

Agenda

Licensing Sub-Committee Meeting

Date: Monday, 10 November 2025

Time 10.30 am

Venue: Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT

Membership:

Councillors Derek Carnell, Carole Jackson and Peter Marchington.

Quorum = 3

Pages

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- (a) The fire alarm is a continuous loud ringing. In the event that a fire drill is planned during the meeting, the Chair will advise of this.
- (b) Exit routes from the chamber are located on each side of the room, one directly to a fire escape, the other to the stairs opposite the lifts.
- (c) In the event of the alarm sounding, leave the building via the nearest safe exit and gather at the assembly point on the far side of the car park. Do not leave the assembly point or re-enter the building until advised to do so. Do not use the lifts.

- (d) Anyone unable to use the stairs should make themselves known during this agenda item.
- 2. Apologies for Absence
- 3. Notification of Chair and Outline of Procedure
- 4. Declarations of Interest

Councillors should not act or take decisions in order to gain financial or other material benefits for themselves, their families or friends.

The Chair will ask Members if they have any disclosable pecuniary interests (DPIs) or disclosable non-pecuniary interests (DNPIs) to declare in respect of items on the agenda. Members with a DPI in an item must leave the room for that item and may not participate in the debate or vote.

Aside from disclosable interests, where a fair-minded and informed observer would think there was a real possibility that a Member might be biased or predetermined on an item, the Member should declare this and leave the room while that item is considered.

Members who are in any doubt about interests, bias or predetermination should contact the monitoring officer for advice prior to the meeting.

- 5. Review of Premises Licence under the Licensing Act 2003 3 - 118

To review the premises licence for The Langs Bar, St. Michaels Road, Sittingbourne, Kent ME10 3DW.

Issued on Thursday, 30 October 2025

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**Chief Executive, Swale Borough Council,
Swale House, East Street, Sittingbourne, Kent, ME10 3HT**

Licensing Sub-Committee Meeting	
Meeting Date	10th November 2025
Report Title	Consideration of an application for the review of a premises licence under the Licensing Act 2003
Premises	Langs Bar, St. Michaels Road, Sittingbourne, Kent ME10 3DW
Lead Officer	Johanna Thomas, Licensing Team Leader
Key Decision	No
Classification	Open
Recommendations	Members are requested to determine the application on its merits and decide whether to take such steps as Members consider appropriate for the promotion of the licensing objectives

1 Purpose of Report and Executive Summary

The report advises Members of an application for the review of a premises licence granted under the Licensing Act 2003 made by Dacorum Capital Limited in respect of Langs Bar, St. Michaels Road, Sittingbourne, Kent ME10 3DW

2 Background

- 2.1 The Licensing Sub-Committee is asked to determine an application for the review of a premises licence under section 51 of the Licensing Act 2003.
- 2.2 The Licensing Act 2003 (the 2003 Act) requires the Council (as licensing authority) to carry out its various functions so as to promote the following four licensing objectives:
- the prevention of crime and disorder
 - the protection of public safety
 - the prevention of public nuisance
 - the protection of children from harm
- 2.3 The 2003 Act requires the council to publish a 'Statement of Licensing Policy' that sets out the policies that will generally apply to promote the licensing objectives when making decisions on applications made under the Act. The council first adopted its Statement of Licensing Policy in 2004 and it has been regularly reviewed in line with legislative requirements ever since. The latest policy was adopted on 1st April 2021. The policy will be available at the meeting for reference purposes and is available to view at <https://swale.gov.uk/news-and-your-council/strategies-and-policies/statement-of-licensing-policy>

- 2.4 Under the 2003 Act, licensing authorities must, in carrying out their functions, have regard to guidance issued by the Secretary of State under section 182. The Guidance cannot anticipate every possible scenario or set of circumstances that may arise. Provided that the licensing authority has properly understood and considered the guidance, it may depart from it when it has reason to do so. However, as the licensing authority is under a duty to have regard to the guidance, it will need to give full reason for any departure from it. This would be a key consideration for the courts should departure from the guidance result in a determination which might lead to an appeal or judicial review. The Guidance will be available at the hearing for reference purposes.
- 2.5 A copy of the council's approved procedure for hearing of the Licensing Sub-Committee in relation to an application, along with a copy of the Hearings Procedure has been circulated to all parties prior to the meeting.
- 2.6 The Licensing Sub-Committee is reminded that the Human Rights Act 1998 guarantees the right to a fair hearing for all parties in the determination of their civil rights. The Act also provides for the protection of property which may include licences in existence and the protection of private and family life.

3 The Current Licence

- 3.1 Premises licence for Langs Bar, reference SIT/SWALE/189/0720 was originally granted on 2nd May 2019 to premises licence holders Piers Butler and Leon Dawson, with Piers Butler as the Designated Premises Supervisor (DPS).
- 3.2 The current licence was issued on 1st September 2021 following an application for a minor variation. The current premises licence which allows for the sale of alcohol for consumption both on and off the premises is attached as **APPENDIX I**.
- 3.3 Prior to 2nd May 2019 a premises licence, reference SIT/SWALE/189/0085 was granted to Shepherd Neame Ltd. for the premises now known as Langs. This licence was originally granted on 19th July 2005 to become effective on 24th November 2005 when the Licensing Act 2003 became law. On the 3rd April 2018 a DPS variation was submitted and granted with Piers Butler as the DPS. Following the issue of the current licence (SIT/SWALE/189/0720) the original licence (SIT/SWALE/189/0085) remained in place as a shadow licence until it was surrendered by Shepherd Neame Ltd. This surrender took place on 16th October 2024 following the sale of the premises to Dacorum Capital Limited earlier that year.

4 The Review Application

- 4.1 An application for a review of the premises licence was received on 16th September 2025 from Dacorum Capital Limited the Landlord for the building.

- 4.2 It is a requirement of the Licensing Act 2003, that the licensing authority advertise the review application, inviting representations from any responsible authority or interested party. The application has been correctly advertised with notices posted at the premises, on the council website and the council offices for the required period of 28 days.
- 4.3
- The review application is attached as **APPENDIX II**.
- 4.4 To support their application the applicant has provided a consultants' report. This report is attached as **APPENDIX III**. The unredacted document has been provided to Mr Butler and Mr Dawson and to Members prior to the hearing.
- 4.6 As part of the review application the applicant is asking that Members consider imposing additional conditions on the premises licence and/or suspension or revocation of the licence in order to secure the promotion of the licensing objectives.
- 4.7 Members are advised that they may only modify premises licences if it is appropriate to promote the licensing objectives.

