

LICENSING ACT 2003 HEARING THURSDAY 01 OCTOBER 2026 - 09:30HRS
APPLICATION FOR THE REVIEW OF A PREMISES LICENCE

1. Premises:

Kings Food & Wine
91-93 Kings Road
Reading
RG1 3DD

2. Applicant Requesting Review:

Mr Ben Williams o.b.o Reading Borough Council's Licensing Department

3. Grounds for Review:

The Licensing Authority seeks a review of the premises licence for Kings Food & Wine on the grounds that the operation of the premises is undermining the licensing objectives of:

- Prevention of Crime and Disorder
- Public Safety
- Protection of Children from Harm
- Prevention of Public Nuisance

Since the grant of the licence in November 2023, the premises has been subject to numerous inspections and enforcement interventions. Despite repeated advice, meetings, written warnings and opportunities to improve, the premises has demonstrated persistent and significant noncompliance with licence conditions. Inspections between June 2024 and July 2026 identified repeated failures to comply with a substantial number of licence conditions, including requirements relating to staff training, age verification procedures, refusals and incident recording, CCTV, right to work checks, record keeping and mandatory signage.

Concerns about the management practices of the premises licence holder in relation to right to work checks arose on 17 June 2026 when Home Office Immigration Enforcement officers identified an illegal worker at another premises operated by them. Although said incident occurred at another premises, it raises serious concerns regarding the premises licence holder's management practices, due diligence and commitment to lawful operation of licensed premises.

The repeated nature of breaches of the licence conditions, the prolonged period over which they have occurred and the failure to secure sustained compliance despite multiple interventions demonstrate that the premises licence holder is failing to promote the licensing objectives and that a review of the premises licence is both necessary and proportionate.

The full application for review is attached as **Appendix RS-1**

4. Date of receipt of application: 06 August 2026

5. Date of closure of period for representations: 03 September 2026

6. Representations received:

During the 28 day consultation period representations were received from:

1. Thames Valley Police Licensing – Mr Declan Smyth – Attached as **Appendix RS-2**
2. Reading Borough Council Food & Safety Team – Ms Ella Moore – Attached as **Appendix RS-3**

7. Background

The premises is located on Kings Road in Reading town centre.

The Premises Licence Holder is stated as: Manmeet Singh.

The premises currently has the benefit of a premises licence for the activity and hours detailed below:

Sale by Retail of Alcohol:

Monday to Sunday from 0700hrs until 2300hrs

A copy of the current licence is attached as **Appendix RS-4**

8. Licensing Objectives and Reading Borough Council's Licensing Policy Statement

In determining this application the Licensing Authority has a duty to carry out its functions with a view to promoting the four licensing objectives, which are as follows:-

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

In determining this application the Licensing Authority must also have regard to the representations received, the Licensing Authority's statement of licensing policy and any relevant section of the statutory guidance to licensing authorities.

9. Powers of the Licensing Authority on the determination of a Review

In determining the application the sub-committee can take such of the steps as it considers appropriate for the promotion of the licensing objectives, which are:

1. take no further action
2. to issue formal warnings to the premises supervisor and/or premises licence holder
3. modify the conditions of the licence (including, but not limited to hours of operation of licensable activities)
4. exclude a licensable activity from the scope of the licence
5. remove the designated premises licence supervisor
6. suspend the licence for a period not exceeding three months
7. revoke the licence.

Where the sub-committee takes a step mentioned in 3 or 4 it may provide that the modification or exclusion is to have effect for a period not exceeding three months or permanently.

10. The Council's Licensing Policy Statement (2023):

3. Licensing and integration with other legislation

3.1 Many other pieces of legislation impact directly or indirectly on the licensing regime. The Licensing Authority must have regard to the following when it discharges its responsibilities under the Licensing Act 2003 and in relation to the promotion of the four licensing objectives:

Crime and Disorder Act 1998

3.2 This Act requires local authorities and other bodies to consider crime and disorder reduction. Section 17 of the Act states that it shall be the duty of each authority, to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area (including anti-social and other behaviour) adversely affecting the local environment. This links specifically with the licensing objective of prevention of crime and disorder and the licensing authority will take into account all reasonable measures that actively promote this licensing objective.

Immigration Act 2016

3.4 Section 36 and Schedule 4 of the Immigration Act 2016 amended the Licensing Act 2003 and made Home Office Immigration Enforcement a Responsible Authority concerned with the licensing objective of prevention of crime and disorder. They will exercise their power both in respect of being a consultee on new licence applications and having right of entry to licensed premises with a view to seeing whether an offence under any of the Immigration Acts is being committed on a licensed premises. This will primarily involve the detection and prevention of illegal working on premises that have an alcohol licence or a late night refreshment licence. The offence of employing people at a licensed premises who have no right to work in the UK is also now listed in the Secretary of State's guidance under Section 11.27 which covers criminal activity deemed to be particularly serious and where a licensing authority should consider revoking a premises licence even in the first instance. This Act clearly supports and actively promotes the licensing objective of preventing crime and disorder and the licensing authority will work with colleagues in the Immigration service and Thames Valley Police to enforce this.

6. Licensing Conditions

General Approach

6.5 Any conditions imposed upon a premises licence or club premises certificate will be tailored to that type of premises and the style of operation. Consideration will also be given to the locality of the premises; issues in the locality; the issues set out in the Guidance and any policy, initiative or other matter the licensing authority wishes to take

into account in order to promote the four licensing objectives.

Enforcement

General Principles

9.1 It is the responsibility under the Act for all responsible authorities; licence holders and prospective licence holders to actively promote the four licensing objectives. The Council along with partner agencies, has a wider responsibility to protect the public as a whole and prevent crime, harm or nuisance from taking place.

9.2 The Authority will carry out its licensing functions with a view to actively promoting the licensing objectives and maintaining public safety. This applies to the dual role the licensing authority has both as the administrator of the process and as a responsible authority.

9.3 The Licensing Authority has previously and will continue to work with other responsible authorities and partner agencies in order to ensure that the licensing objectives are promoted and that a consistent and joined up approach is taken to enforcement across Reading.

9.4 Reading Borough Council and Thames Valley Police work in partnership when carrying out work that involves licensed premises and any matter that undermines the licensing objectives. The Authority and Thames Valley Police also work in partnership with colleagues in the Home Office Immigration Enforcement team and Trading Standards on a variety of issues including the prevention and detection of illegal working in licensed premises and issues surrounding super strength alcoholic products and responsible alcohol retailing.

Enforcement Approach

9.14 Licence holders should be aware that some criminal activity on licensed premises is considered to be of such seriousness to warrant a licence being reviewed straight away. There is certain criminal activity stated within the Secretary of State's Guidance that should be taken particularly seriously and where revocation of a licence, even in the first instance, should be seriously considered. This can include the sale or storage of smuggled alcohol or cigarettes on a licensed premises; the employment of an illegal worker at a licensed premises and the use of a licensed premises to sell or distribute drugs and weapons. Clearly if a premises is found to be committing such serious offences, then the premises and licence holder is severely undermining the licensing objectives. It is likely, under such circumstances, that a licence review will be initiated by the Authority or colleagues within Thames Valley Police, Home Office Immigration Enforcement or the relevant responsible authority with a view to having the licence revoked.

9.15 Licensed premises that have a history of non-compliance over a period of months and years and/or incidents of serious crime taking place at that premises, will likely find that the Authority will initiate a review with a view to asking for the licence to be considered for revocation.

9.16 When considering what enforcement action to take, the Authority will always consider what is the most appropriate and proportionate step to promote the licensing objectives. The Authority is not required to wait for offences to occur before deciding it needs to take appropriate action. Case law – notably *East Lindsey District Council v Abu Hanif* – states that the promotion of the licensing objectives requires a prospective consideration of what is warranted in the public interest having regard to the twin considerations of prevention and deterrence. Similarly, the Secretary of State's Guidance to the Licensing Act makes clear that there is no requirement for the Authority to wait for the outcome of any criminal proceedings before it initiates any enforcement action. This is the approach that the Authority will take when considering what, if any, action should be taken when condition breaches and other criminal activity is found at licensed premises.

10. Administration, Exercise and Delegation of Functions

10.1 The powers of the Licensing Authority under the Licensing Act 2003 may be carried out by the Licensing Committee; by a Sub Committee or by one or more officers acting under delegated authority. The Licensing Committee will consist of between 10-15 members and the committee may establish one or more sub-committees consisting of two or three members.

10.3 A Licensing Sub-Committee shall hear all applications where relevant representations have been received and applications for the review of a premises licence that may have been submitted by Responsible Authorities or any other persons.

11. Amended Guidance issued under section 182 of the Licensing Act 2003 (September 2026)

Licensing Objectives and Aims:

1.2 The legislation provides a clear focus on the promotion of four statutory objectives which must be addressed when licensing functions are undertaken.

1.3 The licensing objectives are:

- The Prevention of Crime and Disorder
- Public Safety
- The Prevention of Public Nuisance
- The Protection of Children from Harm

1.4 Each objective is of equal importance. There are no other statutory licensing objectives, so that the promotion of the four objectives is a paramount consideration at all times.

1.5 However, the legislation also supports a number of other key aims and purposes. These are vitally important and should be principal aims for everyone involved in licensing work. They include:

- protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises.

Purpose

1.7 This Guidance is provided to licensing authorities in relation to the carrying out of their functions under the 2003 Act. It also provides information to magistrates' courts hearing appeals against licensing decisions and has been made widely available for the benefit of those who run licensed premises, their legal advisers and the general public. It is a key medium for promoting best practice, ensuring consistent application of licensing powers across England and Wales and for promoting fairness, equal treatment and proportionality.

1.8 The police remain key enforcers of licensing law. This Guidance does not bind police officers who, within the parameters of their force orders and the law, remain operationally independent. However, this Guidance is provided to support and assist police officers in interpreting and implementing the 2003 Act in the promotion of the four licensing objectives.

Each Application on its Own Merits

1.18 When making licensing decisions, all licensing authorities should consider the need to promote growth and deliver economic benefits.

The role of responsible authorities

9.12 Each responsible authority will be an expert in their respective field, and in some cases, it is likely that a particular responsible authority will be the licensing authority's main source of advice in relation to a particular licensing objective. For example, the police have a key role in managing the night-time economy and should have good working relationships with those operating in their local area⁵. The police should usually therefore be the licensing authority's main source of advice on matters relating to the promotion of the crime and disorder licensing objective. However, any responsible authority under the 2003 Act may make representations with regard to any of the licensing objectives if they have evidence to support such representations. Licensing authorities must therefore consider all relevant representations from responsible authorities carefully, even where the reason for a particular responsible authority's interest or expertise in the promotion of a particular objective may not be immediately apparent. However, it remains incumbent on all responsible authorities to ensure that their representations can withstand the scrutiny to which they would be subject at a hearing.

Home Office Immigration Enforcement acting as a responsible authority

9.25 The Immigration Act 2016 made the Secretary of State a responsible authority in respect of premises licensed to sell alcohol or late night refreshment with effect from 6 April 2017. In effect this conveys the role of responsible authority to Home Office Immigration Enforcement who exercises the powers on the Secretary of State's behalf. When Immigration Enforcement exercises its powers as a responsible authority it will do so in respect of the prevention of crime and disorder licensing objective because it is concerned with the prevention of illegal working or immigration offences more broadly.

Hearings

9.31 The Licensing Act 2003 (Hearings) Regulations governing hearings may be found on the www.legislation.gov.uk website. If the licensing authority decides that representations are relevant, it must hold a hearing to consider them. The need for a hearing can only be avoided with the agreement of the licensing authority, the applicant and all of the persons who made relevant representations. In cases where only 'positive' representations are received, without qualifications, the licensing authority should consider whether a hearing is required. To this end, it may wish to notify the persons who made representations and give them the opportunity to withdraw those representations. This would need to be done in sufficient time before the hearing to ensure that parties were not put to unnecessary inconvenience.

9.38 In determining the application with a view to promoting the licensing objectives in the overall interests of the local community, the licensing authority must give appropriate weight to:

- the steps that are appropriate to promote the licensing objectives;
- the representations (including supporting information) presented by all the parties;
- this Guidance;
- its own statement of licensing policy.

9.39 The licensing authority should give its decision within five working days of the conclusion of the hearing (or immediately in certain specified cases) and provide reasons to support it. This will be important if there is an appeal by any of the parties. Notification of a decision must be accompanied by information on the right of the party to appeal.

