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Licensing Department  
Admiral Taverns Ltd  
Milton Gate,  
60 Chiswell Street,  
London, EC1Y 4AG

Alison Bell

Director of Environment and  
Neighbourhood Services

Civic Offices, Bridge St, Reading,  
RG1 2LU

☎ 0118 937 3787

Our Ref: LIC/PN/EVU53326

Your Ref:

Direct: ☎ 0118 9372269

e-mail: [REDACTED]

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30 January 2018

Your contact is:

Mr Peter Narancic, Licensing, Environment and Neighbourhood Services

Dear Sir/Madam

**Licensing Act 2003****Premises Licence Number** - LP2002225**Name of Premise** - The Pheasant Inn**Address** - 225 Southampton Street, Reading

On Thursday 25 January 2018, I visited your premises with PC Wheeler (TVP) and John Mitchell (Fire Brigade) to ensure you are complying with the above premises licence and advise on any matters that may arise during the inspection. As your Designated Premises Supervisor Mr Martin Paul Forristal was absent, we discussed the issues we found with Mr Fogarty, whom I understand was a previous Designated Premises Supervisor for these premises.

During my inspection, I found the following items that require your attention as outlined below. As you are aware breaches of premises conditions are deemed criminal offences. (Section 136(1) - Knowingly allowing or carrying on or attempting to carry on unauthorised licensable activity). Due to the numerous breaches found, the premises has been deemed high risk which is of great concern to the Responsible Authorities.

Condition 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; **You are not complying with this condition as a policy could not be produced, plus your premises tested HIGH for cocaine (Refer to Drugs Swab results under General).**

Condition 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; **You were not complying with this condition as no records could be produced.**

Condition 8. Existing fire safety precautions shall be maintained; **You are not complying with this condition. I understand Royal Berkshire Fire and Rescue are dealing with outstanding conditions.**

Condition 14. Notices shall be displayed outside the premises or relevant part thereof advising of the restrictions on the admission of children; **You were not complying with this condition as no signs were displayed.**

Condition 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; **You are not complying with this condition as numbers are not being monitored or recorded.**

Condition 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. **You are not complying with this condition as no signs were displayed.**

Condition 23. The premises licence holder shall have a written re-entry policy which has been approved by the Council; **You are not complying with this condition as a policy could not be produced.**

Condition 24. The premises licence holder shall have a written premises dispersal policy which has been approved by the Council; **You are not complying with this condition as a policy could not be produced.**

Condition 25. A risk assessment shall be carried out before any licensable activity involving music is carried out. **You are not complying with this condition as no risk assessments could not be produced.**

#### Other

1. No Part A premises licence available for inspection (nor previous versions).
2. Part B summary was not displayed (nor previous versions).
3. No Section 57 displayed.
4. You are reminded that the beer garden shall not be used for the consumption of food and drink between 2300hrs and 0100hrs.
5. You are reminded 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;
6. You are reminded 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;
7. You are reminded 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;

8. You are reminded the occupancy for the internal area of the premises shall be limited to 80 persons including staff and performers.

9. Please confirm what is the age verification policy you operate in these premises and how do you make your customers aware of it? Please refer to Condition 3 and mandatory condition.

10. The rear beer garden had public safety issues due to a damaged marquee and broken glass. I understand that a clear up has been arranged. I was informed by Mr Fogarty the garden is regularly used. Can you confirm what is the maximum number of persons permitted in the garden.

## General

### Drug Swab results

I have been informed by PC Wheeler that your premises tested HIGH for cocaine.  
(Refer to condition 4)

As a result of what was found, your premises, has been graded as **unsatisfactory/ high risk**. For information we operate a three tier procedure similar to our trading standards and police partners where following licensing inspections where issues of non - compliance have been found which we believe have undermined any of the four licensing objectives and we believe the management is underperforming we invite the premises licence holder to a performance management meeting and following discussions a plan of action is agreed in regard to future conduct. If following this, no or little improvement is made, an application to review the premises licence may be made. **However, if we receive evidence that the premises licence holder have committed a serious criminal offence, the licence may be reviewed without further notice.**

## Recommendations

Please ensure that your fire fighting equipment is inspected annually and all fire exits kept clear of obstructions at all times. Ensure 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>

Please ensure that above items are actioned within the next seven days. Due to the high risk rating we would like written confirmation of action taken by the Premises Licence Holder.

Should you wish to discuss the issues, please telephone me on the number above, during office hours.

Yours faithfully

Mr Peter Narancic  
Senior Licensing & Enforcement Officer

Cc PC Wheeler Thames Valley Police  
John Mitchell RBFRS



## 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.

<b>Premises Licence Number</b>	<b>LP2002225</b>
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### **Premises Details**

#### **Trading name of Premises and Address**

The Pheasant Inn  
225 Southampton Street  
Reading  
Berkshire  
RG1 2RB

#### **Telephone Number**

#### **Where the Licence is time limited the dates the Licence is valid**

N/A

### **Licensable Activities**

#### **Licensable Activities authorised by the Licence**

Exhibition of Films - Indoor  
Indoor Sporting Events  
Playing of Recorded Music - Indoor  
Anything similar to Recorded Music - Indoor  
Late Night Refreshment - Indoor  
Sale of Alcohol by Retail - On & Off the Premises

### **Authorised Hours for Licensable Activities**

#### **The times the licence authorises the carrying out of licensable activities**

##### **Hours for the Exhibition of Films**

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 Indoor Sports**

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 Playing of Recorded 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 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 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 Martin Paul Forristal  
**Address:** 

### 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



<b>Personal Licence Number:</b>	148602
<b>Issuing Authority:</b>	London Borough of Brent

This Licence shall continue in force from **15/01/2018** unless previously suspended or revoked.

Dated: 19 January 2018

Head of Environment & Consumer Services

A handwritten signature in black ink, appearing to read 'Alison Bell', with a long horizontal flourish extending from the end of the name.

## **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.
<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.

**Door  
Superv  
isors**

**Responsible Drink Promotions (commencement date 01/10/2014)**

1) The responsible person must 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—

(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 in a manner which carries a significant risk of undermining a licensing objective;

(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 in a manner which carries a significant risk of undermining a licensing objective;

(d) 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;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

**Supply of Tap Water (commencement date 01/10/2014)**

1. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

**Age Verification Policy (commencement 01/10/2014)**

1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
2. The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
3. The policy must require individuals who appear to the responsible person 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 either—
  - (a) a holographic mark, or
  - (b) an ultraviolet feature.

**Drink Measurements (commencement date 01/10/2014)**

1. The responsible person must 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: ½ pint;
    - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
    - (iii) still wine in a glass: 125 ml;
  - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
  - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.”

### Minimum Permitted Pricing (commencement 28th May 2014)

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1—

(a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) “permitted price” is the price found by applying the formula—

$$P = D + (D \times V)$$

where—

(i) P is the permitted price,

(ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence—

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from the paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.

4. (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

**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