5 Representations

- 5.1 At any stage during the 28-day consultation period a responsible authority, a Councillor or an interested party may make representations provided that the grounds are relevant to the licensing objectives and are not deemed vexatious, frivolous or repetitive.

- 5.2 Representations from responsible authorities:

Kent & Medway Fire & Rescue Service	Representations provided on compliance visit carried out on 23 rd September 2025 attached as APPENDIX IV
KCC Trading Standards	No representations
KCC Public Health	No representations
Swale BC Environmental Health Protection	Representation attached as APPENDIX V
Kent Police Licensing	No representations
Home Office Immigration	No representations

- 5.3 During the consultation period 3 (THREE) representations were received from local businesses that are situated near to the premises, these objections are based on 3 of the 4 licensing objectives of: Prevention of crime and disorder, protection of public safety, and prevention of public nuisance.

The representations can be viewed as:

1. Vanguard Properties UK Limited, Freeholder of the Forum Shopping Centre **APPENDIX VI**
2. Winckworth Sherwood LLP on behalf of Loungers UK Limited the operator of Sentado Lounge **APPENDIX VII**
3. Area Operations Manager Jason Preston-Reeves on behalf of Travelodge Hotels Ltd **APPENDIX VIII**

6 Determining the application – Options of the Licensing sub-Committee

- 6.1 Members must, having regard to the application and any relevant representations, take such steps mentioned below as they consider appropriate for the promotion of the licensing objectives. The steps are:
- To take no action;
 - To issue a warning or caution;
 - To modify the conditions of the licence;
 - To exclude a licensable activity from the scope of the licence;
 - To remove the designated premises supervisor;
 - To suspend the licence for a period not exceeding 3 months;
 - To revoke the licence.
- 6.2 Relevant sections of the Guidance issued under section 182 of the Licensing Act 2003 that Members should take into account are:
- Chapter 2 Licensing Objectives
Chapter 10 Conditions attached to Premises Licences and Club Premises Certificates
Chapter 11 Reviews
- 6.3 Members should also take into account relevant policy statements as contained in the Swale BC Statement of Licensing Policy 2021 – 2026 including specifically section 14: Review of Premises Licence or Club Premises Certificates. This is attached as **APPENDIX IV**

7 Implications

Issue	Implications
Corporate Plan	There are links to: Community - To enable our residents to live, work and enjoy their leisure time safely in our borough and to support community resilience.

	Running the Council - Working within our resources to proactively engage with communities and outside bodies to deliver in a transparent and efficient way.
Financial, Resource and Property	There are no direct financial requirements at this time. There is the possibility of a challenge by way of an appeal.
Legal, Statutory and Procurement	Under the Licensing Act 2003 the Licensing Authority has a duty to exercise licensing control of relevant premises. The Licensing Sub-Committee is obliged to determine this application with a view to promoting the four licensing objectives. In making its decision, the Licensing Sub-Committee is also obliged to have regards to the S182 Guidance that accompanies the Licensing Act 2003 and the council's Statement of Licensing Policy. The Licensing Sub-Committee must also have proper regard to the Human Rights Act 1998 in respect to the rights of an individual when making decisions that affect them. However, it also has to have regard to the safety and protection of the public and therefore to ensure that the right balance is found.
Crime and Disorder	Section 17 of the Crime and Disorder Act requires local authorities to consider the crime and disorder implications of their decisions and it is the Licensing Authority's responsibility to co-operate in the reduction of crime and disorder in the Borough. Section 17 of the Crime and Disorder Act 1998 states: "Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies 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 can reasonably can to prevent crime and disorder in its area".
Environment and Climate/Ecological Emergency	No implications
Health and Wellbeing	Anti-social behaviour and noise nuisance can impact on the wellbeing of nearby residents
Safeguarding of Children, Young People and Vulnerable Adults	The protection of children from harm is one of the 4 licensing objectives that underpin the Licensing Act 2003 and must be considered when making decisions on licence applications.
Risk Management and Health and Safety	Departure from the Guidance and Statement of Licensing Policy could lead to an increased risk of appeal. Similarly, if any decision made is not evidence based and proportionate
Equality and Diversity	No implications
Privacy and Data Protection	Normal privacy and data protection rules apply

8 Appendices

8.1 The following documents are to be published with this report and form part of the report:

- Appendix I: Current premises licence – ref: SIT/SWALE/189/0720
- Appendix II: Review Application
- Appendix III: Independent Licensing Consultants Report
- Appendix IV: Comments Kent Fire and Rescue Service
- Appendix V: Representation from Swale BC Environmental Heath Team
- Appendix VI: Representation from Vanguard Properties UK Limited
- Appendix VII: Representation from Loungers UK Limited
- Appendix VIII: Representation from Travelodge Hotels Ltd.
- Appendix IX: Extract of Swale BC Statement of Licensing Policy 2021 - 2026

9 Background Papers

Licensing Act 2003

Home Office Guidance issued under s.182 of the Licensing Act 2003 (as amended)

Swale BC Statement of Licensing Policy 2021 - 2026



Swale Borough Council, Swale House, East Street,
Sittingbourne, Kent, ME10 3HT

Premises licence number: SIT/SWALE/189/0720

Part 1 – Premises details

Postal address of premises, or if none, ordnance survey map reference or description

Langs Bar
St. Michaels Road
Sittingbourne
Kent

Post town	Sittingbourne	Post code	ME10 3DW
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Telephone number	
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Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

Live Music
Recorded Music
Sale of Alcohol
Late Night Refreshment

The times the licence authorises the carrying out of licensable activities**Live Music**

Sunday to Thursday	12:00 – 00:00
Friday and Saturday	12:00 – 03:00
New Year's Eve	12:00 until close of business on New Year's Day

Recorded Music

Sunday to Thursday	12:00 – 00:00
Friday and Saturday	12:00 – 03:00
New Year's Eve	12:00 until close of business on New Year's Day

Sale of Alcohol

Sunday to Thursday	12:00 – 00:00
Friday and Saturday	12:00 – 02:30
Bank Holiday Weekends, Christmas Eve, Halloween, All Saint's Days	12:00 – 01:00
New Year's Eve	12:00 until close of business on New Year's Day

Late Night Refreshment

Sunday – Thursday	23:00 – 00:30
Friday and Saturday	23:00 – 02:00
New Year's Eve	23:00 – 05:00

The opening hours of the premises

Sunday – Thursday	12:00 – 00:30
Friday and Saturday	12:00 – 03:00
New Year's Eve	12:00 until close of business on New Year's Day

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

On and off the premises

Part 2

Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence

Piers Ian Butler

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Leon Paul Dawson

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Registered number of holder, for example company number, charity number (where applicable)

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

Piers Ian Butler

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol

[REDACTED]
[REDACTED]

Annex 1 – Mandatory Conditions

Condition 1

No supply of alcohol may be made under this licence:-

- (a) At a time when there is no designated premises supervisor in respect of it or
- (b) At a time when the designated premises supervisor does not hold a personal licence or his/her personal licence is suspended.

