

ABOUT US

With over twenty five years hands-on experience working in the pub and restaurant industry, we have the expertise required to transform the former 'Warriors Gate' into the brand-new 'The St Leonard'. We have previously opened three restaurants and two successful pubs in London, one of which we still own and operate.

Our first public house venture was located in a rather run-down area on the borders of Hackney and Islington. The Northgate (formerly The Dog & Dumplings) was a tired back-street boozier, renowned for heavy drinking, drug taking and anti-social behaviour. We turned the pub around from a vertical drinking venue into a safe, local/destination pub serving quality food, wines and real ales. The opening of the Northgate was a significant factor in the improvement of the local area. On the back of our hard work and subsequent success, several other businesses were able to move into the immediate vicinity and further contribute to the regeneration.

Following on from our success at The Northgate (now successfully sold) we opened our second pub in Kentish Town. It was a traditional Irish "boozier" that had seen better days, with a terrible reputation for drugs and under-age drinking. We liaised closely with both local residents associations and the local police; and with the benefit of our experience in Islington were able to turn the premises around and create a safe, friendly and welcoming local pub.

Both of our London pubs have won awards (Best Newcomer for the Northgate; and CAMRA North London Pub of the Year for the Junction Tavern). Please visit our website www.junctiontavern.co.uk to get a better indication as to the quality of our management abilities.

Whilst we understand there may be reservations regarding the granting of a Premises Licence for 'The St Leonard', we feel that local people would benefit enormously from having a well-run licensed business premises in the area.

Our market research has confirmed that many of the existing public houses in the area are not the type of establishment we intend to operate. There will be no vertical drinking, no big-screen televisions and no gaming machines on offer at 'The St Leonard'. The slant will be altogether much more upmarket.

St Leonards-on-Sea has suffered a poor reputation for petty crime, drugs, and antisocial behaviour. The regeneration scheme in the area is great news for all. We have seen the improvement in the area at first-hand as we have owned a flat here for a number of years, and have now chosen to make St Leonards-on-Sea our permanent home.

We believe it is the council's duty to support business people who want to invest funds to create businesses which will not only aid the visual regeneration of the area, but will create jobs and opportunities for local people.

PREVENTION OF CRIME AND DISORDER

With our hands-on experience of opening two pubs in problematic areas of London within the last ten years, we feel we can easily combat any issues relating to crime and disorder which may arise at 'The St. Leonard'.

At the Junction Tavern in London, we work closely with Camden Council's "Best Bar None" scheme, and are active members of the Metropolitan Police Kentish Town Safer Neighbourhoods Panel.

We fully intend to work closely with the Hastings Bar Watch group and will be proactive in co-operating with the police on any issues which may arise.

'The St Leonard' will not be a vertical drinking venue. Customers will be seated and we will offer table service if required. There will be a short, quality bar snack menu and staff will encourage customers to order food with their drinks. It is our intention to create a friendly, safe and relaxed environment where people can come to relax and talk with friends without shouting over loud music.

'The St Leonard' is a small venue with two entrances/exits which can be viewed from all directions by the bar staff. All customers entering the premises will be immediately visible and we will not tolerate any anti-social behaviour within the pub.

As in our existing business, we will not tolerate rowdy or loud behaviour and will operate a zero tolerance drugs policy. Anyone acting in an unsociable

manner will be asked to leave. The toilets are situated downstairs, but the stairway is clearly visible by the bar staff from the bar area. As a general precaution against illegal drug use, there will be no horizontal surfaces within the toilet area, and the toilet seat lids will be removed. Anyone suspected of taking or selling drugs will be reported to the police.

Any customer who appears to be intoxicated will not be served and will be asked to leave. No drinks will be permitted to be consumed outside the premises. There will be signs at the entrances/exits asking customers to respect the neighbourhood by keeping noise to a minimum.

The quality of our staff training is of paramount importance to us. 'The St. Leonard' will have three full-time members of staff (including Chris Leech); all of whom hold a Personal Licence for the sale of alcohol and who have extensive experience working within the licensed trade.

PUBLIC SAFETY

Our aim is to create a relaxed and friendly atmosphere in a safe environment.

Risk Assessments for the premises and business operations will be carried out and recorded in the company Health & Safety manual. We will work with the Environmental Health Department as required.

A contract will be taken with Chubb Fire, which will include a Fire Safety Risk Assessment, fire extinguisher maintenance, and provision for staff fire training. Break-glass boxes, fire exit signs, smoke detectors and alarms will be fitted by Chubb Fire as required. There are two fire exits for the premises. There is a maximum capacity of 70 seated people, which will be adhered to. We will NOT be a vertical drinking venue.

Staff will be trained in fire evacuation and safety procedures. All training will be documented in the company Health & Safety manual.

All accidents will be recorded in the Accident book.

Any incidents involving members of the public or the authorities will be recorded in the Daily Managers Report.

PREVENTION OF PUBLIC NUISANCE

We intend to play light background jazz & blues. There will be no loud music and the sound system will be turned off at 2300hrs. Loud and drunken behaviour will not be tolerated and staff will remind customers leaving the premises to respect local residents and leave in a quiet manner.

Smokers will also be told to respect the local residents and we will put up signs to this effect.

Taxis will be ordered from the bar and told to call 'The St Leonard' once they are outside. Bar staff will then let customers know their taxi has arrived.

A refuse collection will be sourced (local council/private local company) to collect the commercial waste after 07.00hrs in order to keep disturbance to local residents to a minimum. Staff will be instructed to place bottles in the bins only before 23.00hrs to eliminate late night noise.

THE PROTECTION OF CHILDREN FROM HARM

Children will be welcome on the premises, provided they are accompanied and supervised at all times by a responsible adult. Children will not be permitted in the bar area after 20.00hrs.