Determining actions that are appropriate for the promotion of the licensing objectives

9.42 Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be.

9.43 The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.

The Review Process

11.1 The proceedings set out in the 2003 Act for reviewing premises licences and club premises certificates represent a key protection for the community where problems associated with the licensing objectives occur after the grant or variation of a premises licence or club premises certificate.

11.2 At any stage, following the grant of a premises licence or club premises certificate, a responsible authority, or any other person, may ask the licensing authority to review the licence or certificate because of a matter arising at the premises in connection with any of the four licensing objectives.

Powers of a licensing authority on the determination of a review

11.6 Where the relevant licensing authority does act as a responsible authority and applies for a review, it is important that a separation of responsibilities is still achieved in this process to ensure procedural fairness and eliminate conflicts of interest. As outlined previously in Chapter 9 of this Guidance, the distinct functions of acting as licensing authority and responsible authority should be exercised by different officials to ensure a separation of responsibilities.

11.16 The 2003 Act provides a range of powers for the licensing authority which it may exercise on determining a review where it considers them appropriate for the promotion of the licensing objectives.

11.17 The licensing authority may decide that the review does not require it to take any further steps appropriate to promoting the licensing objectives. In addition, there is nothing to prevent a licensing authority issuing an informal warning to the licence holder and/or to recommend improvement within a particular period of time. It is expected that licensing authorities will regard such informal warnings as an important mechanism for ensuring that the licensing objectives are effectively promoted and that warnings should be issued in writing to the licence holder.

11.18 However, where responsible authorities such as the police or environmental health officers have already issued warnings requiring improvement – either orally or in writing – that have failed as part of their own stepped approach to address concerns, licensing authorities should not merely repeat that approach and should take this into account when considering what further action is appropriate. Similarly, licensing authorities may take into account any civil immigration penalties which a licence holder has been required to pay for employing an illegal worker.

11.19 Where the licensing authority considers that action under its statutory powers is appropriate, it may take any of the following steps:

- modify the conditions of the premises licence (which includes adding new conditions or any alteration or omission of an existing condition), for example, by reducing the hours of opening or by requiring door supervisors at particular times;
- exclude a licensable activity from the scope of the licence, for example, to exclude the performance of live music or playing of recorded music (where it is not within the incidental live and recorded music exemption);
- remove the designated premises supervisor, for example, because they consider that the problems are the result of poor management;
- suspend the licence for a period not exceeding three months;
- revoke the licence.

11.20 In deciding which of these powers to invoke, it is expected that licensing authorities should so far as possible seek to establish the cause or causes of the concerns that the representations identify. The remedial action taken should generally be directed at these causes and should always be no more than an appropriate and proportionate response to address the causes of concern that instigated the review.

11.23 Licensing authorities should also note that modifications of conditions and exclusions of licensable activities may be imposed either permanently or for a temporary period of up to three months. Temporary changes or suspension of the licence for up to three months could impact on the business holding the licence financially and would only be expected to be pursued as an appropriate means of promoting the licensing objectives or preventing illegal working. So, for instance, a licence could be suspended for a weekend as a means of deterring the holder from allowing the problems that gave rise to the review to happen again. However, it will always be important that any detrimental financial impact that may result from a licensing authority's decision is appropriate and proportionate to the promotion of the licensing objectives and for the prevention of illegal working in licensed premises. But where premises are found to be trading irresponsibly, the licensing authority should not hesitate, where appropriate to do so, to take tough action to tackle the problems at the premises and, where other measures are deemed insufficient, to revoke the licence.

Reviews arising in connection with crime

11.24 A number of reviews may arise in connection with crime that is not directly connected with licensable activities. For example, reviews may arise because of drugs problems at the premises, money laundering by criminal gangs, the sale of contraband or stolen goods, the sale of firearms, or the sexual exploitation of children. Licensing authorities do not have the power to judge the criminality or otherwise of any issue. This is a matter for the courts. The licensing authority's role when determining such a review is not therefore to establish the guilt or innocence of any individual but to ensure the promotion of the crime prevention objective.

11.25 Reviews are part of the regulatory process introduced by the 2003 Act and they are not part of criminal law and procedure. There is, therefore, no reason why representations giving rise to a review of a premises licence need be delayed pending the outcome of any criminal proceedings. Some reviews will arise after the conviction in the criminal courts of certain individuals, but not all. In any case, it is for the licensing authority to determine whether the problems associated with the alleged crimes are taking place on the premises and affecting the promotion of the licensing objectives. Where a review follows a conviction, it would also not be for the licensing authority to attempt to go beyond any finding by the courts, which should be treated as a matter of undisputed evidence before them.

11.26 Where the licensing authority is conducting a review on the grounds that the premises have been used for criminal purposes, its role is solely to determine what steps should be taken in connection with the premises licence, for the promotion of the crime prevention objective. It is important to recognise that certain criminal activity or associated problems may be taking place or have taken place despite the best efforts of the licence holder and the staff working at the premises and despite full compliance with the conditions attached to the licence. In such circumstances, the licensing authority is still empowered to take any appropriate steps to remedy the problems. The

licensing authority's duty is to take steps with a view to the promotion of the licensing objectives and the prevention of illegal working in the interests of the wider community and not those of the individual licence holder.

11.27 There is certain criminal activity that may arise in connection with licensed premises which should be treated particularly seriously. These are the use of the licensed premises:

- for employing a person who is disqualified from that work by reason of their immigration status in the UK;

11.28 It is envisaged that licensing authorities, the police, the Home Office (Immigration Enforcement) and other law enforcement agencies, which are responsible authorities, will use the review procedures effectively to deter such activities and crime. Where reviews arise and the licensing authority determines that the crime prevention objective is being undermined through the premises being used to further crimes, it is expected that revocation of the licence – even in the first instance – should be seriously considered.

12. Relevant Case law for consideration:

East Lindsey District Council v Abu Hanif (t/a Zara's Restaurant) (2016) this underpins the principles widely acknowledged within the Licensing Act 2003 that the licensing objectives are prospective, and that the prevention of crime and disorder requires a prospective consideration of what is warranted in the public interest, having regard to the twin considerations of prevention and deterrence.

R (on application of Daniel Thwaites plc) v Wirral Magistrates' Court and Others (2008) EWHC 838 (Admin) The case recognises that Responsible Authorities are experts in their fields, and that weight should be attached to their representations.

13. Appendices

Appendix RS-1: Premises Licence Review Application Form

Appendix RS-2: Representation from Mr Declan Smyth – Thames Valley Police - Licensing

Appendix RS-3: Representation from Ms Ella Moore - Reading Borough Council – Food & Safety Team

Appendix RS-4: Premises Licence for Kings Food & Wine

Appendix RS-1

Reading Borough Council, Civic Offices, Bridge Street, Reading, RG1 2LU

Application for the review of a premises licence or club premises certificate under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary. You may wish to keep a copy of the completed form for your records.

I **Ben Williams**

(Insert name of applicant)

apply for the review of a premises licence under section 51 of the Licensing Act 2003 for the premises described in Part 1 below

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description Kings Food and Wine 91 – 93 Kings Road Reading RG1 3DD	
Post town Reading	Post code (if known) RG1 2LG

Name of premises licence holder or club holding club premises certificate (if known) Manmeet Singh
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Number of premises licence or club premises certificate (if known) LP1001233
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Part 2 - Applicant details

I am

Please tick ✓ yes

1) an individual, body or business which is not a responsible authority (please read guidance note 1, and complete (A) or (B) below)

☐

2) a responsible authority (please complete (C) below)

☒

3) a member of the club to which this application relates (please complete (A) below)

☐

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Please tick ✓ yes

Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other title
(for example, Rev)

Surname

First names

I am 18 years old or over

Please tick ✓ yes

☐

**Current postal
address if
different from
premises
address**

Post town

Post Code

Daytime contact telephone number

**E-mail address
(optional)**

(B) DETAILS OF OTHER APPLICANT

Name and address

Telephone number (if any)

E-mail address (optional)

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address Mr Ben Williams Reading Borough Council - Licensing Department Bridge Street Reading RG1 2LU
Telephone number (if any) [REDACTED]
E-mail address (optional) [REDACTED]

This application to review relates to the following licensing objective(s)

- | | |
|---|-------------------------------------|
| | Please tick one or more boxes ✓ |
| 1) the prevention of crime and disorder | ☒ |
| 2) public safety | ☒ |
| 3) the prevention of public nuisance | ☒ |
| 4) the protection of children from harm | ☒ |

Please state the ground(s) for review (please read guidance note 2)

The Licensing Authority seeks a review of the premises licence for Kings Food & Wine on the grounds that the operation of the premises is undermining the licensing objectives of:

- Prevention of Crime and Disorder
- Public Safety
- Protection of Children from Harm
- Prevention of Public Nuisance

Since the grant of the licence in November 2023, the premises has been subject to numerous inspections and enforcement interventions. Despite repeated advice, meetings, written warnings and opportunities to improve, the premises has demonstrated persistent and significant non-compliance with licence conditions. Inspections between June 2024 and July 2026 identified repeated failures to comply with a substantial number of licence conditions, including requirements relating to staff training, age verification procedures, refusals and incident recording, CCTV, right to work checks, record keeping and mandatory signage.

Prevention of Crime and Disorder

The premises has repeatedly failed to maintain records and controls intended to prevent crime and disorder. Officers have identified failures relating to CCTV operation and retention, refusals records, incident logs, right to work checks and alcohol purchase records. The premises was also found selling alcohol outside its permitted hours. Furthermore, concerns have arisen regarding illegal working linked to the premises licence holder and drug paraphernalia being offered for sale from the premises.

Public Safety

The operation of the premises has raised serious public safety concerns. Officers have discovered knives stored under the till and behind the counter on multiple occasions. Additional concerns have included blocked fire exits, poor housekeeping, inadequate training of staff and the inability of staff and management to operate the CCTV system.

Protection of Children from Harm

The premises has repeatedly failed to comply with conditions designed to protect children from harm. Officers have identified inadequate staff training, failures in age verification procedures, the absence of Challenge 25 documentation and staff lacking awareness of licensing responsibilities. Children's toys were also found displayed alongside alcohol products which raises concerns around the promotion of the licensing objectives.

Prevention of Public Nuisance

The premises has demonstrated poor management of waste and external areas, with rubbish and bin bags being found outside the premises on multiple occasions. Concerns have also been raised regarding waste disposal arrangements and a failure to engage with initiatives aimed at tackling anti-social behaviour and street drinking.

In summary, the repeated nature of the breaches, the prolonged period over which they have occurred and the failure to secure sustained compliance despite multiple interventions demonstrate that the premises licence holder is failing to promote the licensing objectives and that a review of the premises licence is both necessary and proportionate.

Please provide as much information as possible to support the application (please read guidance note 3)

The Licensing Authority seeks a review of the premises licence held in respect of Kings Food & Wine as it believes the operation of the premises is undermining the licensing objectives. This application follows a prolonged history of non-compliance with licence conditions, poor management practices and repeated failures to address issues identified by responsible authorities despite advice, intervention and opportunities to improve.

The premises was granted a premises licence on 10 November 2023. Since that time, Licensing Officers have undertaken numerous inspections and compliance visits which have identified significant breaches of licence conditions and ongoing concerns regarding the management and operation of the premises.

On 7 June 2024 Licensing Officers inspected the premises and found it to be non-compliant with approximately 20 of the 28 conditions attached to the premises licence. During the inspection officers identified numerous failings including a member of staff selling alcohol having received no training, the absence of required records and controls, and poor standards of management throughout the premises. The inspection also identified public safety concerns including a storeroom containing rubbish and rotting food which was blocking a fire exit.

As a result of the inspection, the licence holder attended a meeting with Licensing and Environmental Health Officers on 19 June 2024. During that meeting all breaches were discussed in detail. Mr Singh accepted that numerous licence conditions were not being complied with and outlined steps he intended to take to rectify the matters identified. Officers recorded that Mr Singh demonstrated a clear lack of understanding of his responsibilities as a premises licence holder and business operator.

Despite this intervention, officers subsequently witnessed the premises selling alcohol outside its authorised hours on 26 July 2024.

A further inspection in August 2024 identified continuing breaches, including failures relating to staff training records, CCTV retention periods, mandatory signage and right to work documentation. During that inspection the licence holder was unable to explain the licensing objectives and a large knife was discovered behind the counter within easy reach of staff.

