



Licensing Authority
London Borough of Barking & Dagenham
1 Clockhouse Avenue
Town Hall Square
Barking
Essex
IG11 7LU

PC Owen DUNN 3326EA
East Area Licensing Team
Romford Police Station
19 Main Road
Romford
Essex
RM1 3BJ
Telephone:
Email:
www.met.police.uk
Your ref:

17/04/2023

Police Objection: Application for a new Premises Licence – LDN Riverside - Unit J, Abbey Wharf Industrial Estate, Kingsbridge Road Barking, IG11 0BP.

Dear Licensing Team,

On behalf of the Commissioner for Police of the Metropolis, I wish to make a representation against the application for a premises licence at LDN Riverside - Unit J, Abbey Wharf Industrial Estate Kingsbridge Road, Barking, IG11 0BP.

I make these representations under the principle licensing objectives of;

- Prevention of Crime & Disorder
- Public Safety
- Prevention of Public Nuisance

The applicant is shown as Mr Matthew Blewitt and the company name is LDN Riverside Ltd. Mr Blewitt is seeking to obtain a new premises licence, which if granted, would allow the venue to operate as a nightclub with a capacity of 2,000 people. The venue also want to operate as an event space for various other forms of activities.

The hours which have been applied for would allow this venue to operate from 6pm on a Friday all the way through, non-stop until 2359 hours on Sunday nights.

The proposed hours for licensable activity are seen below:

Provision of plays

- From 18:00hrs on Fridays to Midnight on Sundays
- Extension to trade on any bank holidays and New Years Eve

Provision of films

- From 18:00hrs on Fridays to Midnight on Sundays
- Extension to trade on any bank holidays and New Years Eve

Provision of Live Music

- From 18:00hrs on Fridays to Midnight on Sundays
- Extension to trade on any bank holidays and New Years Eve

Provision of Recorded Music

- From 18:00hrs on Fridays to Midnight on Sundays
- Extension to trade on any bank holidays and New Years Eve

Performance of Dance

- From 18:00hrs on Fridays to Midnight on Sundays
- Extension to trade on any bank holidays and New Years Eve

Late Night Refreshment

- Friday to Sunday 23:00hrs to 05:00am each night

Supply of Alcohol

- From 18:00hrs on Fridays to Midnight on Sundays
- Extension to trade on any bank holidays and New Years Eve

As part of my role as the Police Licensing Officer, I reviewed the application submitted by Complete Licensing on behalf of LDN Riverside Ltd.

I have had several conversations with Complete Licensing and discussed the concept and licence.

Initial conversations between Police Licensing and Complete Licensing were held on 17th February 2023. A further meeting between Police, Complete Licensing and Barking and Dagenham's Local Authority Licensing Team were held on 14th March 2023. However, to date I have not met the applicant.

Following on from the meetings, police carried out a site visit on the 29th March 2023, along with a colleague from Barking and Dagenham Licensing Officer.

This is when serious concerns were highlighted regarding the Prevention of Crime and Disorder, Public Safety and Public Nuisance objectives, as to the suitability of the premises and its location.

I have exhibited photos from my walk at the entrance to the site, passed the rear residential properties, through the working industrial estate, displaying the vehicles in operation at the time, to the proposed venue site and the risks surrounding their unit which are currently in place.

This can be seen on ORD/1 - ORD/13.

This is not a route Police would want groups of teenagers or young adults walking to/from at night. It is certainly not a route Police would want any lone females walking through.

There is a bus stop situated on the A13 which customers would have to walk to/from. Going through an operational industrial estate.

Whilst there are risks presented in that alone, adding the potential intoxication, increases the risks further. There are opportunities for accidents to take place or people to get lost within the estate.

Police do not wish to see intoxicated people trying to leave the area by a lone bus stop on A13, as it presents additional risks due to the speed of vehicles travelling on the A13.

The nearest other public transport link would be a 30min walk to Barking Station or a 50min walk to Barking Riverside.

Complete Licensing have stated that majority of the customers would travel by means of taxi or car to the venue and that tickets will be predominantly pre sold online. Therefore this increases the traffic footfall within the already busy industrial estate.

There are various other companies within the Abbey Wharf Industrial estate and some of which, Police have been informed, operate across 24 hours of the day.

The type of activity taking place for these companies involve the use of HGV Lorries and fork lift trucks at various times of the day and night.

Some of these companies are directly next to this proposed venue.

This can be seen in ORD/14 – ORD/18.

On the day of the visit, one of the fire exit doors was blocked by pallets from a neighbouring business which were then being manoeuvred by the fork lift truck later on.

This can be seen in ORD/19 – ORD/21.

Clearly not a combination wanted alongside pedestrians coming or going from the venue, queuing, eating or general loitering.

This poses additional risks should the venue contain customers inside.

One of the neighbouring units stated that the area the pallets were located at the time were part of the lease of their venue and not the applicants space.

Another risk with this site, is the proximity of the river bed and the lack of protection barriers between the site and the river wasteland / water. Police had asked to see a water risk assessment as part of the ESMP, which has not been produced. An ESMP has been produced, but does not contain a water risk assessment. There is mention of some fencing near to the venue but does not cover the width of the wall.

