

**From:** George Domleo <  
**Sent:** 31 March 2022 09:34  
**To:** Anthony Hawkes <  
**Cc:** John McGann; Licensing <[Licensing@merton.gov.uk](mailto:Licensing@merton.gov.uk)>  
**Subject:** RE: The Vale at Streatham

Hi Tony

Please find attached our representation on behalf of our client Star Pubs & Bars Limited.

**John** – FYI. I have been advised by our client that the latest situation is that they are in active discussions with the current premises licence holder and have a firm intent to take the pub back. I shall update you further if and once I know more. At this stage we are not proposing to apply for a shadow licence.

Regards

George

**George Domleo**  
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31 March 2022

Dear Sirs

### **Representation, The Vale at Streatham**

We act on behalf of Star Pubs & Bars Limited who are the leased and tenanted division of Heineken (UK) Limited. They are in effect “the brewery” behind The Vale which in turn is subject to an arms-length commercial lease to the current premises licence holder, North & South Leisure Limited.

According to our records, Star Pubs & Bars Limited were the premises licence holder from on or around April 2015 up until the premises licence was transferred to the current premises licence holder, North & South Leisure Limited, in April 2018. Our clients are unaware of any significant difficulties which have affected this property prior to the premises licence having been transferred to the current premises licence holder.

Our client has approximately 2500 licensed premises across England, Wales and Scotland in their estate. The vast majority of their premises are leased out to small businesses and entrepreneurs with a supply agreement. Our client’s ambition is to build Britain’s Best Pub Company – by attracting and retaining the best operators, investing to create great pubs at the heart of their communities and by providing licensees with market leading insight and support.

It would appear (we have held discussions with PC John McGann, who is copied into this representation) that issues have arisen at the premises since North & South Leisure Limited has been the premises licence holder, and also from a change in clientele.



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We thought it would be helpful to the Licensing Committee to know what actions Star Pubs & Bars Limited propose to take in respect of these premises.

Our client is in active discussions with the current tenant and premises licence holder for them to vacate the premises. Our client cannot condone the incidents that have taken place recently at the premises and which led to the review of the premises licence under section 53A of the Licensing Act 2003 being applied for.

It is the firm intention of Star Pubs & Bars Limited to take back the premises which would mean that North & South Leisure Limited would no longer be involved in the running of the premises and Mr Grady (current DPS) would also leave the premises. Our client would then start the process of recruiting a suitable new operator to take on the running of the premises and we would consult with the responsible authorities prior to this appointment.

We hope (but cannot guarantee) that by the time the hearing for the full review occurs we will be in a position to update the committee on the timescales for when the current tenant and premises licence holder will be vacating the premises.

We look forward to hearing from you with the date and time of the hearing.

Yours faithfully

A handwritten signature in black ink that reads "Flint Bishop". The signature is written in a cursive style with a horizontal line underneath the name.

**Flint Bishop LLP**

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