On 20 September 2025, during an educational visit alongside Immigration Enforcement officers, a further knife was discovered beneath the till. Officers also witnessed one member of staff leave the premises immediately after immigration officers identified themselves.

On 24 June 2026 Licensing Officers and Thames Valley Police carried out a further inspection of the premises. Officers found the premises to be non-compliant with 17 of the 28 licence conditions. Matters identified included the absence of staff training records, refusals records and incident logs, failures relating to CCTV, missing signage, inadequate right to work records, the sale of drug paraphernalia, litter outside the premises and the inability to locate the premises licence. Officers also discovered another knife beneath the till and noted children's toys displayed on and around alcohol products.

A re-inspection was undertaken on 31 July 2026. Despite being given a further opportunity to rectify matters, officers found the premises remained non-compliant with 13 of the 28 licence conditions. Staff were unable to demonstrate compliance with several key conditions and many of the same failings identified in previous inspections remained outstanding.

Criminality and Right to Work Concerns

Concerns about the management practices of Mr Singh arose on 17 June 2026 when Home Office Immigration Enforcement officers identified an illegal worker at another premises operated by him. The worker stated that he had informed Mr Singh that he did not have the right to work in the

United Kingdom but was nevertheless employed for approximately 35 to 42 hours each week. The individual stated he received only £10 to £15 per day together with rice and beans.

While this incident occurred at another premises, it raises serious concerns regarding Mr Singh's management practices, due diligence and commitment to lawful operation of licensed premises.

Licensing Objectives

The Licensing Authority submits that the evidence demonstrates a prolonged and repeated pattern of non-compliance and poor management.

Prevention of Crime and Disorder

The premises has been associated with:

- 1) Repeated breaches of licence conditions.
- 2) Sale of alcohol outside licensed hours.
- 3) Inadequate CCTV retention.
- 4) Failures regarding right-to-work checks.
- 5) Significant concerns relating to illegal working associated with the licence holder.
- 6) Poor record keeping and management controls.

Public Safety

The premises has repeatedly failed to ensure the safety of staff and customers through:

- 1) Discovery of large knives behind the counter and beneath the till on multiple occasions.
- 2) Blocked fire escape routes.
- 3) Lack of staff training.
- 4) Poor management standards and inadequate control measures.

Protection of Children from Harm

The premises has repeatedly failed to comply with important safeguards designed to restrict underage access to alcohol, including:

- 1) Failure to maintain staff training records.
- 2) Employment of staff with insufficient training.
- 3) Failure to maintain appropriate age-restricted sales controls.
- 4) Children's toys being displayed alongside alcohol products.

Prevention of Public Nuisance

The poor condition of the premises, waste management concerns and failures to comply with conditions aimed at controlling nuisance demonstrate a lack of effective management and oversight.

Conclusion

Under Section 52 of the Licensing Act 2003, the Licensing Sub-Committee may take one or more of the following steps:

No Action

The Licensing Team submits that taking no action would not be appropriate in this case. The premises has been the subject of repeated inspections since June 2024, during which significant breaches of licence conditions have consistently been identified. The licence holder has been provided with advice, guidance, formal meetings and opportunities to improve compliance. Despite these interventions, substantial failures remained evident during inspections in June and July 2026. It is therefore clear that informal intervention has been ineffective in securing compliance.

Modify the Conditions of the Licence

The Licensing Team does not consider the modification of existing conditions, or the addition of further conditions, to be an appropriate or effective remedy. The current premises licence already contains a comprehensive set of conditions covering staff training, CCTV, age verification, incident recording, right to work checks and crime prevention measures. The issue is not an absence of suitable conditions, but a persistent failure to comply with those already in place. Adding further conditions would not address the underlying management failures evidenced throughout the life of the licence.

Exclude a Licensable Activity

The only licensable activity authorised at the premises is the sale of alcohol. Removing that activity would effectively prevent the premises from operating as licensed and would have a similar practical effect to revocation. Given the nature of the concerns identified, the Licensing Team considers that the issues arise from the management and operation of the premises rather than from a specific aspect of the licensable activity that could be separately restricted.

Remove the Designated Premises Supervisor

Whilst the Licensing Team has considered removal of the Designated Premises Supervisor, Mr Manmeet Singh is both the Premises Licence Holder and the DPS. The failings identified extend beyond the day-to-day authorisation of alcohol sales and relate to the overall management and control of the business. Furthermore, concerns relating to right to work checks, staff management and compliance standards are directly linked to the Premises Licence Holder himself. The Licensing Team therefore does not believe that simply replacing the DPS would be sufficient to address the concerns identified.

Suspend the Licence

The Licensing Team does not consider suspension to be appropriate. The licence holder has already been afforded numerous opportunities over a period exceeding two years to achieve compliance. Despite inspections, meetings, written warnings and re-inspections, the same and similar breaches have continued to be identified. There is little evidence to suggest that a temporary suspension would lead to lasting improvements when repeated advice and interventions have failed to do so.

Revocation of the Premises Licence

The Licensing Team considers revocation of the premises licence to be the only appropriate, proportionate and effective step available to the Sub-Committee.

The evidence demonstrates a prolonged pattern of non-compliance since shortly after the grant of the licence in November 2023. Repeated inspections have identified numerous breaches of licence conditions, poor management standards, failures in staff training and supervision, concerns relating to right to work checks, the sale of alcohol outside licensed hours, repeated public safety concerns including knives being found behind the counter and beneath the till, and a continued inability or unwillingness to comply with the requirements of the premises licence. These issues have persisted despite extensive engagement and support from the Licensing Team.

The Licensing Team has lost confidence in the ability of the Premises Licence Holder to promote the licensing objectives and to operate the premises in a responsible and compliant manner. Given the persistent nature of the failings and the ineffectiveness of previous interventions, the Licensing Team respectfully invites the Sub-Committee to revoke the premises licence.

Appendices

BDW001 – Inspection 1 results
BDW002 – Meeting Summary
BDW003 – Inspection 2 results
BDW004 – Inspection 3 results
BDW005 - Inspection 4 results
BDW006 – Record of knives found at premises

7

If yes please state the date of that application

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If you have made representations before relating to the premises please state what they were and when you made them

Please tick ✓ yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate ☒
- I understand that if I do not comply with the above requirements my application will be rejected ☒

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 3 – Signatures (please read guidance note 4)

Signature of applicant or applicant's solicitor or other duly authorised agent (please read guidance note 5). **If signing on behalf of the applicant please state in what capacity.**

Signature



.....

Date **06/08/2026**

.....

Capacity **Licensing & Enforcement Officer**

.....

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6)

Mr Ben Williams
Reading Borough Council - Licensing Department
Bridge Street
Reading
RG1 2LU

Post town

Reading

Post Code

RG1 2LU

Telephone number (if any)

.....

If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)

.....

Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.



Emma Gee
Acting Executive Director for Economic
Growth & Neighbourhood Services

Civic Offices, Bridge St, Reading, RG1
2LU

Our Ref: 056987

e-mail: [REDACTED]

Jiyana Food & Wine
91-93 Kings Road
Reading
RG1 3DD

Date: 7th June 2024

Your contact is:

Ben Williams, Licensing - Regulatory Services

Dear Sirs,

Licensing Act 2003

Premises Name: Jiyana Food & Wine

Premises Address: 91-93 Kings Road, Reading, , RG1 3DD

On 7th June 2024, I visited your premises to ensure you are complying with the above premises licence and to advise on any matters that may arise during the inspection.

During the inspection, the officer found a number of items that require your attention as outlined below:

Mandatory conditions

- No Section 57 notice could be found on the premises. This is a legal notice that states where Part A of the licence is kept and who has custody of it. Please ensure this is rectified immediately.
- It could not be demonstrated that any of your staff had been authorised to sell alcohol. You may be aware that the mandatory conditions attached to your licence state that all sales of alcohol shall be made by, or authorised by, a personal licence holder. The best way to demonstrate compliance with this condition is to do a written authorisation list. If staff have not been authorised then they will not be permitted to sell alcohol. This is a breach of condition and should be rectified immediately.
- You were unable to tell officers what the four licensing objectives are. All licence holders are expected to have a basic knowledge of these objectives as they are supposed to be actively promoted. You are advised to refresh yourself and your staff of these objectives and what they mean.

Conditions agreed with licensing

- Condition 1 on page 7 states that All staff employed on the premises will receive training in relation to the sale of alcohol, and other age restrictive items, commensurate with, and prior to commencing, their duties and shall include, but not be limited to:
 - Age verification policy
 - Dealing with refusal of sale
 - Proxy purchasing
 - Identifying attempts by intoxicated persons to purchase alcohol
 - Identifying signs of intoxication
 - Identifying signs of persons under the influence of or drugs
 - Conflict management
 (i) Refresher training shall be provided every 6 (six) months.
 (ii) Signed induction and refresher training records are to be kept for a minimum of 2 (Two) years of the date of training and made available for inspection by an authorised officer from Reading Borough Council or Thames Valley Police upon request. **I was informed by your staff member that it was his first day and he had received no training before being left alone to manage the store. Later another staff member arrived who also could not give any information on any training that had taken place.**

- Condition 2 on page 7 of your licence states All staff, with the exception of personal licence holders, authorised to sell alcohol shall be trained to a minimum of BII Level 1 award in responsible alcohol retailing (ARAR) or any other similar curriculum within eight (8) weeks for existing and subsequent employees and provide evidence of such training having been undertaken to an authorised officer of Reading Borough Council or Thames Valley Police upon request. **Neither of your staff could demonstrate they had this.**

- Condition 3 on page 7 of your licence states A refusals record of alcohol and other age restrictive items shall be used, maintained and kept at the premises. If the record is in written form, then it should be documented in a bound book similar to a A4 day by day diary and marked refusals. The book/register shall contain:
 - Details of the time and date the refusal was made
 - The identity of the staff member refusing the sale
 - Details of the alcohol the person attempted to purchase
 - Details of other age restricted items the person attempted to purchase.
 This book/register shall be available for inspection to an authorised officer of Reading Borough Council or Thames Valley Police. A weekly review of the refusal's book/register shall also be carried out and signed off by the designated premises supervisor or their nominated representative. **No such record could be produced.**

- Condition 4 on page 7 of your licence states an incident register/log shall be used, maintained and kept on the premises to record any incident which has an impact on any of the four licensing objectives, or instances when authorised officers from Reading Borough or Thames Valley Police have attended the premises. If the record is in written form, then it should be documented in a bound book similar to an A4 day by day diary and marked refusals.
 The book/register shall contain, and should be completed within 24 hours of the incident and will record the following:
 - all crimes relating to the premises

- all ejections of persons
- any complaints received
- any incidents of disorder
- any faults in the CCTV system
- any visit by the authorities or emergency service.

The register shall be made available for inspection to an authorised officer of Reading Borough Council or Thames Valley Police upon request. **No such register could be produced.**

- Condition 5 on page 8 of your licence states the premises shall always operate a Challenge 25 age verification policy to prevent any customers who attempt to purchase alcohol or other age restricted items and who appear to the staff member to be under the age of 25 years from making such a purchase without having first provided identification. Only a valid photo driver's licence showing, a valid passport, military ID or proof of age card showing the 'Pass' holographic Proof of Age card (or any other nationally accredited scheme) are to be accepted as identification. **Your staff member stated he would only ID people if he believed they look under 18.**
- Condition 10 on page 8 of your licence states a) The premises licence holder shall ensure the premises' digitally recorded CCTV system cameras shall continually record while the premises are open to the public and recordings shall be kept for a minimum of 31 days with correct time and date stamping. The entire licensable and any external areas shall be covered with the CCTV. There shall be at least one camera positioned at each entry and exit point to monitor any external areas to the premises and in order to capture clear facial images of all patrons entering the premises. The CCTV views will not be obstructed. CCTV images and data recordings shall be made available, without delay to an authorised officer of Reading Borough Council or Thames Valley Police together with facilities for viewing upon request, subject to the provisions of the Data Protection Act and GDPR legislation. Recorded images shall be of such quality as to be able to identify the recorded person in any light. At least one member of staff on the premises at any time during operating hours shall be trained to access and download material from the CCTV system. Any password protection code shall always be readily available to enable access to recordings.
b) Signage advising customers that CCTV is in use shall be positioned in prominent positions.
c) The Designated Premises Supervisor or nominated representative are required to contact both Thames Valley Police at licensing@thamesvalley.police.uk and the Licensing Team at Reading Borough Council at licensing@reading.gov.uk within 24 hours of when they become aware that the CCTV system is not functioning correctly, outlining the reason if known and when it is likely to be repaired and confirmation once the CCTV system is repaired. **The staff members were unsure on how to operate the system and unsure of how long it records for.**
- Condition 11 on page 9 of your licence states A current written authorisation list shall be kept in the Licensing file on the premises confirming the details of all current staff that have been authorised to sell alcohol by a personal licence holder. The authorisation list shall include, the name of the staff member authorised, the name and personal licence details of the person authorising them to sell alcohol.