Every retail sale or supply of alcohol made under this licence must be made or authorised by a person who holds a personal licence.

Condition 2

Only individuals licensed by the Security Industry Authority (SIA) maybe used at the premises to guard against:-

- (a) Unauthorised access or occupation (e.g. through door supervision)
- (b) Outbreaks of disorder
- (c) Damage

Condition 7

- (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).

Condition 8

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

Condition 9

- (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.

Condition 10

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.”

Condition 11

- (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 purpose of the condition set out in paragraph 1:-
- (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979(6);
 - (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 amount 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(7)
- (3) Where the permitted price given by Paragraph (b) of paragraph (2) would (apart from this 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.
- (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.

Annex 2 - Conditions consistent with the Operating Schedule

1. Live and Recorded Music in the garden will cease at 01:30 at weekends
2. There will be no gaming machines
3. Children must be accompanied by an adult and must be off the premises by 19:00
4. Entry to the premises is restricted to persons 21 years of age and over
5. Where considered necessary extra staff will be employed during the later hours of the licence
6. An entrance fee will be charged for admission after midnight
7. Smoking will not be permitted at the front of the venue
8. In order to monitor the capacity of the premises 'clickers' will be used
9. Fire exits will be monitored to ensure they are clear of obstruction
10. The premises will operate "Challenge 25" to advise potential purchasers that suitable proof of age will be required for all purchasers who appear to be under 25.
11. CCTV will be provided in the form of a recordable system, capable of providing pictures of evidential quality in all lighting conditions particularly facial recognition.
 - a. Cameras shall encompass all ingress and egress to the premises, fire exits and all areas where the sale and supply of alcohol occurs.
 - b. Equipment must be maintained in good working order, be correctly time and date stamped, recordings MUST be kept on the hard drive and kept for a period of 31 days and handed to Police upon reasonable request.
 - c. The premises licence holder must ensure at all times a DPS or appointed member of staff is capable and competent at downloading CCTV footage in a recordable format to the Police and Local Authority upon reasonable request.

In the event of technical failure of the CCTV equipment the premises licence holder or DPS must report the failure to the Police Licensing Officer within 24 hours unless the CCTV will be repaired before that time (licensing.north.division@kent.pnn.police.uk)

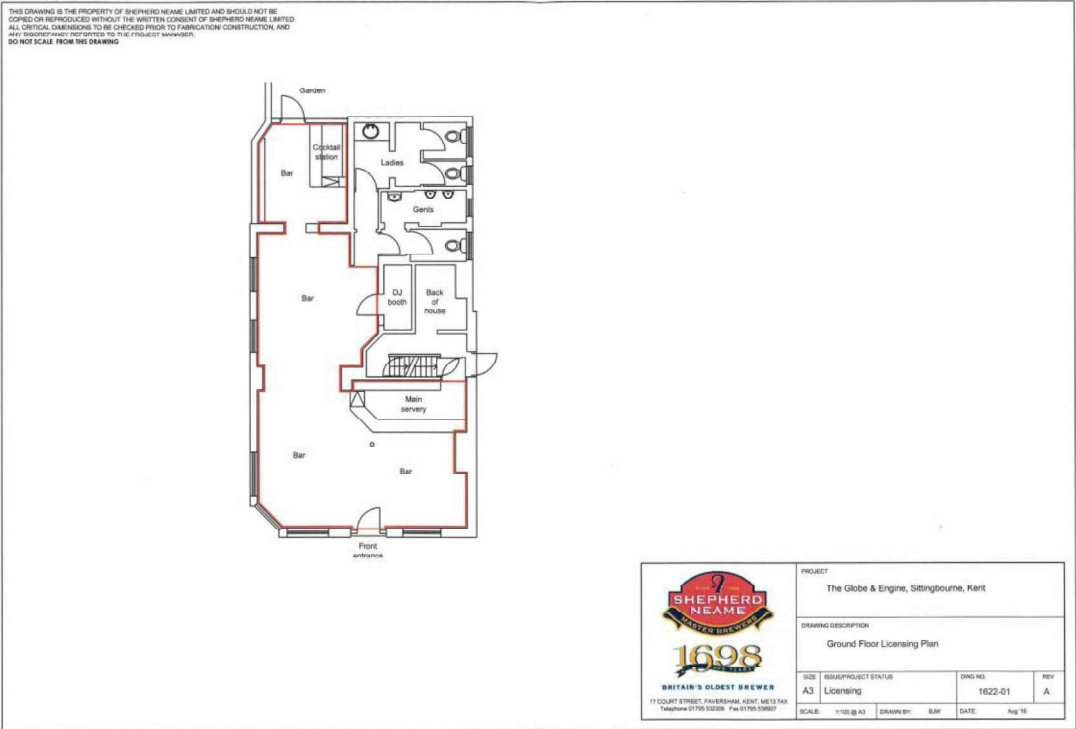
12. All persons that sell or supply alcohol to customers must have licensing training
 - Training should take place within six weeks of employment and any new employees will be supervised until the training has taken place
 - Refresher training should be repeated a minimum of every six months or earlier is required due to changes of legislation
 - Training records must be kept on the premises and shall contain the nature, content and frequency of all training
 - Records must be made available for inspection by Police, Police Licensing Officers and officers from the Local Authority upon request either electronically

13. An incident log shall be kept at the premises and made available on request to the Police or an authorised officer. The Log will record the following:
 - (a) All crimes reported to the venue
 - (b) All ejections of customers
 - (c) Any incidents of disorder
 - (d) Seizures of drugs or offensive weapons
 - (e) Any faults in the CCTV system
 - (f) Any refusal of the sale of alcohol during the hours the premises is licensed to sell it
14. The licensee shall ensure that no customers will take glasses or open bottles from the premises save for consumption in the rear garden area
15. When the premises is conducting licensable activities on a Friday and Saturday a minimum of 2 SIA door supervisors are to be employed and on duty from 21:00 until close of business
16. There will be no entry or re-entry to the premises after 01:00
17. The premises shall have a written drugs policy. This will detail the strategies to minimise the use and supply of illegal drugs within the premises. The drugs policy shall include a structured training policy for all staff covering the issue of misuse of drugs in relation to licensed premises. Records must be kept to show members of staff who have taken the training.

