesday from 1000hrs until 2330hrs Wednesday from 1000hrs until 2330hrs Thursday from 1000hrs until 2330hrs

Friday from 1000hrs until 0030hrs  
Saturday from 1000hrs until 0030hrs  
Sunday from 1000hrs until 2300hrs

**Hours for anything similar to Recorded Music**

Monday from 1000hrs until 2300hrs  
Tuesday from 1000hrs until 2300hrs  
Wednesday from 1000hrs until 2300hrs  
Thursday from 1000hrs until 2300hrs  
Friday from 1000hrs until 0030hrs  
Saturday from 1000hrs until 0030hrs  
Sunday from 1000hrs until 2300hrs

**Hours for the Provision of Facilities for Making Music**

Monday from 1000hrs until 2330hrs  
Tuesday from 1000hrs until 2330hrs  
Wednesday from 1000hrs until 2330hrs  
Thursday from 1000hrs until 2330hrs  
Friday from 1000hrs until 0030hrs  
Saturday from 1000hrs until 0030hrs  
Sunday from 1000hrs until 2300hrs

**Hours for the Provision of Facilities for Dancing**

Monday from 1000hrs until 2330hrs  
Tuesday from 1000hrs until 2330hrs  
Wednesday from 1000hrs until 2330hrs  
Thursday from 1000hrs until 2330hrs  
Friday from 1000hrs until 0030hrs  
Saturday from 1000hrs until 0030hrs  
Sunday from 1000hrs until 2300hrs

**Hours for the Provision of Late Night Refreshment**

Monday from 2300hrs until 2330hrs  
Tuesday from 2300hrs until 2330hrs  
Wednesday from 2300hrs until 2330hrs  
Thursday from 2300hrs until 2330hrs  
Friday from 2300hrs until 0030hrs  
Saturday from 2300hrs until 0030hrs  
Sunday from 2300hrs until 2330hrs

**Hours for the Sale by Retail of Alcohol**

Monday from 1000hrs until 2330hrs  
Tuesday from 1000hrs until 2330hrs  
Wednesday from 1000hrs until 2330hrs  
Thursday from 1000hrs until 2330hrs  
Friday from 1000hrs until 0030hrs  
Saturday from 1000hrs until 0030hrs  
Sunday from 1000hrs until 2300hrs

**Non Standard Timings for all licensable activities:**

30 minutes drinking up time.  
Preceding a Bank Holiday Monday from 1000hrs until 0115hrs, with 15 minutes drinking up time.  
Christmas Eve from 1000hrs until 0030hrs with 30 minutes drinking up time.  
Good Friday from 1200hrs until 2230hrs.  
Christmas Day, Boxing Day and 27th December from 1000hrs until 2400hrs plus 30 minutes drinking up time.  
New Years Eve in addition to the hours permitted for that day, the period between the end of permitted hours on that day and the beginning of permitted hours the following day.

**Opening Hours**

**Hours the Premises is Open to the Public**

Monday from 1000hrs until 0000hrs  
Tuesday from 1000hrs until 0000hrs  
Wednesday from 1000hrs until 0000hrs  
Thursday from 1000hrs until 0000hrs  
Friday from 1000hrs until 0100hrs  
Saturday from 1000hrs until 0100hrs  
Sunday from 1000hrs until 0000hrs

**Seasonal Variations:**

Good Friday from 1200hrs until 2245hrs

Christmas Eve from 1000hrs until 0100hrs  
New Years Eve in addition to permitted hours for that day, the period between the end of permitted hours on that day and the beginning of permitted hours the following day.  
Sunday preceding a Bank Holiday Monday from 1000hrs until 0130hrs.

**Alcohol**

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

Sale of Alcohol by Retail - On & Off the Premises

**Premises Licence Holder**

Name, (registered) address of holder of premises licence

Name: Admiral Taverns Ltd  
Address: Milton Gate, 60 Chiswell Street, London, EC1Y 4AG

**Additional Details**

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

Name: Mr Richard Paul Boniface  
Address: [REDACTED]

**Designated Premises Supervisor**

Personal Licence number and issuing authority of personal licence held by the designated premises supervisor where the premises licence authorises the supply of alcohol

Personal Licence Number: TM/PER/10/00000933  
Issuing Authority: Tonbridge & Malling Borough Council

This Licence shall continue in force from 13/08/2012 unless previously suspended or revoked.

Dated: 13 August 2012

Head of Environment & Consumer Services

**Mandatory Conditions**

**Supply of Alcohol**

<b>To be applied where a premises licence authorises the supply of alcohol</b>	
1	No supply of alcohol may be made under the premises licence:- a) at a time when there is no designated premises supervisor in respect of the premises licence, or b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended
2	Every supply of alcohol made under the premises licence must be made or authorised by a person who holds a personal licence.