This list shall also contain the date and signature of the staff member authorised and countersigned by the authorising personal licence holder. **No list could be demonstrated and as such no person could be proved to be authorized.**

- Condition 12 on page 9 of your licence states All alcohol products shall only be purchased from outlets registered with HMRC's Alcohol Wholesale Registration Scheme. The premises licence holder shall have available on the premises, for inspection by an authorised officer of Reading Borough Council or Thames Valley Police at any reasonable time, true copies of invoices, receipts or other records of transactions for all alcohol products purchased in the preceding three months. **The staff members were unable to show any receipts.**
- Condition 14 on page 9 of your licence states The premises licence holder shall not sell single cans or split packs that are intended to be sold as "multi-packs" of "super strength" beer, lager, ale or cider with an alcohol content of 6.5% ABV (alcohol by volume) or greater, or alcoholic products specifically agreed in writing with the licensing authority. This restriction shall not apply in respect of specialist branded, premium priced products - for example craft ales, local or microbrewery specialist product, boxed gifts or national celebratory / commemorative beer, lager, ale or cider with an alcohol content of 6.5% ABV or greater. **There were multiple brands of super strength (6.5% ABV or greater) for sale as single cans.**
- Condition 15 on page 9 of your licence states The premises shall not sell any items of drug paraphernalia (equipment) i.e. bongs and smoking crack pipes, grinders or any item marketed as for use with marijuana or with other illegal drugs similar items that could be used to take illegal substances. **There were multiple of items of drug paraphernalia for sale.**
- Condition 16 on page 9 of your licence states Any person carrying visibly open alcohol vessels shall not be admitted to the premises at any time the premises are open for the provision of licensable activities. **Your staff were unaware of this condition.**
- Condition 17 on page 9 of your licence states Alcohol and other age restrictive items shall not be located in the immediate vicinity of the entrances and exit to the premises but shall be in an area in which it shall be monitored by staff on a frequent and daily basis whilst licensable activities are taking place. **There were products that contain tobacco immediately to the left of the doorway.**
- Condition 19 on page 10 of your licence states A visible sign to be in place reminding customers of any controlled drinking zone or similar initiative that maybe in force in Reading Town Centre and that purchased alcohol must not be consumed in the street. **No such signage was in place.**
- Condition 20 on page 10 of your licence states Before any person is employed or trialled at the premises, sufficient checks will be made of their bona fides to ensure they are legally entitled to employment in the UK. Such checks shall include:

- Proof of identity (such as a copy of their passport)
- Nationality
- Current immigration status

Employment checks will be subject to making copies of any relevant documents produced by the employee, which will be retained on the premises and kept for the duration of their employment. Employment records as they relate to the checking of a person's right to work will be made available to an authorised officer of Reading Borough Council, Thames Valley Police or Home Office Immigration service upon request. **No proof of right to work could be provided.**

- Condition 21 on page 10 of your licence states The premises licence holder/designated premises supervisor shall ensure that they and staff who are authorised to sell alcohol are able to converse with customers and representatives of Statutory Agencies to a level that they are able to satisfactorily meet the four licensing objectives as contained in the Licensing Act:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

Staff members had no awareness of licensing conditions/objectives.

- Condition 22 on page 10 of your licence states A suitable intruder alarm complete with panic button shall be fitted and maintained. **Staff had no awareness of any alarm system or panic button.**
- Condition 23 on page 11 of your licence states A Section 57 notice shall be displayed in a prominent position detailing the location of the Part A of the Premises Licence and a list of staff members that have an awareness of its location and content. **No section 57 was on display.**
- Condition 24 on page 11 of your licence states Clearly legible and suitable notices shall be displayed at all exits requesting customers to respect the needs of local residents and businesses to leave the premises and area quietly. **No such notices were displayed.**
- Condition 25 on page 11 of your licence states Staff shall actively discourage and disperse all persons who congregate outside the premises so as to minimise disturbance to local residents and businesses. Any incidents shall be recorded in the incident register. **Staff had no awareness of this and no incident register was present.**
- Condition 27 on page 11 of your licence states The licence holder shall actively participate in initiatives set up by Thames Valley Police and Reading Borough Council to tackle for example but not limited to Anti - Social Behaviour and street drinking. **Staff were not aware if this was taking place.**

Whilst we consider what, if any, further action to take in respect of the findings detailed in this letter, please rectify all of the above within 28 days. Once you believe all of the above has been rectified, please contact Ben Williams so that we can arrange a re-inspection.

If you have any questions in relation to the contents of this letter then please contact me.

Yours faithfully

Ben Williams
Licensing Enforcement Officer

Meeting with DPS of Jiyana Food & Wine**19th June 2024****Present:** Ben Williams, Peter Narancic, Siwon Jang, Manmeet Singh and a friend of Mr Singh**Start:** 14:30

Discussion: All conditions that they are currently in breach of were discussed. Mr Singh stated that he would be putting things in place to be in line with conditions 2, 3, 4, 5, 10, 11, 12, 16, 19, 21, 22, 23, 24, 25 and 27. He has state he has already made changes to be in compliance with conditions 1, 14, 15, 17 and 20. Mr Singh stated he did not previously have Right to work documents for staff but has since obtained these however one staff member was unable to provide any and has since left his employment.

Siwon Jang also discussed the recent inspection she had carried out at the premises and the issues she needed to discuss. Mr Singh stated he does not have any bins and moves all rubbish by van to another of his stores. Mr Singh was questioned if he has a waste carriers licence and he said he does but was unable to provide any proof of this and no record of this could be seen on the environmental health website.

Mr Singh discussed how he would rectify these issues. Mr Singh demonstrated a clear lack of understanding of what is required of him as a business owner and licence holder. It was suggested that the shop should voluntarily close for a short period to allow for work to be done on fixing the issues with the shop.

End: 16:15



Emma Gee
Acting Executive Director for Economic
Growth & Neighbourhood Services

Civic Offices, Bridge St, Reading, RG1
2 1J

Jiyana Food & Wine
91-93 Kings Road
Reading
RG1 3DD

Our Ref: 056987

e-mail:

Date: 14 August 2024

Your contact is:

Ben Williams, Licensing - Regulatory Services

Dear Sirs,

Licensing Act 2003

Premises Name: Jiyana Food & Wine

Premises Address: 91-93 Kings Road, Reading, , RG1 3DD

On **15th August 2024**, **Ben Williams** visited your premises to ensure you are complying with the above premises licence and to advise on any matters that may arise during the inspection.

During the inspection, the officer found a number of items that require your attention as outlined below:

Mandatory conditions

- You were unable to tell officers what the four licensing objectives are. All licence holders are expected to have a basic knowledge of these objectives as they are supposed to be actively promoted. You are advised to refresh yourself and your staff of these objectives and what they mean.
- A large knife was found behind the counter within arm's length of where you or your staff sit when serving customers. This is deeply concerning and I would urge you not to keep a knife behind the counter.

Conditions agreed with licensing

- Condition 1 on page 7 of your licence in respect of staff training was not being complied with. No training records could be produced and you stated that one of your employees had received no training on the sale of alcohol despite being authorized to sell alcohol. This is a breach of condition and should be rectified.
- Condition 10 on page 8 of your licence states that the CCTV system should provide coverage of the full licensable area; records for a minimum of 31 days and has the correct date and time. This not only promotes the prevention of crime and disorder licensing objective but is also important for staff and customer safety. When checking your CCTV the stored data only

went back 8 days and no footage prior to this was available. It appeared that the footage had been wiped, this is deeply concerning and needs to be rectified.

- Condition 19 on page 10 of your licence states that a visible sign must be in place reminding customers of any controlled drinking zones or similar initiatives that are in place in the town Centre. No such sign was in place this is a breach of condition and should be rectified immediately.
- Condition 20 on page 10 of your licence states that before any person is employed or trialed at the premises, sufficient checks will be made of their bona fides to ensure they are legally entitled to employment in the U. Such checks shall include: Proof of identity, nationality and current immigration status. Employment checks will be subject to making copies of any relevant documents produced by the employee, which will be retained on the premises and kept for the duration of their employment. One employee's identification was stored in your records and you stated you hadn't seen his ID but would check it. This is a breach of condition and should be rectified immediately.

Whilst we consider what, if any, further action to take in respect of the findings detailed in this letter, please rectify all of the above within 28 days. Once you believe all of the above has been rectified, please contact <<enforcement officer>> so that we can arrange a re-inspection.

If you have any questions in relation to the contents of this letter then please contact me.

Yours faithfully

Ben Williams
Licensing Enforcement Officer

Emma Gee
Acting Executive Director for Economic
Growth & Neighbourhood Services

Civic Offices, Bridge St, Reading, RG1
21 U

Kings Food & Wine
91-93 Kings Road
Reading
RG1 3DD

Our Ref: PR202606-1277297

e-mail

Date: 30th June 2026

Your contact is:

Ben Williams, Licensing - Public Protection

Dear Sirs,

Licensing Act 2003

Premises Name: Jiyana Food & Wine

Premises Address: 91-93 Kings Road, Reading, , RG1 3DD

On 24th June 2026, I visited your premises with my colleague Declan Smyth from Thames Valley Police to ensure you are complying with the above premises licence and to advise on any matters that may arise during the inspection.

During the inspection, the officer found a number of items that require your attention as outlined below:

Mandatory conditions

- No Section 57 notice could be found on the premises. This is a legal notice that states where Part A of the licence is kept and who has custody of it. Please ensure this is rectified immediately.
- The Part A of the licence was not able to be located

Conditions agreed with licensing

- Condition 1 on page 7 states that All staff employed on the premises will receive training in relation to the sale of alcohol, and other age restrictive items, commensurate with, and prior to commencing, their duties and shall include, but not be limited to:
 - Age verification policy
 - Dealing with refusal of sale
 - Proxy purchasing
 - Identifying attempts by intoxicated persons to purchase alcohol
 - Identifying signs of intoxication

- Identifying signs of persons under the influence of or drugs
 - Conflict management
 - (i) Refresher training shall be provided every 6 (six) months.
 - (ii) Signed induction and refresher training records are to be kept for a minimum of 2 (Two) years of the date of training and made available for inspection by an authorised officer from Reading Borough Council or Thames Valley Police upon request. **There was no proof that the staff member who was present had been trained. He showed me a document that was to be signed and dated when a new staff member had been trained however the staff members name was not on the document and the manager had pre-signed the next 4 spaces which indicated to me that the training may not actually be taking place.**
- Condition 2 on page 7 of your licence states All staff, with the exception of personal licence holders, authorised to sell alcohol shall be trained to a minimum of BII Level 1 award in responsible alcohol retailing (ARAR) or any other similar curriculum within eight (8) weeks for existing and subsequent employees and provide evidence of such training having been undertaken to an authorised officer of Reading Borough Council or Thames Valley Police upon request. **Your staff member stated he does not hold a personal licence has not completed any course.**
 - Condition 3 on page 7 of your licence states A refusals record of alcohol and other age restrictive items shall be used, maintained and kept at the premises. If the record is in written form, then it should be documented in a bound book similar to a A4 day by day diary and marked refusals. The book/register shall contain:
 - Details of the time and date the refusal was made
 - The identity of the staff member refusing the sale
 - Details of the alcohol the person attempted to purchase
 - Details of other age restricted items the person attempted to purchase.
 This book/register shall be available for inspection to an authorised officer of Reading Borough Council or Thames Valley Police. A weekly review of the refusal's book/register shall also be carried out and signed off by the designated premises supervisor or their nominated representative. **No such record could be produced.**
 - Condition 4 on page 7 of your licence states an incident register/log shall be used, maintained and kept on the premises to record any incident which has an impact on any of the four licensing objectives, or instances when authorised officers from Reading Borough or Thames Valley Police have attended the premises. If the record is in written form, then it should be documented in a bound book similar to an A4 day by day diary and marked refusals. The book/register shall contain, and should be completed within 24 hours of the incident and will record the following:
 - all crimes relating to the premises
 - all ejections of persons
 - any complaints received
 - any incidents of disorder
 - any faults in the CCTV system
 - any visit by the authorities or emergency service.
 The register shall be made available for inspection to an authorised officer of Reading Borough Council or Thames Valley Police upon request. **No such register could be produced.**