Annex 3 - Conditions attached after a hearing by the licensing authority

N/A

Annex 4 – Plans



**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 Dacorum Capital Limited

(Insert name of applicant)

apply for the review of a premises licence under section 51 / apply for the review of a club premises certificate under section 87 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description Langs Bar St Michaels Road	
Post town Sittingbourne	Post code (if known) ME10 3DW
Name of premises licence holder or club holding club premises certificate (if known) Piers Ian Butler and Leon Paul Dawson	
Number of premises licence or club premises certificate (if known) SIT/SWALE/189/0720	

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

**DACORUM CAPITAL LIMITED,
STERLING HOUSE,
FULBOURNE ROAD,
LONDON, E17 4EE**

Telephone number (if any)

E-mail address (optional)
hello@completelicensing.uk

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address
Telephone number (if any)
E-mail address (optional)

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

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

Please tick one or more boxes ✓

☒
☒
☒
☒

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

The grounds for review are that the premises, Langs Bar, is being operated in a manner which undermines all four of the licensing objectives:

- **Prevention of Crime and Disorder** – failure to comply with entry controls and security conditions; irresponsible “bottomless cocktails” drinks promotion contrary to the mandatory licensing conditions.
- **Public Safety** – significant unresolved fire safety hazards including locked fire exits, defective alarm systems, and lack of staff fire safety training.
- **Prevention of Public Nuisance** – repeated and ongoing noise disturbance affecting nearby residents and hotel guests; failure to implement a dispersal or wind-down policy.
- **Protection of Children from Harm** – concerns that age verification (Challenge 25) is not being consistently applied, with under-age appearing individuals seen consuming alcohol.

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

Dacorum Capital Limited are the Landlord. The landlord has compiled evidence showing a pattern of management failings at Langs Bar, including:

- **Fire Safety Concerns (July 2025 risk assessment):** fire exits padlocked during trading hours; combustible materials stored inappropriately; fire alarm panel faults and missing detector in main dance floor area; no evidence of weekly alarm testing or staff fire training. The risk to life was assessed as “Substantial”.
- **Security Failures (23 August 2025 inspection):** door staff conducting searches were not wearing visible SIA badges. Patrons admitted beyond the 01:00 re-entry cut-off and no admission fees charged after midnight, contrary to conditions.
- **Irresponsible Promotions (August 2025 adverts):** “90 Minutes Bottomless Cocktails” offered for a fixed fee. This is prohibited under the Mandatory Licensing Conditions Order 2010 as an irresponsible drinks promotion.
- **Noise & Public Nuisance:** amplified music was clearly audible more than 15 metres away, including from inside a closed vehicle. Independent reviews from Travelodge guests repeatedly complain of being unable to sleep due to noise from Langs Bar continuing until 2am.
- **Protection of Children:** young-appearing individuals observed consuming alcohol, suggesting Challenge 25 is not being consistently enforced.
- **General Management Failures:** the accumulation of breaches and concerns indicates that the Designated Premises Supervisor is not exercising effective day-to-day control of the premises, contrary to Section 182 Guidance and Swale Borough Council’s Licensing Policy.

For these reasons the landlord respectfully submits that the Licensing Sub-Committee should review the licence and consider whether additional conditions, suspension or revocation are required to secure the promotion of the licensing objectives.

Please tick ✓ yes

Have you made an application for review relating to the premises before

☐

If yes please state the date of that application

Day	Month	Year

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, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

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 **Tuesday, 16 September 2025**
.....

Capacity **Agent for Applicant**
.....

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6) Complete Licensing 11 Forest Drive Woodford Green	
Post town Essex	Post Code IG8 9NG
Telephone number (if any)	
If you would prefer us to correspond with you using an e-mail address your e-mail address (optional) hello@completelicensing.uk	

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.

Consultants Report



FORWARD

This application for a review of the premises licence at Langs Bar is submitted on behalf of the landlord, Dacorum Capital Limited. The decision to seek a review has not been taken lightly. The landlord has significant concerns about the way the premises are being operated, and in particular about the impact on public safety and compliance with existing licensing obligations. Given these concerns, the landlord believes it is right that the Licensing Sub-Committee has the opportunity to consider the evidence and determine the most appropriate course of action.

The most recent Fire Risk Assessment (FRA), provided by the tenant's solicitor on 3 September 2025, highlights a series of safety matters requiring urgent attention. Fire safety is a cornerstone of the public safety licensing objective, and the existence of outstanding issues is troubling. The landlord's view is that no licensed premises should continue trading until such matters have been rectified in full. Suspension of the licence, to allow remedial works to be completed, would provide the necessary safeguard.

Beyond fire safety, the way alcohol is promoted and supplied at Langs Bar raises further concerns. The venue advertises events on its website & social media, with nearly all of these events are for "90 minutes of bottomless Prosecco" for a fixed price and similar promotions. These are inconsistent with the mandatory conditions in the Licensing Act 2003 which expressly prohibit irresponsible promotions designed to encourage excessive drinking. Allowing such promotions to continue risks undermining both public safety and the prevention of crime and disorder.

Linked to this, reports suggest that customers are regularly admitted after 1 a.m, of which the majority seem to be entering the venue in an intoxicated state, and without any entry fee being charged. This practice runs contrary to good management standards and has obvious implications for safety and disorder. It sits alongside a history of compliance problems, including a £1,000 fixed penalty for breaching Covid regulations in 2021.

Concerns have been raised on observations at the premises concerning the prevention of crime and disorder. You will note references to the use of illegal drugs and security staff either not being SIA licensed or failing to comply with their requirements

More serious still, the premises has already been the site of violence. On 24 June 2023 a man sustained deep cuts to his face following an assault at the bar. That single incident is troubling enough, but in combination with the issues noted above it indicates a wider pattern of risk. The landlord cannot ignore these matters, particularly when set against the fact that Sittingbourne town centre is already subject to a Public Spaces Protection Order targeting alcohol-related antisocial behaviour.

In addition, noise from the premises has had a very real impact on the wider community, including overnight guests at the Travelodge Sittingbourne. Online reviews complain of "very noisy, nightclub just next door with



music until 2 a.m.” , “crazy amount of people outside ... could hear music and screaming” , and music so loud “it was impossible to sleep until 1 a.m.” . Other reviews confirm that the noise is a recurring problem, with one guest warning that “this pub plays extremely loud music until 2 a.m. every Friday and Saturday night” . These are not isolated accounts, but repeated experiences that show a consistent problem with noise escaping into the public domain.