**Film Exhibitions**

<b>To be applied only where a premises licence or club premises certificate authorises the exhibitions of films</b>	
1	The admission of children to any exhibition of any film must be restricted in accordance with section 20 of Part 3 of the Licensing Act 2003.
2	In the case of films which have been classified by the British Board of Film Classification admission of children to films must be restricted in accordance with that classification.
3	In the case of films which have not been classified by the British Board of Film Classification, admission of children must be restricted in accordance with any recommendation made by the Licensing Authority.

**Door Supervisors**

<b>To be applied where a premises licence or club premises certificate includes a condition that any person must be at the premises to carry out a security activity. [Except premises with a premises licence authorising only plays or films or premises used exclusively by a club].</b>	
1	Each individual present at the licensed premises to carry out a security activity must be licensed by the Security Industry Authority.

**Responsible drinks promotions.**

On licence premises only (commencement date 6/4/2010)
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- 1 The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
- 2 In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children-
  - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to-
    - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
    - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
  - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);
  - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less;
  - (d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on-
    - (i) the outcome of a race, competition or other event or process, or
    - (ii) the likelihood of anything occurring or not occurring;
  - (e) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.

#### Responsible drinking On and Off Sales

**(Commencement date 6 April 2010)**

The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).

#### Supply of tap water

**On licence premises only (commencement date 6/4/2010)**

The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.

**Age Verification (commencement 1<sup>st</sup> October 2010)**

(1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the supply of alcohol.

(2) The policy must require individuals who appear to the responsible person, as defined within the meaning of Section 153 (4) of the Licensing Act 2003, to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and a holographic mark.

**Drink Measurements (commencement 1<sup>st</sup> October 2010)**

1. The responsible person, within the meaning of Section 153 (4) of the Licensing Act 2003, shall ensure that:
  - a) Where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:
    - i) beer or cider: half a pint
    - ii) gin, rum, vodka or whisky: 25ml or 35ml and
    - iii) still wine in a glass: 125 ml and
  - b) customers are made aware of the availability of these measures

**Annex 2 Conditions Consistent with the Operating Schedule & Annex 3**

**Conditions attached after a hearing by the Licensing Authority**

1. The licensee shall liaise and co-operate with the police and relevant authorities to prevent crime and disorder, to promote public safety to prevent public nuisance and to protect children from harm;
2. The licensee shall participate in any Pub Watch or equivalent scheme;
3. An effective photographic proof of age scheme must be operated within the premises;
4. An effective policy against the use and supply of illegal drugs in the premises shall be implemented and signs promoting that policy shall be displayed at the premises;
5. No drinks promotions may take place on the premises that encourage illegal, irresponsible or immoderate consumption of alcohol;
6. All staff shall be adequately trained to observe measures necessary to prevent crime and disorder, to promote public safety, to prevent public nuisance and to protect children from harm;
7. Customers shall be encouraged to leave the premises in a quiet and orderly manner;
8. Existing fire safety precautions shall be maintained;
9. The placing of refuse, such as bottles, into receptacles outside the premises shall only take place between the hours of 0800 hours and 2000 hours;
10. Arrangements must be put in place to ensure that waste collection contractors do not collect refuse between 2000 hours and 0800 hours;
11. Noise from the licensable activities shall be monitored to prevent nuisance;
12. Only suitable entertainment shall be provided when children are present;
13. No person under 18 years of age shall be admitted to any part of the premises where adult entertainment is provided;
14. Notices shall be displayed outside the premises or relevant part thereof advising of the restrictions on the admission of children;
15. The licensee shall monitor the number of people on the premises and shall ensure that the maximum permitted occupancy of 80 people, including staff members, is not exceeded in the internal area;
16. The beer garden shall not be used for the consumption of food and drink between 2300hrs and 0100hrs.
17. All external doors/windows must be kept closed, other than for access and egress, when events involving amplified music or speech are taking place. Where such doors and windows remain shut, a suitable ventilation system shall be provided allowing a minimum of eight air changes per hour;
- 18 The licensee shall ensure that no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to undue disturbance to local residents;
- 19 During operating hours, the licensee or a nominated representative shall be available to receive and respond to nuisance-related complaints. A contact number shall be readily available to residents upon request;
- 20 Clearly legible and suitable notices shall be displayed at all exits requesting customers to respect the needs of local residents and to leave the premises and area quietly. After 2230 hours staff shall be available to ensure that customers disperse quietly.
21. Occupancy for the internal area of the premises shall be limited to 80 persons including staff and performers.
22. Dancing shall be limited to the public bar area only, providing all furniture has been removed and no drinking shall be permitted in that area during dancing;
23. The premises licence holder shall have a written re-entry policy which has been approved by the Council;
24. The premises licence holder shall have a written premises dispersal policy which has been approved by the Council;
25. A risk assessment shall be carried out before any licensable activity involving music is carried out.

**Annex 4 Plans As attached plan no 154**