- Condition 7 on page 8 of your licence states “The premises licence holder shall display a copy of their written age verification policy on checking proof of age for all age restrictive items sold in the premises in a prominent position on the premises.” **No such policy was displayed.**
- Condition 8 on page 8 of your licence states “All tills shall automatically prompt staff to ask for age verification identification when presented with an alcohol sale or other age restrictive items.” **Your staff member informed me it does not do this.**
- Condition 10 on page 8 of your licence states a) The premises licence holder shall ensure the premises’ digitally recorded CCTV system cameras shall continually record while the premises are open to the public and recordings shall be kept for a minimum of 31 days with correct time and date stamping. The entire licensable and any external areas shall be covered with the CCTV. There shall be at least one camera positioned at each entry and exit point to monitor any external areas to the premises and in order to capture clear facial images of all patrons entering the premises. The CCTV views will not be obstructed. CCTV images and data recordings shall be made available, without delay to an authorised officer of Reading Borough Council or Thames Valley Police together with facilities for viewing upon request, subject to the provisions of the Data Protection Act and GDPR legislation. Recorded images shall be of such quality as to be able to identify the recorded person in any light. At least one member of staff on the premises at any time during operating hours shall be trained to access and download material from the CCTV system. Any password protection code shall always be readily available to enable access to recordings.
 b) Signage advising customers that CCTV is in use shall be positioned in prominent positions.
 c) The Designated Premises Supervisor or nominated representative are required to contact both Thames Valley Police at licensing@thamesvalley.police.uk and the Licensing Team at Reading Borough Council at licensing@reading.gov.uk within 24 hours of when they become aware that the CCTV system is not functioning correctly, outlining the reason if known and when it is likely to be repaired and confirmation once the CCTV system is repaired. **The staff members was unsure on how to operate the system and unsure of how long it records for, When the manager arrived he also stated he cannot work the CCTV.**
- Condition 12 on page 9 of your licence states All alcohol products shall only be purchased from outlets registered with HMRC’s Alcohol Wholesale Registration Scheme. The premises licence holder shall have available on the premises, for inspection by an authorised officer of Reading Borough Council or Thames Valley Police at any reasonable time, true copies of invoices, receipts or other records of transactions for all alcohol products purchased in the preceding three months. **The staff member was able to produce 4 sets of the invoices which did not cover the majority of the alcohol on display at the premises.**
- Condition 15 on page 9 of your licence states The premises shall not sell any items of drug paraphernalia (equipment) i.e. bongs and smoking crack pipes, grinders or any item marketed as for use with marijuana or with other illegal drugs similar items that could be used to take illegal substances. **There were multiple of items of drug paraphernalia for sale.**

- Condition 17 on page 9 of your licence states Alcohol and other age restrictive items shall not be located in the immediate vicinity of the entrances and exit to the premises but shall be in an area in which it shall be monitored by staff on a frequent and daily basis whilst licensable activities are taking place. **There were products that contain tobacco and some alcoholic drinks immediately to the left when you enter the doorway.**
- Condition 18 on page 10 of your licence states “a) The premises licence holder shall conduct a written risk assessment in regard to the sale of alcohol and other age restricted items the premises to establish if SIA registered security staff are required to be working in the store. The risk assessment shall be produced to an authorised officer of Reading Borough Council or Thames Valley Police upon request.

b) When employed, a register of door security staff shall be kept. The register must show the following details:

- Full SIA registration number.
- Date and time that the Door Supervisor commenced duty, countersigned by the Duty Manager.
- Date and time that the Door Supervisor finished work, countersigned by the Duty Manager.
- Any occurrence or incident of interest involving crime & disorder or public safety must be recorded giving names of the Door Supervisor involved.

The Door Supervisor register shall be kept at the premises and be available for inspection by an authorised officer from Reading Borough Council or Thames Valley Police upon request and shall be retained for a period of twelve months.

No such risk assessment could be produced.

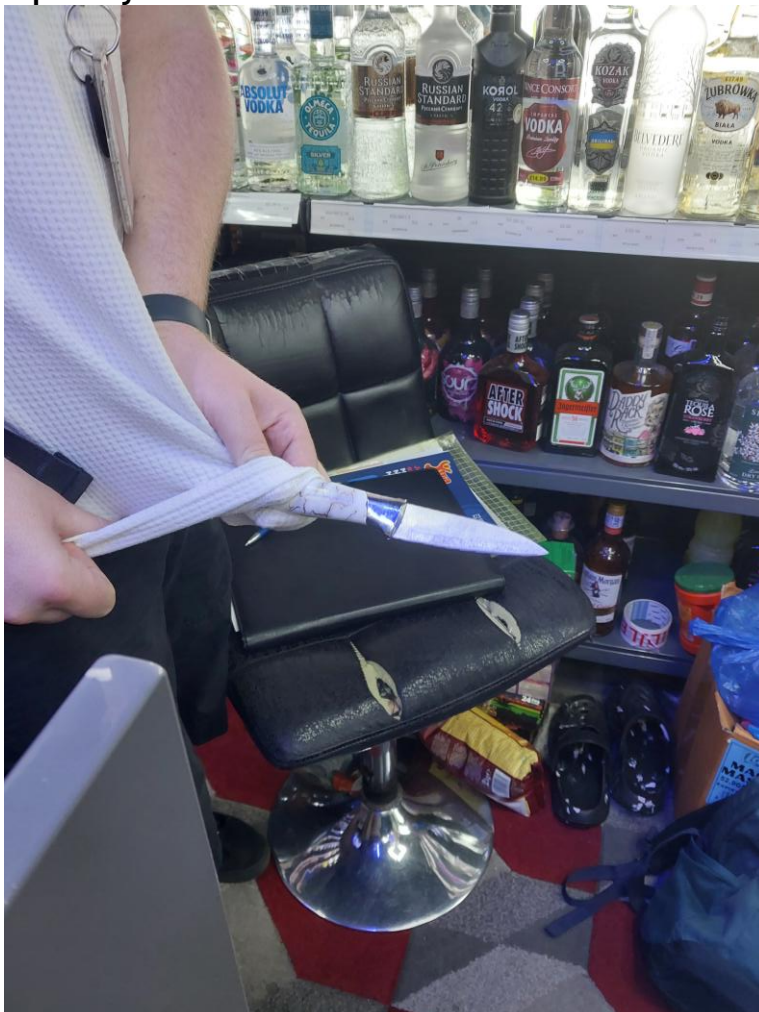
- Condition 19 on page 10 of your licence states A visible sign to be in place reminding customers of any controlled drinking zone or similar initiative that maybe in force in Reading Town Centre and that purchased alcohol must not be consumed in the street. **No such signage was in place.**
- Condition 20 on page 10 of your licence states Before any person is employed or trialled at the premises, sufficient checks will be made of their bona fides to ensure they are legally entitled to employment in the UK. Such checks shall include:
 - Proof of identity (such as a copy of their passport)
 - Nationality
 - Current immigration status

Employment checks will be subject to making copies of any relevant documents produced by the employee, which will be retained on the premises and kept for the duration of their employment. Employment records as they relate to the checking of a person’s right to work will be made available to an authorised officer of Reading Borough Council, Thames Valley Police or Home Office Immigration service upon request. **No proof of right to work checks could be provided.**

- Condition 22 on page 10 of your licence states A suitable intruder alarm complete with panic button shall be fitted and maintained. **Staff had no awareness of any alarm system or panic button.**
- Condition 23 on page 11 of your licence states A Section 57 notice shall be displayed in a prominent position detailing the location of the Part A of the Premises Licence and a list of staff members that have an awareness of its location and content. **No section 57 was on display.**
- Condition 26 on page 11 of your licence states “The premises and area immediately outside the premises shall be kept clear of all forms of litter arising from licensable activities at the premises whilst the premises are open for licensable activities.” **There was litter and bin bags outside of the premises.**
- Condition 27 on page 11 of your licence states The licence holder shall actively participate in initiatives set up by Thames Valley Police and Reading Borough Council to tackle for example but not limited to Anti - Social Behaviour and street drinking. **Staff were not aware if this was taking place.**

Other issues

- A knife was found under the till in hands reach of your employee, this is not the first time a knife has been discovered under the till at your premises. I again implore you to ensure this does not continue.



- Children's toys for sale were placed on and around alcohol also for sale, please consider the licensing objective "The protection of Children from harm".
- When asked about the licensing objectives the manager "Satpal Singh" could not name any of them despite stating he is in charge of the day to day running of the shop.

Whilst we consider what, if any, further action to take in respect of the findings detailed in this letter, please rectify all of the above within 28 days. Once you believe all of the above has been rectified, please contact Ben Williams so that we can arrange a re-inspection.

If you have any questions in relation to the contents of this letter then please contact me.

Yours faithfully

Ben Williams
Licensing Enforcement Officer



Emma Gee
Acting Executive Director for Economic
Growth & Neighbourhood Services

Civic Offices, Bridge St, Reading, RG1
2LU

Our Ref: PR202606-1277297

e-mail: [REDACTED]

Kings Food & Wine
91-93 Kings Road
Reading
RG1 3DD

Date: 5th August 2026

Your contact is:

Ben Williams, Licensing - Public Protection

Dear Sirs,

Licensing Act 2003

Premises Name: Jiyana Food & Wine

Premises Address: 91-93 Kings Road, Reading, RG1 3DD

On 31st July 2026, I visited your premises to follow up on my previous inspection of your premises and ensure you are complying with the above premises licence and to advise on any matters that may arise during the inspection.

During the inspection, the officer found a number of items that require your attention as outlined below:

Mandatory conditions

- No Section 57 notice could be found on the premises. This is a legal notice that states where Part A of the licence is kept and who has custody of it. Please ensure this is rectified immediately.

Conditions agreed with licensing

- Condition 1 on page 7 states that All staff employed on the premises will receive training in relation to the sale of alcohol, and other age restrictive items, commensurate with, and prior to commencing, their duties and shall include, but not be limited to:
 - Age verification policy
 - Dealing with refusal of sale
 - Proxy purchasing
 - Identifying attempts by intoxicated persons to purchase alcohol
 - Identifying signs of intoxication
 - Identifying signs of persons under the influence of or drugs
 - Conflict management

(i) Refresher training shall be provided every 6 (six) months.

(ii) Signed induction and refresher training records are to be kept for a minimum of 2 (Two) years of the date of training and made available for inspection by an authorised officer from Reading Borough Council or Thames Valley Police upon request. **There was no proof that the staff member who was present had been trained. He showed me a document that was to be signed and dated when a new staff member had been trained however the staff members name was not on the document and the manager had pre-signed the next 4 spaces which indicated to me that the training may not actually be taking place.**

- Condition 2 on page 7 of your licence states All staff, with the exception of personal licence holders, authorised to sell alcohol shall be trained to a minimum of BII Level 1 award in responsible alcohol retailing (ARAR) or any other similar curriculum within eight (8) weeks for existing and subsequent employees and provide evidence of such training having been undertaken to an authorised officer of Reading Borough Council or Thames Valley Police upon request. **Your staff member stated he does not hold a personal licence has not completed any course.**
- Condition 7 on page 8 of your licence states “The premises licence holder shall display a copy of their written age verification policy on checking proof of age for all age restrictive items sold in the premises in a prominent position on the premises.” **No such policy was displayed.**
- Condition 8 on page 8 of your licence states “All tills shall automatically prompt staff to ask for age verification identification when presented with an alcohol sale or other age restrictive items.” **Your staff member informed me it does not do this.**
- Condition 10 on page 8 of your licence states a) The premises licence holder shall ensure the premises’ digitally recorded CCTV system cameras shall continually record while the premises are open to the public and recordings shall be kept for a minimum of 31 days with correct time and date stamping. The entire licensable and any external areas shall be covered with the CCTV. There shall be at least one camera positioned at each entry and exit point to monitor any external areas to the premises and in order to capture clear facial images of all patrons entering the premises. The CCTV views will not be obstructed. CCTV images and data recordings shall be made available, without delay to an authorised officer of Reading Borough Council or Thames Valley Police together with facilities for viewing upon request, subject to the provisions of the Data Protection Act and GDPR legislation. Recorded images shall be of such quality as to be able to identify the recorded person in any light. At least one member of staff on the premises at any time during operating hours shall be trained to access and download material from the CCTV system. Any password protection code shall always be readily available to enable access to recordings.
b) Signage advising customers that CCTV is in use shall be positioned in prominent positions.
c) The Designated Premises Supervisor or nominated representative are required to contact both Thames Valley Police at licensing@thamesvalley.police.uk and the Licensing Team at Reading Borough Council at licensing@reading.gov.uk within 24 hours of when they become aware that the CCTV system is not functioning correctly, outlining the reason if known and when it is likely to be repaired and

confirmation once the CCTV system is repaired. **The staff members was unsure on how to operate the system and unsure of how long it records for.**