We also understand that allegations of underage drinking at the premises have been brought to the attention of the licensing department. While we cannot speak to the full details of those reports, our own consultants have observed individuals who appeared to be very young and could potentially have been under 18. This reinforces the importance of robust age verification measures. In our view, an ID scanning condition for all patrons on entry would be a proportionate and effective safeguard to ensure that underage individuals are not admitted to the premises and that the licensing objective of protecting children from harm is properly promoted.

The wider environment must also be considered. Sittingbourne continues to record above-average crime levels, and residents have expressed concern about anti-social behaviour in the town centre. With new residential flats at St Michael’s House being built immediately adjacent to Langs Bar, the potential for conflict between the operation of the bar and the amenity of future residents is high. Preventing nuisance in outdoor areas – particularly music played in smoking and rear garden spaces – will be critical.

Taken together, these examples show that Langs Bar is not meeting the standards expected of a responsible licensed premises. The issues raised are serious and persistent. They include matters of public safety, disorder, nuisance, underage access, and irresponsible alcohol promotions, each of which is central to the licensing objectives set out in the Licensing Act 2003.

The landlord does not seek to press the Sub-Committee towards a single outcome. Whilst revocation of the licence remains an option open to the authority, what is asked here is more measured: that the Committee examines the breaches and considers suspension until all the outstanding fire safety works are completed; removal of the current Designated Premises Supervisor; stricter conditions on admission and ID checks, including the use of an ID scanner; and a reduction of hours in line with other venues. Such steps would give the operator the opportunity to bring the premises into line with safe and lawful standards, while ensuring the licensing objectives are promoted.

This forward is presented so that the Sub-Committee may reflect on the factual record, the safety implications, and the broader context in Sittingbourne. The landlord believes that careful consideration now will prevent further incidents and help restore confidence that licensed premises in the town centre are operating responsibly.



A

Biographies



**COMPLETE
LICENSING**

RAY BAILEY

Director of Training and Educational Lead

"It's great to be working alongside expert professionals and I look forward to adding a training aspect to the Manu of options."

I retired from the Metropolitan Police in 2017 after more than 30 years of exemplary operational service, concentrating on licensing for my final eight. I honed my skills in the West End of London, supervising a team that handled all licensing matters in the City of Westminster. I was heavily involved in the planning and build up to the 2012 Olympic Games, dealing personally with the larger events, while overseeing a team who managed the numerous smaller ones.

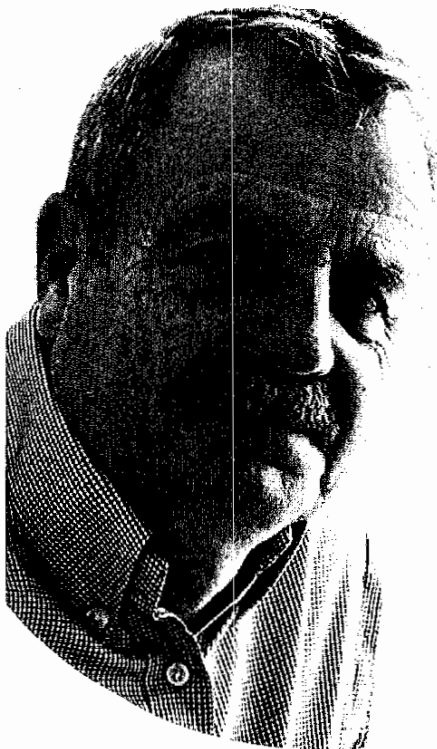
I built strong relationships with venue management, security staff, Westminster City Council, and other stakeholders to resolve issues and progress applications. I also designed and delivered training packages for venue managers, staff, and security personnel, to improve awareness and reduce opportunities for crime and disorder. Additionally, I trained police colleagues on licensing matters and served as a nominated trainer for the BIIAB course in Crime Scene Preservation.

I was later seconded to the Home Office's Drugs and Alcohol Unit, where I helped develop and implement the Government's Alcohol Strategy, providing a frontline policing/practitioners' perspective to the licensing regime. I also engaged nationally with trade bodies, police forces, local authorities, and industry leaders on key aspects of alcohol licensing.

After this secondment I became the licensing lead for the London Borough of Bexley. In addition to this role, I was instrumental in devising the revised Borough Licensing and Gambling Policies, as well as bringing training to the menu of any post-incident police response.

Since leaving the Met, I have delivered regulatory training and bespoke courses to diverse audiences. This included teaching new recruit officers a course leading to the Certificate in Knowledge of Policing, enabled them to progress to Police Training School. I am passionate about helping industry professionals to better understand their regulatory responsibilities. This fosters greater awareness, minimises incidents, and ensures practitioners are equipped with the necessary tools to manage issues more effectively when they do occur.

Contact Ray:



DAVID NEVITT

Chief Environmental Health and Safety Consultant

"What's so impressive about Complete Licensing's approach is the excellence of advice, procedures, training and ongoing compliance checks. We have experience and reputation - and you can't buy those."

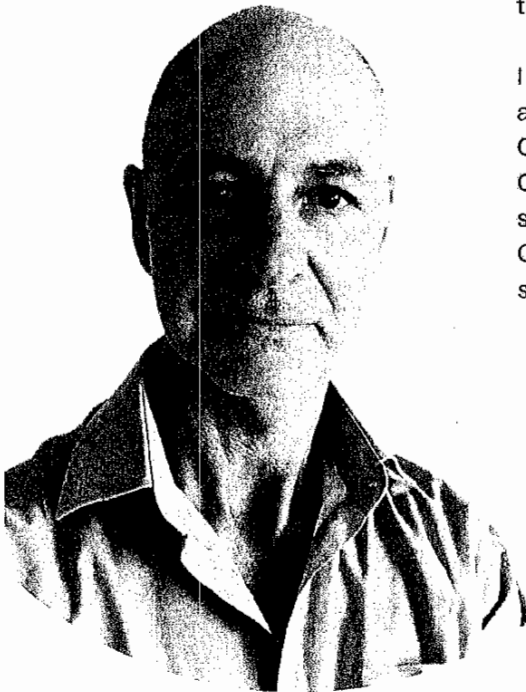
I retired as an Environmental Health Officer at Westminster City Council in April 2023 after 41 years post qualification service. I qualified in 1982 with a Diploma in Environmental Health (EHORB). I also hold the Diploma in Acoustics & Noise Control (1984) and the BTEC Level 7 Advanced Professional Certificate in Investigative Practice (2021).