There is a concern of the potential for customers to fall over this small knee-high wall down into the river area.

This can be seen in ORD/24 - ORD/26.

Police received a copy of an Event Safety Management Plan (ESMP) on Wednesday 13th April. This ESMP contains some additional information regarding the potential venue and their intentions on how to operate.

Page 20 of the ESMP is a map which makes reference to the use of Heras fencing around a large part of the industrial estate and including Kingsbridge Road, along with the use of additional lighting, when events are taking place.

Police are unsure how this would impact other businesses works space and car parking space.

The potential for constant building and dismantling on these structures is bound to have an impact on the other businesses as they would need to be put in place prior to any event commencing, potentially blocking parts of the site whilst large amounts of fencing is manoeuvred.

This also applies to residents located near Kingsbridge Road, in respect to them being disturbed by the dismantling on fences after events in the early hours of the morning.

Within the ESMP there is also mention, on page 45, that the premises will run events when the other units are not operational. Some form of trading hours have been supplied on this page.

However, from when Police and Local Authority spoke to a member from a neighbouring unit of a distribution company, Police were informed that work is conducted throughout the night in multiple units on the site, as deliveries come and go.

This also applies to the vehicle body shop adjacent to Unit J, as they receive damaged vehicles at all hours of the night via trucks, as referenced in their representation.

Therefore it would appear there is some contradiction in the working hours supplied by the ESMP, and what the active businesses from the site are stating is currently in place.

There are serious public safety concerns with this proposed site.

Conclusion:

The concerns above are of a serious nature and police feel this site is not suitable to host a licenced venue within the footprint.

There are risks of people being intoxicated and falling into the wasteland ditches at entrance and at rear of venue. **Front wasteland ditch can be seen in ORD/4 – ORD/6.**

The wasteland at the rear of the premises poses risk of crime taking place, as it's not currently secured. The immediate risks that are a cause for concern, but not limited to, are consumption of drugs or sexual assaults taking place, as it is out of sight. There is even the potential for intoxicated patrons to wonder off into these areas.

Rear wasteland can be seen in ORD/32, ORD/36 & ORD/37.

The area is currently unsanitary, unclean and unhygienic. Somewhere which is not suitable to host food. This being due to the mud, oil, dirt and rats which were seen. Police do not see how this would change as it is an active industrial estate.

As much as the applicant may highlight the work which they plan to undertake, to either secure and clean up the area. This application has to be taken under the current conditions which have been seen by Police. As there is no guarantee that the work they plan to (should a licence be granted) be suitable or meet the expectations when finished.

Police can also only go on the information which has been provided to them by the applicant.

Dangerous equipment being used by neighbouring businesses is an obvious concern. As the venue will not have control of their patrons once they have left their venue.

Damaged vehicles, sharp metals, broken glass and vehicle with electric shock sticker pose further risks to people attending.

These can be seen on ORD/22 - ORD/24, ORD/31 & ORD/35.

It is not the responsibility of the neighbouring venues to try and ensure the safety of the applicants intoxicated attendees.

Police were informed that the main gates at the entrance to the site get locked during the night by a security company, who then granted access to required persons or vehicles. It is unclear if the venue have made contact with this company prior to submitting this application to ascertain how patrons would enter/exit during these hours. Police do not believe security from the site would wish to keep opening and closing the gates each time patrons walk in or out of the site. It is also unclear if these gates are constantly manned or

available on scheduled deliveries.

Gates can be seen on ORD/7 & ORD/8.

The exhibited photos were taken during the day to get the clearest images of the site. Police have additional concerns about patrons attending / exiting the venue and travelling through the industrial site at night in the dark with the current concerns already highlighted.

Police have to consider the proposed site as seen along with documentation provided. At the time of writing the site is not suitable, and further documentation is yet to be seen such as a suitable traffic management plan, water risk assessment and drug policy for example.

Complete Licensing have stated the landlord for the proposed unit is the landlord for the entire industrial site. However, the contradiction in trading hours throughout the site needs to be confirmed as it poses potential additional risks.

At the time of writing Police have not received or had any communication with the actual applicant, Matthew Blewitt.

As much as Complete Licensing can answer questions or concerns on his behalf, Matthew Blewitt is going to be the one operating under this potential premises licence and will have operational control of the venue, not Complete Licensing.

It is confusing as to why Matthew Blewitt has not been a part of any of the meetings or communications throughout the application process with Police or Local Authority.

The main concern for Police is that this is not a suitable venue for this type of premises to be operating from. Police therefore cannot support this application.

This representation is to protect the potential customer's well-being and also to ensure we look after the current traders of the estate and their well-being and ability to continue their work peacefully.

It is an astonishing proposal to suggest that the locality would be suitable for a nightclub with outdoor food trucks.

Police are requesting that the sub-committee refuse this application in its entirety.

Yours sincerely,

**PC Owen DUNN 3326EA
East Area Licensing Team**