- Condition 12 on page 9 of your licence states All alcohol products shall only be purchased from outlets registered with HMRC's Alcohol Wholesale Registration Scheme. The premises licence holder shall have available on the premises, for inspection by an authorised officer of Reading Borough Council or Thames Valley Police at any reasonable time, true copies of invoices, receipts or other records of transactions for all alcohol products purchased in the preceding three months. **The staff member not able to produce any records.**
- Condition 15 on page 9 of your licence states The premises shall not sell any items of drug paraphernalia (equipment) i.e. bongs and smoking crack pipes, grinders or any item marketed as for use with marijuana or with other illegal drugs similar items that could be used to take illegal substances. **There were multiple of items of drug paraphernalia for sale (Grinders and lighters with marijuana symbols on them).**
- Condition 18 on page 10 of your licence states "a) The premises licence holder shall conduct a written risk assessment in regard to the sale of alcohol and other age restricted items the premises to establish if SIA registered security staff are required to be working in the store. The risk assessment shall be produced to an authorised officer of Reading Borough Council or Thames Valley Police upon request.

b) When employed, a register of door security staff shall be kept. The register must show the following details:
 - Full SIA registration number.
 - Date and time that the Door Supervisor commenced duty, countersigned by the Duty Manager.
 - Date and time that the Door Supervisor finished work, countersigned by the Duty Manager.
 - Any occurrence or incident of interest involving crime & disorder or public safety must be recorded giving names of the Door Supervisor involved.

The Door Supervisor register shall be kept at the premises and be available for inspection by an authorised officer from Reading Borough Council or Thames Valley Police upon request and shall be retained for a period of twelve months.

No such risk assessment could be produced.

- Condition 19 on page 10 of your licence states A visible sign to be in place reminding customers of any controlled drinking zone or similar initiative that maybe in force in Reading Town Centre and that purchased alcohol must not be consumed in the street. **No such signage was in place.**
- Condition 20 on page 10 of your licence states Before any person is employed or trialled at the premises, sufficient checks will be made of their bona fides to ensure they are legally entitled to employment in the UK. Such checks shall include:
 - Proof of identity (such as a copy of their passport)

- Nationality
- Current immigration status

Employment checks will be subject to making copies of any relevant documents produced by the employee, which will be retained on the premises and kept for the duration of their employment. Employment records as they relate to the checking of a person's right to work will be made available to an authorised officer of Reading Borough Council, Thames Valley Police or Home Office Immigration service upon request. **No proof of right to work checks could be provided.**

- Condition 23 on page 11 of your licence states A Section 57 notice shall be displayed in a prominent position detailing the location of the Part A of the Premises Licence and a list of staff members that have an awareness of its location and content. **No section 57 was on display.**
- Condition 26 on page 11 of your licence states "The premises and area immediately outside the premises shall be kept clear of all forms of litter arising from licensable activities at the premises whilst the premises are open for licensable activities." **The were multiple bin bags piled outside the back door.**
- Condition 27 on page 11 of your licence states The licence holder shall actively participate in initiatives set up by Thames Valley Police and Reading Borough Council to tackle for example but not limited to Anti - Social Behaviour and street drinking. **Staff were not aware if this was taking place.**

Whilst we consider what, if any, further action to take in respect of the findings detailed in this letter, **please rectify all of the above within 28 days.** Once you believe all of the above has been rectified, please contact Ben Williams so that we can arrange a re-inspection.

If you have any questions in relation to the contents of this letter then please contact me.

Yours faithfully

Ben Williams
Licensing Enforcement Officer

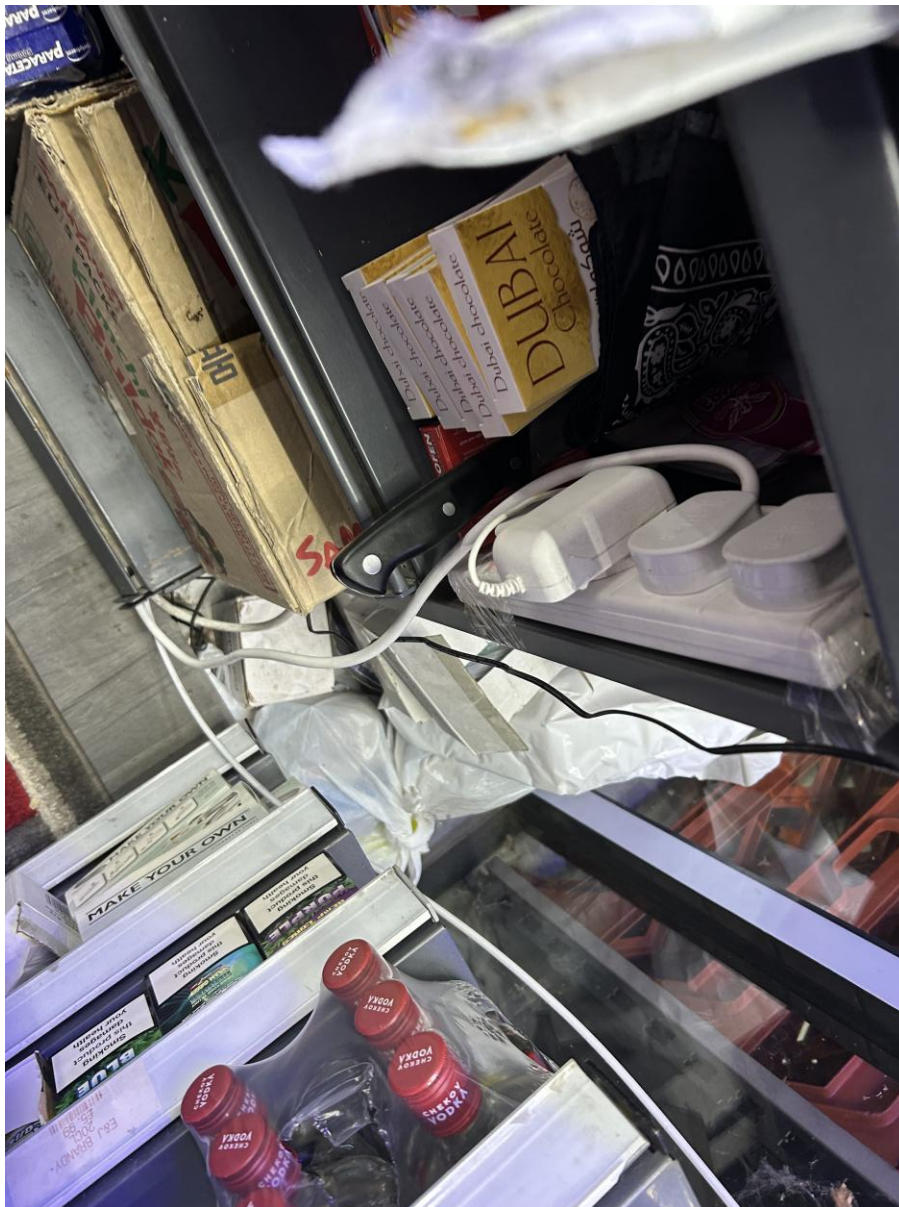
Record of knives found at premises:

14th August 2024 – Knife found on counter behind till



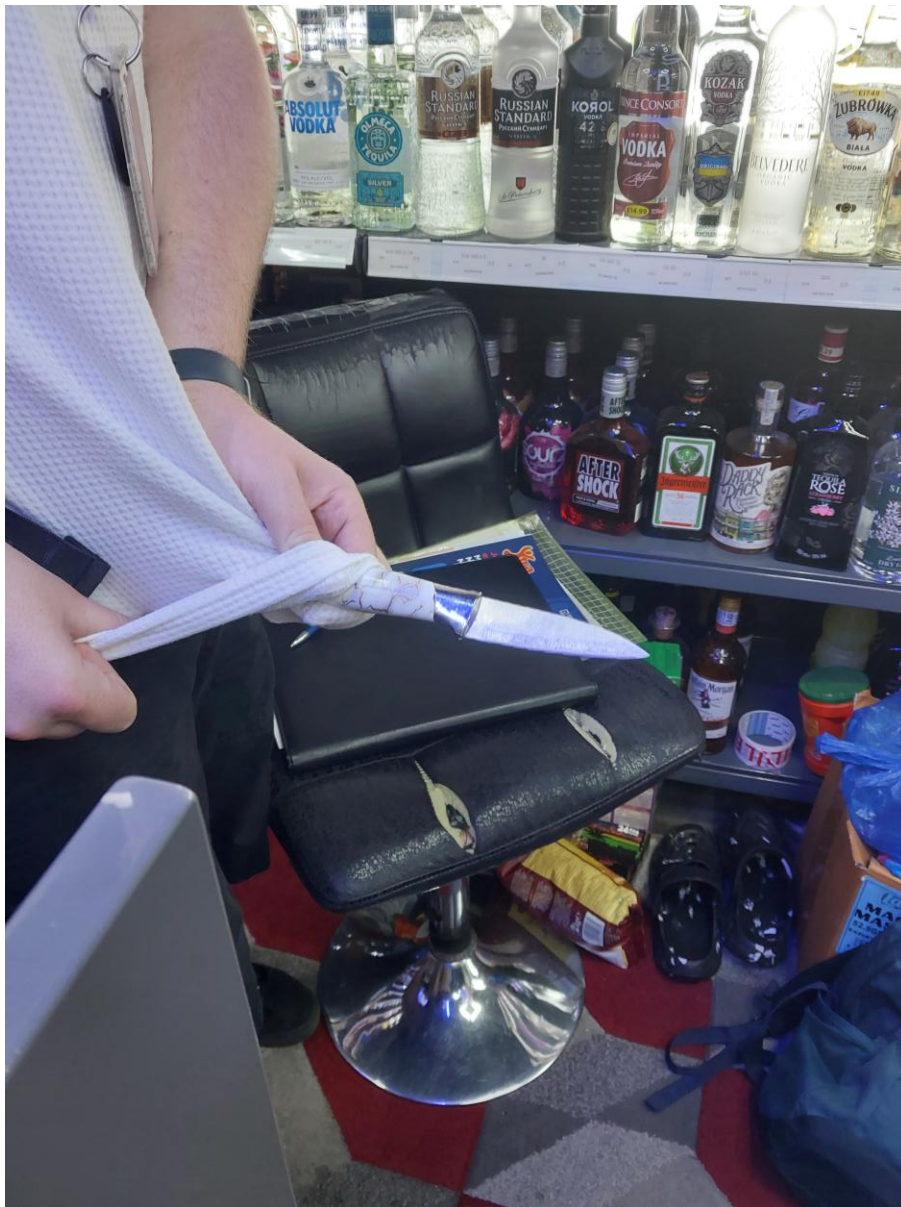


20th September 2025 – Knife found under till





24th June 2026 – Knife found under till



Division/Station: Reading Police Station Licensing Dept

From: C2107 Declan Smyth

To: Reading Borough Council

Ref: Kings Food & Wine, 91-93 Kings Road, Reading, RG1 3DD Date :14th August 2026

Subject :

Supportive Representation for Review

I, C2107 Declan Smyth, on behalf of the Chief Officer of Thames Valley Police, wish to provide this representation in support of the review application submitted by Reading Borough Council Licensing Authority in respect of **Kings Food & Wine, 91-93 Kings Road, Reading, RG1 3DD.**

Premises Licence Holder & DPS: Manmeet Singh
Premises Licence Number: LP1001233

Thames Valley Police (“TVP”), as a Responsible Authority, makes this representation with the objective of promoting the licensing objectives, in particular:

- **The prevention of crime and disorder**
- **Public safety**
- **The protection of children from harm**
- **The prevention of public nuisance**

Summary of TVP Position

TVP fully supports the review application submitted by Reading Borough Council Licensing Authority and respectfully submits that the Premises Licence should be revoked.