I trained and qualified at the LB Enfield (1978-1985) but have spent most of my career at Westminster City Council. I have also worked on a number of short-term contracts at: LB Southwark (24-hr Noise Team), LB Croydon (Food Team), LB Brent (Food Team), LB Camden (Food Team), LB Barnet (Food Team), LB Hillingdon (Pollution Team), LB Lambeth (Food Team).

During my time at Westminster City Council I worked as a professional enforcement officer on a variety of EH Teams: Housing, Noise, Food and Health & safety, and from 2007 - 2023 the Consultation Team as the 'Responsible Authority' (EH) under the Licensing Act 2003. During my service on the Consultation Team I dealt with applications and Reviews under the Licensing Act 2003 and provided Pre-Application Advice for operators and prospective operators of Licensed Premises. I attended and gave presentations to the City Council's Licensing Committee on numerous occasions. I was a consultee for the Licensing Service in respect of applications for Street Trading Licences in Westminster which included both 'isolated pitches' and Council operated street markets. I was also involved in the programmed inspection regime for all the street markets in Westminster.

I have been the EH representative on several Safety Advisory Groups for a number of major impact events over many years including: Notting Hill Carnival, Hyde Park Concerts, Chinese New Year, Pride, Taste London, Queen's Jubilee/Royal wedding events, various Trafalgar Square events and smaller local community events such as the Marylebone Summer Fayre and Christmas Lights events - all of which involve outdoor catering and often street-based food markets/stalls.

Contact David:



B

**Consultants Report
Saturday 23rd August 2025**



**COMPLETE
LICENSING**

POST VISIT REPORT SATURDAY 23RD AUGUST 2025

Premises: Lang's Bar and Cocktail Lounge, St Michaels Road, Sittingbourne, Kent. ME10 3DW

This property is an old converted public house, with licensable activity authorised on the ground floor only, under a licence issued by Swale Borough Council reference SIT/SWALE/189/0720 issued on 01/09/2021. It is situated on a roundabout very close to Sittingbourne railway station, local shops and a Travelodge hotel.

SECURITY

Entry is by a door at the front of the building. Two staff were performing security duty at the entrance upon my arrival at 2200h, although neither were wearing any SIA badges. (Annex 1, condition 2, and Annex 2, Condition 15) It was therefore not possible to establish whether they were SIA accredited. They were conducting 'pat-down' searches and looking in the bags of those intending to enter.

I noted that they were asking for proof of ID/age, (Annex 2, Condition 4) and some people were asked to empty their pockets. Security staff were predominantly stationed at the entrance throughout my observations.

A 'clicker' was being used to monitor numbers in the venue. (Annex 2, Condition 8)

Both staff were personable and presented a professional impression to the public. There were no barriers outside in the street to assist with queuing, but later observations showed that these were unnecessary. Throughout my observations I noticed some people being refused entry, others displaying signs of intoxication were granted admission.

I entered the venue and ordered a drink at the bar. I noticed a copy of the summary licence on display behind the bar, on the right-hand wall, but it was not able to read its contents without drawing unnecessary attention.



The interior of the premises can be divided into three areas; the bar, the open-air garden, and an area that links the two. The bar area also contains a few banquet seats with tables and a dance area. There is a DJ booth behind a hole in the wall that resembles a serving hatch, and adjacent to this is access to the toilets.

The garden is open-roofed and fenced on all sides. At the far end is a wooden gate giving access to the street near the entrance. Plastic tables and chairs provide seating. A third area connects these two areas. This has an artificial grass floor and a clear plastic roof supported by painted timbers. It features tropical décor and additional plastic seating.

Having purchased a drink, I took a seat in this third, covered area beyond the main bar. I noticed that the fire door that leads to a service road adjacent to the Station car park, on the Northeast side of the building was locked with a hasp and padlock. There was however a key in a 'break in case of emergency' glass fronted circular holder next to the door. (Annex 2, Condition 9). Although not an expert in matters of fire safety, I have serious concerns about the wisdom of using a padlock on a fire exit during trading hours, regardless of whether there is a key at hand. I acknowledge the fact that there are other fire exits available, but this would undoubtedly cause delays in any evacuation, should the need arise.

There were at least two people drinking inside the premises of questionable age. I would have requested to see proof of their age had I been serving at the bar. There was however no evidence of any irresponsible drinks' promotions during my visit inside. (Annex 1, Condition 7)

SIGNAGE

I entered the male toilets and noticed two signs bearing the words "Drugs are prohibited on these premises. Anyone found taking drugs will be reported to the police." These words were reinforced with images depicting a variety of drugs. I was unable to view the female toilets for obvious reasons.

There were a number of no-smoking signs around the premises, although this did not seem to deter one customer from having a cigarette in the area where I was positioned. Another



reveller was using a vape during my visit. There were no signs related to 'Ask for Angela', 'Challenge', or weapons awareness visible in the premises. (Challenge schemes feature at Annex 1, Condition 9, ss 1,2, & 3 and Annex 2, Condition 10).

NOISE

Upon my arrival noise levels were low and gradually increased as the night went on. Even after the 0130 threshold, the music only seemed to get louder. (Annex 2, Condition 1). I was positioned in the Forum shopping centre car park, diagonally opposite the venue and some 15 metres plus away and even in a car with the windows completely closed, I could clearly hear loud music emanating from the venue. This included customers singing along to the amplified music being played.

As an aside, I looked at some reviews for the nearby Travelodge (opposite) and found several comments relating to the noise levels coming from Lang's Bar, presumably written by their customers.

EXTERIOR OBSERVATIONS

I left the premises at around 2330h, at which time there were only some 40 people in the venue. I then took up a position outside to observe queue management and related matters. Between about 0015 and 0100 large numbers of people arrived in groups of varying sizes. I saw no entry fee being taken by the door team after midnight (Annex 2, Condition 6) but could not ascertain if any fee was being taken at the bar or elsewhere. I did look through the window but could see no one immediately inside taking such a fee.

The 0100 entry/re-entry deadline came and went with no discernible difference in the operation of the door or venue. At least 35 people entered between the period between 0100 and 0115h, and people seemed to enter and leave with impunity until well after 0200. The people I saw arrive and enter appeared to be new entries and appeared to remain at the premises once they had entered. Whilst I was observing they were not turned away and remained at the premises for some time. (Annex 2, Condition 16). I could see the people entering after 0100 being served at the bar. At 0200, the additional pink lighting at the front of the premises outside was extinguished.