This position is based on a prolonged and repeated pattern of non-compliance by the Premises Licence Holder spanning in excess of two years. Despite inspections, meetings, enforcement action, guidance, written warnings and opportunities to improve, the premises has continually failed to comply with numerous licence conditions and has demonstrated an inability or unwillingness to promote the licensing objectives.

TVP considers that confidence in the management of the premises has been fundamentally undermined. The failures identified are not isolated incidents but form part of an established pattern of poor management, inadequate staff supervision, lack of control measures and disregard for licence conditions.

Evidence and Matters Relied Upon

A) Prevention of Crime and Disorder

TVP notes repeated failures directly impacting the prevention of crime and disorder objective, including:

- Continued failure to maintain refusals registers.
- Continued failure to maintain incident logs.
- Inadequate CCTV management and retention.
- Failure to maintain alcohol purchase records.
- Failure to maintain right-to-work documentation.
- Sale of alcohol outside licensed hours.
- Sale of drug paraphernalia contrary to licence conditions.

Inspections conducted in June 2024, August 2024, June 2026 and July 2026 all identified substantial breaches relating to these matters, despite repeated intervention by Licensing Officers.

Of particular concern are the findings relating to right-to-work checks and illegal working concerns connected to the Premises Licence Holder. The Licensing Authority review details that an illegal worker was identified at another premises operated by Mr Singh and that concerns exist regarding due diligence and lawful business practices. TVP considers such matters highly relevant when assessing confidence in the licence holder's ability to responsibly operate licensed premises.

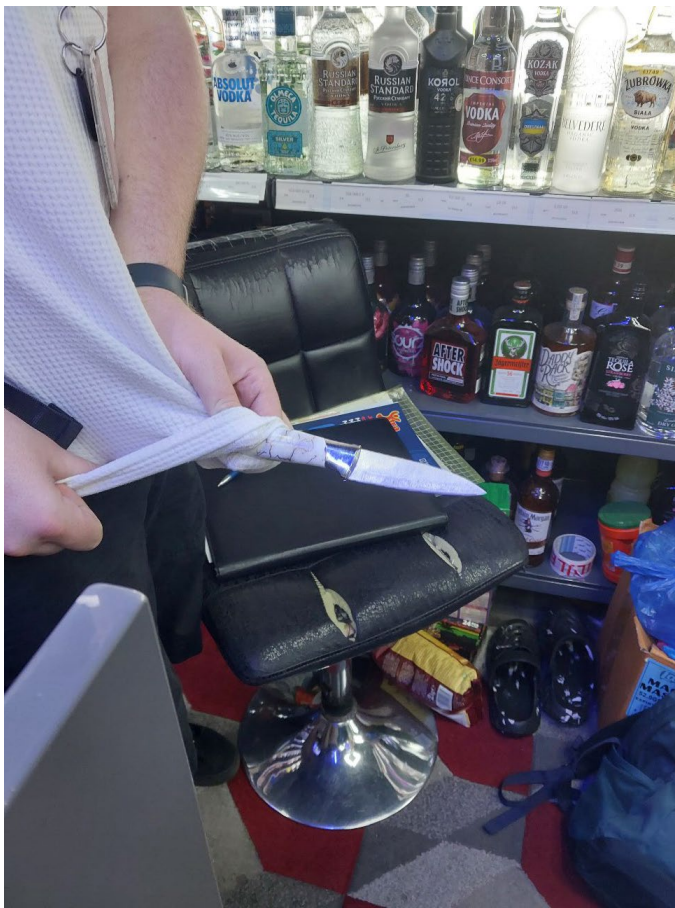
The continued sale of drug paraphernalia during multiple inspections demonstrates either a lack of understanding of licence conditions or a deliberate disregard for them. Both scenarios are concerning and undermine confidence in the management of the premises.

B) Public Safety

TVP has significant concerns regarding public safety at the premises.

Officers have repeatedly identified serious safety concerns including:

- A large knife found behind the counter during an inspection in August 2024.
- A knife found beneath the till during an inspection in September 2025.
- A further knife found beneath the till during a joint visit by TVP and Licensing Officers on 24 June 2026.



The repeated discovery of knives accessible to staff behind service counters is highly concerning. The fact that such items continued to be found over a prolonged period, despite previous intervention, demonstrates a failure to address known safety issues.

Additional public safety concerns include:

- Blocked fire exits.
- Poor housekeeping standards.
- Staff having little or no knowledge of emergency procedures.
- Staff being unable to operate the CCTV system.
- Lack of training records for staff responsible for alcohol sales.

TVP considers these failings indicative of a business that is not being managed in a safe and responsible manner.

C) Protection of Children from Harm

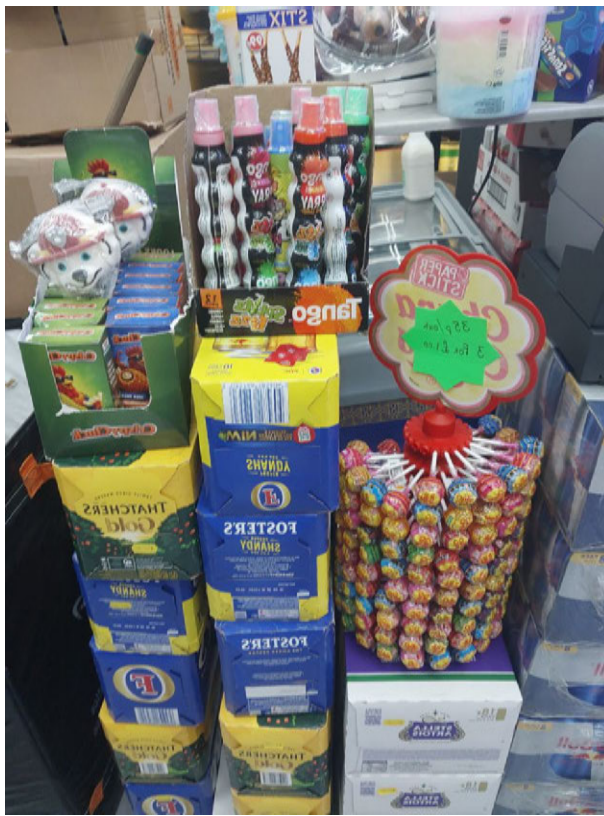
TVP further submits that the premises has consistently failed to comply with conditions specifically designed to protect children from harm.

Examples include:

- Failure to provide staff training regarding age restricted sales.
- Failure to maintain Challenge 25 records and procedures.

- Failure to display age verification policies.
- Till systems not prompting staff regarding age verification.
- Staff displaying limited understanding of age restricted sales responsibilities.
- A clear disregard for the placement of children's products within the premises, with children's toys being displayed on and around alcohol and other age-restricted goods. Such positioning risks normalising alcohol products to children and demonstrates a lack of consideration for the licensing objective of protecting children from harm.





The inspection records repeatedly demonstrate deficiencies in staff training and awareness. On more than one occasion staff could not demonstrate knowledge of core licensing objectives or basic licence conditions.

During the joint inspection conducted by Thames Valley Police and Reading Borough Council on 24 June 2026, officers observed children's toys displayed on and around alcohol products and specifically raised concerns with management regarding the protection of children from harm objective. Despite extensive engagement from responsible authorities over a prolonged period, this issue further demonstrates poor judgement and inadequate management oversight within the premises.

D) Prevention of Public Nuisance

TVP supports the Licensing Authority's concerns regarding public nuisance matters.

Repeated inspections have identified:

- Litter and waste outside the premises.
- Bin bags stored externally.
- Failures to engage with schemes aimed at addressing anti-social behaviour and street drinking.
- Absence of signage relating to controlled drinking zones.
- Lack of awareness amongst staff regarding conditions intended to tackle nuisance and anti-social behaviour.

These matters further demonstrate poor overall management and a failure to actively promote the licensing objectives.

Confidence in the Premises Licence Holder

TVP considers that the most significant factor in this review is not any individual breach but the persistence of the failings over time.

The Premises Licence Holder has benefited from:

- Multiple inspections.
- Formal meetings.
- Written advice.
- Enforcement interventions.
- Re-inspections.
- Repeated opportunities to rectify breaches.

Despite this, inspections in 2026 continued to identify substantial non-compliance with licence conditions, many of which had first been raised in 2024. The evidence demonstrates that previous interventions have failed to secure lasting compliance.

TVP has therefore lost confidence in the ability of the Premises Licence Holder to uphold the licensing objectives or operate the premises in a responsible manner.

Requested Determination

TVP has carefully considered the range of powers available to the Licensing Sub-Committee under Section 52 of the Licensing Act 2003.

TVP does not consider that:

- Additional conditions,
- Removal of the DPS, or
- Suspension of the licence,

would adequately address the underlying management failings demonstrated throughout the life of the licence. The current licence already contains comprehensive conditions, yet compliance has repeatedly not been achieved.

Conclusion

TVP submits that the evidence demonstrates a sustained pattern of non-compliance, poor management, failures relating to crime prevention measures, significant public safety concerns, shortcomings in protecting children from harm, and failures to prevent public nuisance.

The repeated discovery of knives behind service areas, failures relating to CCTV, age-verification procedures, right-to-work documentation, drug paraphernalia sales and the continued breach of numerous licence conditions despite repeated intervention leave TVP with no confidence that the licensing objectives can be promoted at this premises under the current management.

Accordingly, Thames Valley Police respectfully requests that the Licensing Sub-Committee **REVOKE the Premises Licence** for Kings Food & Wine, 91-93 Kings Road, Reading, RG1 3DD.



Name of Officer	Ella Moore
Type of Application	Grant of Premises Licence – Licensing Act 2003
Name of Premises	King's Food and Wine
Address	91-93 KING'S ROAD, READING, RG1 3DD
Content of Application:	
Application for the review of a premises license, submitted by Ben Williams. Regarding licence held by Manmeet Singh, current license holder of Kings Food and Wine, on 10th November 2023 in relation to the premises above.	
Officer's Comments:	
On behalf of Environmental Health as a responsible authority, the Food & Safety Team wish to make representation regarding the application for the review of a premises licence at King's Food and Wine, 91-93 King's Road, Reading, RG1 3DD. We consider that the premises undermines the licensing objective for protecting public safety. Our grounds for this representation are as follows: On the 27th February 2026 a Voluntary Closure of the premises was agreed following breaches of food safety law. This was due to a rat infestation which presented an imminent risk to health. During our inspection we found multiple access points and evidence of rat faeces on shelving throughout the shop. We also found multiple packaged food items which had been accessed by rats and was intended for human consumption. (Appendix A): • PR202603-1187391 - Service of Voluntary Closure Agreement. Summary and Recommendation: Whilst the premises has now removed the matter of imminent risk and has been reopened the at the time of our visit on 3rd March 2026 the premises was found to be in a condition that posed a risk to the health and safety of any person who had purchased food from that premises. The premises was actively trading in this condition and required a voluntary closure agreement with the Food & Safety Team. On these grounds the Food & Safety Team view that the premises cannot consistently meet the requirement to protect public safety, therefore, agree with the content of the license application review. At the time of our inspection on 27th February 2026 the premises had not registered as a food business. At our food hygiene inspection the premises was issued a rating of 0, meaning urgent improvement necessary; there remain matters of non-compliance with food hygiene and safety legislation.	

Date Received	6/8/26	Consultation End	3/9/26
Signed	Ella Moore	Date	17/8/26

LIC1_WD2

Appendix A – Hygiene Emergency Prohibition Notice served on 27th of February 2026Ref: Kings 01/27/02/26

VOLUNTARY CLOSURE/PROHIBITION OF PROCESS/TREATMENT OR PIECE OF EQUIPMENT AGREEMENT

<u>Kings Food and Wine</u>	Name of Business Establishment
<u>91-93 Kings Road, Reading RG1 3DD</u>	Address of Food Business Establishment
<u>Tara Saw Enterprises Ltd</u>	Name of Food Business Operator
[Redacted]	Address of Food Business Operator

I UNDERTAKE:

1. To ensure that the above-named premises will, from the date and time of this Agreement, not be used for the preparation, storage, sale or offer or exposure for sale of open food intended for human consumption.
2. That the premises will not be used for such purposes until the authority certifies in writing that measures sufficient to secure the removal of the imminent risk of injury to health described below have been taken.
3. To take sufficient measures to secure the removal of the imminent risk of injury to health, namely:

- Pest proofing of premises to prevent access by pests (rats)
- Engagement of competent pest control company to ensure pest proofing of premises, including rear door and any holes and gaps to wall junctions.
- Removal of waste and disposal (by pest) food from the premises.

I UNDERSTAND THAT:

1. Although I have undertaken not to use the premises described, I may be prosecuted for failure to comply with the requirements of the legislation and that formal prohibition procedures may be used if an imminent risk of injury to health exists after this agreement has terminated.
2. I will not be entitled to compensation for any loss which I may suffer due to the premises being closed.
3. It is my responsibility to notify the Council when the measures required to remove the imminent risk of injury to health have been taken.

Signed: Satish Singh Date and Time of Agreement: 27th Feb 2026 15:35

Full Name: Satish Singh Position in Company: Director

Authorised Officer Signature: [Signature] Full Name: Martin J. Gifford

Address: Environmental Health (Food & Safety)
Regulatory Services
Civic Offices, Reading RG1 2LU

Telephone 0118 937 (direct line)
Admin 0118 937 2465
Email: consumerprotection@reading.gov.uk

Please read the notes carefully.

If you are not sure of your rights or the implications of this notice, you may want to seek legal advice.

27th February 2026

LIC1_WD2

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	LP1001233
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Premises Details

Trading name of Premises and Address	
Jiyana Food & Wine 91-93 Kings Road Reading RG1 3DD	
Telephone Number	

Where the Licence is time limited the dates the Licence is valid
N/A

Licensable Activities

Licensable Activities authorised by the Licence
Sale of Alcohol by Retail - Off the Premises

Authorised Hours for Licensable Activities

The times the licence authorises the carrying out of licensable activities	
Hours for the Sale by Retail of Alcohol	
Monday	from 0700hrs until 2300hrs
Tuesday	from 0700hrs until 2300hrs
Wednesday	from 0700hrs until 2300hrs
Thursday	from 0700hrs until 2300hrs
Friday	from 0700hrs until 2300hrs
Saturday	from 0700hrs until 2300hrs
Sunday	from 0700hrs until 2300hrs

Opening Hours

Hours the Premises is Open to the Public	
Monday	from 0700hrs until 2300hrs
Tuesday	from 0700hrs until 2300hrs
Wednesday	from 0700hrs until 2300hrs
Thursday	from 0700hrs until 2300hrs
Friday	from 0700hrs until 2300hrs
Saturday	from 0700hrs until 2300hrs
Sunday	from 0700hrs until 2300hrs

Alcohol

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

Sale of Alcohol by Retail - Off the Premises

Premises Licence Holder

Name, (registered) address of holder of premises licence

Name: Manmeet Singh

Address:

[REDACTED]

Registered number of holder, for example company number or charity number [where applicable]

N/A

Additional Details

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

Name: Manmeet Singh

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:

[REDACTED]

Issuing Authority:

[REDACTED]

This Licence shall continue in force from **10/11/2023** unless previously suspended or revoked.

Dated: 16 November 2023

Signed on behalf of the issuing licensing authority

K Townsend.

Keith Townsend

Executive Director for Economic Growth and Neighbourhood Services

Mandatory Conditions

Supply of Alcohol

To be applied where a premises licence authorises the supply of alcohol	
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

To be applied only where a premises licence or club premises certificate authorises the exhibitions of films	
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

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].	
1	Each individual present at the licensed premises to carry out a security activity must be licensed by the Security Industry Authority.

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 & Agreed with Licensing Authority & Thames Valley Police November 2023

General

Protection of Children from Harm

1. All staff employed on the premises will receive training in relation to the sale of alcohol, and other age restrictive items, commensurate with, and prior to commencing, their duties and shall include, but not be limited to:

- Age verification policy
- Dealing with refusal of sale
- Proxy purchasing
- Identifying attempts by intoxicated persons to purchase alcohol
- Identifying signs of intoxication
- Identifying signs of persons under the influence of or drugs
- Conflict management

(i) Refresher training shall be provided every 6 (six) months.

(ii) Signed induction and refresher training records are to be kept for a minimum of 2 (Two) years of the date of training and made available for inspection by an authorised officer from Reading Borough Council or Thames Valley Police upon request.

2. All staff, with the exception of personal licence holders, authorised to sell alcohol shall be trained to a minimum of BII Level 1 award in responsible alcohol retailing (ARAR) or any other similar curriculum within eight (8) weeks for existing and subsequent employees and provide evidence of such training having been undertaken to an authorised officer of Reading Borough Council or Thames Valley Police upon request.

3. A refusals record of alcohol and other age restrictive items shall be used, maintained and kept at the premises. If the record is in written form, then it should be documented in a bound book similar to a A4 day by day diary and marked refusals. The book/register shall contain:

- Details of the time and date the refusal was made
- The identity of the staff member refusing the sale
- Details of the alcohol the person attempted to purchase
- Details of other age restricted items the person attempted to purchase.

This book/register shall be available for inspection to an authorised officer of Reading Borough Council or Thames Valley Police. A weekly review of the refusal's book/register shall also be carried out and signed off by the designated premises supervisor or their nominated representative.

4. An incident register/log shall be used, maintained and kept on the premises to record any incident which has an impact on any of the four licensing objectives, or instances when authorised officers from Reading Borough or Thames Valley Police have attended the premises. If the record is in written form, then it

should be documented in a bound book similar to an A4 day by day diary and marked refusals.

The book/register shall contain, and should be completed within 24 hours of the incident and will record the following:

- all crimes relating to the premises
- all ejections of persons
- any complaints received
- any incidents of disorder
- any faults in the CCTV system
- any visit by the authorities or emergency service.

The register shall be made available for inspection to an authorised officer of Reading Borough Council or Thames Valley Police upon request.

5. The premises shall always operate a Challenge 25 age verification policy to prevent any customers who attempt to purchase alcohol or other age restricted items and who appear to the staff member to be under the age of 25 years from making such a purchase without having first provided identification. Only a valid photo driver's licence showing, a valid passport, military ID or proof of age card showing the 'Pass' holographic Proof of Age card (or any other nationally accredited scheme) are to be accepted as identification.

6. Posters advertising the premises' Challenge 25 age verification policy shall be displayed in prominent positions on the premises.

7. The premises licence holder shall display a copy of their written age verification policy on checking proof of age for all age restrictive items sold in the premises in a prominent position on the premises.

8. All tills shall automatically prompt staff to ask for age verification identification when presented with an alcohol sale or other age restrictive items.

9. A sign stating "No proof of age - No sale" shall be displayed at the point of sale.

Prevention of Crime and Disorder

CCTV

10 a) The premises licence holder shall ensure the premises' digitally recorded CCTV system cameras shall continually record while the premises are open to the public and recordings shall be kept for a minimum of 31 days with correct time and date stamping. The entire licensable and any external areas shall be covered with the CCTV. There shall be at least one camera positioned at each entry and exit point to monitor any external areas to the premises and in order to capture clear facial images of all patrons entering the premises. The CCTV views will not be obstructed. CCTV images and data recordings shall be made available, without delay to an authorised officer of Reading Borough Council or Thames Valley Police together with facilities for viewing upon request, subject to the provisions of the Data Protection Act and GDPR legislation. Recorded images shall be of such quality as to be able to identify the recorded person in any light. At least one member of staff on the premises at any time during operating hours shall be

trained to access and download material from the CCTV system. Any password protection code shall always be readily available to enable access to recordings.

b) Signage advising customers that CCTV is in use shall be positioned in prominent positions.

c) The Designated Premises Supervisor or nominated representative are required to contact both Thames Valley Police at licensing@thamesvalley.police.uk and the Licensing Team at Reading Borough Council at licensing@reading.gov.uk within 24 hours of when they become aware that the CCTV system is not functioning correctly, outlining the reason if known and when it is likely to be repaired and confirmation once the CCTV system is repaired.

11. A current written authorisation list shall be kept in the Licensing file on the premises confirming the details of all current staff that have been authorised to sell alcohol by a personal licence holder. The authorisation list shall include, the name of the staff member authorised, the name and personal licence details of the person authorising them to sell alcohol. This list shall also contain the date and signature of the staff member authorised and countersigned by the authorising personal licence holder.

12. All alcohol products shall only be purchased from outlets registered with HMRC's Alcohol Wholesale Registration Scheme. The premises licence holder shall have available on the premises, for inspection by an authorised officer of Reading Borough Council or Thames Valley Police at any reasonable time, true copies of invoices, receipts or other records of transactions for all alcohol products purchased in the preceding three months.

13. All spirits, except for spirit mixers, shall be displayed behind checkout areas to which only members of staff have access.

14. The premises licence holder shall not sell single cans or split packs that are intended to be sold as "multi-packs" of "super strength" beer, lager, ale or cider with an alcohol content of 6.5% ABV (alcohol by volume) or greater, or alcoholic products specifically agreed in writing with the licensing authority. This restriction shall not apply in respect of specialist branded, premium priced products - for example craft ales, local or microbrewery specialist product, boxed gifts or national celebratory / commemorative beer, lager, ale or cider with an alcohol content of 6.5% ABV or greater.

15. The premises shall not sell any items of drug paraphernalia (equipment) i.e. bongs and smoking crack pipes, grinders or any item marketed as for use with marijuana or with other illegal drugs similar items that could be used to take illegal substances.

16. Any person carrying visibly open alcohol vessels shall not be admitted to the premises at any time the premises are open for the provision of licensable activities.

17. Alcohol and other age restrictive items shall not be located in the immediate vicinity of the entrances and exit to the premises but shall be in an area in which it shall be monitored by staff on a frequent and daily basis whilst licensable activities are taking place.

18. a) The premises licence holder shall conduct a written risk assessment in regard to the sale of alcohol and other age restricted items the premises to establish if SIA registered security staff are required to be working in the store. The risk assessment shall be produced to an authorised officer of Reading Borough Council or Thames Valley Police upon request.

b) When employed, a register of door security staff shall be kept. The register must show the following details:

- Full SIA registration number.
- Date and time that the Door Supervisor commenced duty, countersigned by the Duty Manager.
- Date and time that the Door Supervisor finished work, countersigned by the Duty Manager.
- Any occurrence or incident of interest involving crime & disorder or public safety must be recorded giving names of the Door Supervisor involved.

The Door Supervisor register shall be kept at the premises and be available for inspection by an authorised officer from Reading Borough Council or Thames Valley Police upon request and shall be retained for a period of twelve months.

19. A visible sign to be in place reminding customers of any controlled drinking zone or similar initiative that maybe in force in Reading Town Centre and that purchased alcohol must not be consumed in the street.

20. Before any person is employed or trialled at the premises, sufficient checks will be made of their bona fides to ensure they are legally entitled to employment in the UK. Such checks shall include:

- Proof of identity (such as a copy of their passport)
- Nationality
- Current immigration status

Employment checks will be subject to making copies of any relevant documents produced by the employee, which will be retained on the premises and kept for the duration of their employment. Employment records as they relate to the checking of a person's right to work will be made available to an authorised officer of Reading Borough Council, Thames Valley Police or Home Office Immigration service upon request.

21. The premises licence holder/designated premises supervisor shall ensure that they and staff who are authorised to sell alcohol are able to converse with customers and representatives of Statutory Agencies to a level that they are able to satisfactorily meet the four licensing objectives as contained in the Licensing Act:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

22. A suitable intruder alarm complete with panic button shall be fitted and maintained.

23. A Section 57 notice shall be displayed in a prominent position detailing the location of the Part A of the Premises Licence and a list of staff members that have an awareness of its location and content.

Prevention of Public Nuisance

24. Clearly legible and suitable notices shall be displayed at all exits requesting customers to respect the needs of local residents and businesses to leave the premises and area quietly.

25. Staff shall actively discourage and disperse all persons who congregate outside the premises so as to minimise disturbance to local residents and businesses. Any incidents shall be recorded in the incident register.

26. The premises and area immediately outside the premises shall be kept clear of all forms of litter arising from licensable activities at the premises whilst the premises are open for licensable activities.

Other Initiatives

27. The licence holder shall actively participate in initiatives set up by Thames Valley Police and Reading Borough Council to tackle for example but not limited to Anti - Social Behaviour and street drinking.

PLANNING PERMISSION

28. The Premise Licence holder shall not provide any licensable activity at the premises in a manner or at times that constitutes a breach of any planning restriction.

Annex 3

Conditions attached after a hearing by the Licensing Authority

N/A

Annex 4

Plans

As attached plan received dated 12/10/2023