It only became apparent that the doors were locked at around 0225h, when a disgruntled customer (A white woman in an orange dress) was seen banging on the door in an attempt to regain entry. I believe she was ejected from the bar immediately prior to this. No door supervisors were outside at this time. Doors were clearly unlocked again after her departure from the scene some minutes later. She passed me on her way from the bar, and I noted that she was clearly displaying symptoms of intoxication. She was swaying from side to side as she walked and was being aided by a male companion. (Dark polo shirt with two vertical light-coloured stripes).

Drinks were still being served at 0225h although this is not prohibited under the current licence.

Revellers left in small groups throughout the period of my observation. By 0235h there was a small group loitering outside, (having been inside) but I did not see any smoking taking place at this time. I suspect any smoking was done in the garden area, rather than at the front of the premises. (Annex 2, Condition 7)

Neither did I see anyone taking glassware outside during my observations. (Annex 2, Condition 14) At about 0245 announcements were made by the DJ and shortly afterwards there was a flurry of activity at the doors as people began to leave in larger numbers. The music was reduced in volume just before this. Afterwards the music ceased. Customers left in good spirits and departed the Bar and area quickly. Some awaited transport, while others made their way on foot. A few showed signs of intoxication, but I saw no-one being sick however I did see someone who required assistance from other patrons.

The dispersal was relatively speedy, with all customers and most staff leaving the vicinity by about 0310h at which point I withdrew from the area.

My visit was, by necessity of a covert nature, and I am therefore unable to give any opinion of compliance with those conditions contained in the licence that require the cooperation of the premises management to check. (e.g. CCTV operation, books and logs, training records, etc). Nor am I suitably trained to give an opinion as to whether the noise levels constituted a statutory nuisance.



 RAG Table – Lang's Bar and Cocktail Lounge (23 August 2025)

Observation / Requirement	RAG	Details / Comments	Recommended Action
SIA Badges Displayed (Annex 1, C2; Annex 2, C15)	 Red	Two staff conducting searches wore no visible SIA ID; status unclear	Immediate breach – verify registration, ensure badges are clearly displayed
Search Procedures	 Green	Bag and pocket checks, ID requested	Maintain existing process but must be backed by licensed SIA personnel
Clicker / Capacity Monitoring (Annex 2, C8)	 Green	Staff were using a clicker to monitor entry	Compliant
Queue Management Barriers	 Green	None in place, but not required due to low queue size	Acceptable – no action needed unless customer numbers increase significantly
Entry of Intoxicated Patrons (Annex 1, C7)	 Red	Intoxicated persons observed being allowed in	Serious breach – retrain staff on refusal and intoxication policy
Summary Licence Display	 Amber	Licence on display behind bar, but difficult to read	Move to a more prominent, clearly legible location
Challenge 25 / Weapons Awareness / Ask for Angela Signage	 Red	No signage observed (Annex 1, C9 and Annex 2, C10)	Install signs in public-facing areas ASAP
Drugs Warning Signage	 Green	Clear signs in male toilets warning against drug use	Maintain
No Smoking Signage	 Green	Signs present, although one person was smoking indoors	Reiterate enforcement with staff
Fire Exit Blocked (Annex 2, C9)	 Red	Fire exit padlocked; key behind break-glass case	Dangerous non-compliance – padlock must be removed during operating hours
Underage Drinking Risk	 Amber	Customers of questionable age observed; not challenged	Review staff vigilance at point of sale
Noise After 01:30 (Annex 2, C1)	 Red	Music volume remained high past permitted hours; audible from car park	Possible breach – consider environmental health referral or noise limiter



Observation / Requirement	RAG	Details / Comments	Recommended Action
Re-Entry After 01:00 (Annex 2, C16)	● Red	At least 35 patrons entered between 01:00-01:15	Clear breach of entry/re-entry conditions – urgent retraining or enforcement needed
Entry Fee (Annex 2, C6)	○ Amber	No evidence of fee being collected post-midnight as permitted	Investigate whether the venue is charging appropriately and in the right location
Glassware Outside (Annex 2, C14)	● Green	No glassware observed being taken outside	Compliant
Smoking Area Use (Annex 2, C7)	● Green	No smoking observed outside post-02:30; likely confined to garden	Maintain current approach
Dispersal Behaviour	● Green	Orderly and relatively quick dispersal post-02:30	Good practice; continue monitoring
Drinks Service Post-02:25	● Green	Within permitted hours under current licence	Compliant
CCTV, Training Records, Logs	Not Assessed	Not possible due to covert nature of visit	Recommend overt inspection to assess back-office compliance

Summary of Key Issues (● Red)

Breach / Concern	Action Required
SIA badges not visible	Confirm accreditation, retrain on mandatory display
Entry of intoxicated persons	Retrain door and bar staff – zero tolerance
Padlocked fire exit	Remove padlock immediately during trading hours – serious safety risk
Re-entry past 01:00	Enforce condition strictly or face potential review
Missing Challenge/Angela/Weapons signage	Install immediately – condition breach
Noise levels after permitted hours	Engage acoustic consultant or install limiter; liaise with local authority

General Comment

The venue is busy, popular, and well-invested, but suffers from **serious breaches in safety and licensing compliance**, particularly regarding **fire exit management, intoxication control, late-night re-entry and noise**. Some front-facing compliance (searching, signage,



dispersal) is done well, but visible SIA registration and regulatory adherence post-01:00 is **currently unacceptable**.



EXPERT'S DECLARATION (CIVIL CASES)

I Ray Baily declare that:

1. I understand that my duty in providing written reports and giving evidence is to help the Court and/or Licensing Committee and that this duty overrides any obligation to the party by whom I am engaged or the person who has paid or is liable to pay me. I confirm that I have complied and will continue to comply with my duty.
2. I confirm that I have not entered into any arrangement where the amount or payment of my fees is in any way dependent on the outcome of the case.
3. I know of no conflict of interest of any kind, other than any which I have disclosed in my report.
4. I do not consider that any interest which I have disclosed affects my suitability as an expert witness on any issues on which I have given evidence.
5. I will advise the party by whom I am instructed if, between the date of my report and the trial, there is any change in circumstances which affect my answers to points 3 and 4 above.
6. I have shown the sources of all information I have used.
7. I have exercised reasonable care and skill in order to be accurate and complete in preparing this report.
8. I have endeavoured to include in my report those matters, of which I have knowledge or of which I have been made aware, that might adversely affect the validity of my opinion. I have clearly stated any qualifications to my opinion.
9. I have not, without forming an independent view, included or excluded anything which has been suggested to me by others, including my instructing lawyers.
10. I will notify those instructing me immediately and confirm in writing if, for any reason, my existing report requires any correction or qualification.
11. I understand that;
 - my report will form the evidence to be given under oath or affirmation;



- questions may be put to me in writing for the purposes of clarifying my report and that my answers shall be treated as part of my report and covered by my statement of truth;
 - the Court and/or Licensing Committee may at any stage direct a discussion to take place between experts for the purpose of identifying and discussing the expert issues in the proceedings, where possible reaching an agreed opinion on those issues and identifying what action, if any, may be taken to resolve any of the outstanding issues between the parties;
 - the Court and/or Licensing Committee may direct that following a discussion between the experts that a statement should be prepared showing those issues which are agreed, and those issues which are not agreed, together with a summary of the reasons for disagreeing;
 - I may be required to attend Court and/or Licensing Committee to be cross-examined on my report by a cross-examiner assisted by an expert;
 - I am likely to be the subject of public adverse criticism by the judge if the Court and/or Licensing Committee concludes that I have not taken reasonable care in trying to meet the standards set out above.
12. I have read Part 35 of the Civil Procedure Rules, the accompanying practice direction and the Guidance for the instruction of experts in civil claims and I have complied with their requirements.
13. I am aware of the practice direction on pre-action conduct. I have acted in accordance with the Code of Practice for Experts.

STATEMENT OF TRUTH

I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge, I confirm, are true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

DISCLAIMER

This report was completed by Complete Licensing Limited based on a defined programme of work and terms and conditions agreed with the Client. The report has been prepared with all reasonable skill, care and diligence within the contract terms with the Client, considering the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project. Complete Licensing Limited accepts no responsibility whatsoever, following the issue of the report, for any matters arising outside the agreed scope of the works. This report is issued confidently to the Client and Complete Licensing Limited, which has no responsibility whatsoever to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk. Unless specifically assigned or transferred within the terms of the agreement, Complete Licensing Limited retains all copyright and other intellectual property rights on and over the report and its contents.



C

**Consultants Report
Friday 5th September 2025**



**COMPLETE
LICENSING**

INTRODUCTION

1. I have been instructed to carry out a site visit and late-night observations at the Premises upon behalf of Dacorum Capital Limited, the freehold owner of the Premises. I carried out a site visit on **Friday 5th September to Saturday 6th September 2025 from 2300hrs to 0215hrs.**

ISSUED CURRENT PREMISES LICENCE

2. The Premises provides Licensable activities on the ground floor, under a licence issued by Swale Borough Council reference **SIT/SWALE/189/0720** issued on 01/09/2021. The Premises Licence is held by Piers Ian Butler and Leon Paul Dawson who I understand to be the operators of the Premises through a company called Langs Bar Limited. The Premises Licence ("the Licence") authorises the Sale of Alcohol ('On' & 'Off' the premises) and Recorded/Live Music to **0000hrs on Sunday to Thursday and to 0300hrs on Friday & Saturday**. I note that the Licence is regulated by a number of Conditions including the following:

- a. Annex 1 mandatory conditions **2, 7 and 9**

- b. Annex 2 conditions:

- 1. Live and Recorded Music in the garden will cease at 01:30 at weekends*

- 4. Entry to the Premises is restricted to persons 21 years of age and over*

- 5. Where considered necessary extra staff will be employed during the later hours of the licence*

- 6. An entrance fee will be charged for admission after midnight*

- 8. In order to monitor the capacity of the Premises 'clickers' will be used*

The Licence does not appear to specify a maximum capacity for the Premises. However, the Fire Risk Assessment dated 18th November 2024 refers to a maximum capacity of 60 people due to a single fire exit. There are now 3 exits. During my time there I saw approximately over 80 people.

GENERAL DESCRIPTION OF THE PREMISES

3. The Premises is a brick-built detached former Public House located in an area of mixed retail, commercial and light industrial premises with a Travelodge Hotel which is situated across the road and overlooks the Premises. The Premises are also in close proximity to Sittingbourne railway station. On arrival at the Premises at **2300hrs on Friday 5th September 2025**, I noted that there were two male door supervisors on duty at the main front door. When standing across the road by the Travelodge Hotel I could clearly hear amplified music emanating from the Premises, especially the bass element of the music which was audible above passing traffic.



PUBLIC NUISANCE

4. I walked around the vicinity of the Premises and could hear amplified music emanating particularly from the rear yard area. I could also hear the animated voices of customers occupying the rear area. Having walked around the immediate area I took the view that there were no obviously nearby residential dwellings that could potentially be impacted by noise from the Premises and that even though the **amplified music was clearly audible** the most likely persons experiencing Public Nuisance in that location would be the **operators and guests of the Travelodge**. I attach some screenshots of reviews which describe Travelodge guest experience of being disturbed and kept awake late at night as a result of **loud music** from Lang's Bar.

DOOR SUPERVISION & SECURITY

5. I approached the main front door and greeted the two door supervisors. They were friendly and amenable towards me and were dressed in black. **I could not see any SIA badges on display**. They were carrying out ID/age verification checks on persons arriving at the Premises. I was asked to empty my pockets and given a 'pat-down' search before being allowed entry. I asked if the Premises was busy and they said that it wasn't at that time but that it would become much busier from midnight onwards. I was not charged an entry fee, and I **did not see a 'clicker' being used to record numbers entering**.
6. The door supervisors appeared to work in an efficient and friendly manner, carrying out personal searches and ID checks and establishing an effective relationship with patrons. I noted later in the evening that one of the supervisors was patrolling the rear covered area, especially after 0100hrs. He was able on a number of occasions to move patrons who were smoking and/or vaping in the covered area out into the designated smoking area.
7. The Premises became **very busy after 0100hrs** and at one point I saw that there was an incident of escalating tension and confrontation between a small group of males. It appeared that two or three males were in some kind of dispute with two other males. The supervisor stepped in and intervened and effectively moved the two males away and in so doing was able to diffuse the situation. However, shortly afterwards I saw that one of the males **put some cash into the hand of the supervisor**. From what I could see it looked like a £20 pound note which the supervisor placed immediately into his left trouser pocket. I do not know the reason for this action but saw later that the matter of the money became a source of confrontation outside the Premises between the supervisor and one of the males. At closing time, **shortly after 0200hrs**, when standing outside amongst the customers who had gathered outside the front door, I saw that the same supervisor was standing in a corner to the right of the main front door and immediately against the wooden fence and gate leading from the



external yard. He was surrounded by a small group of males with one of the males that seemed to be the companion of the male who handed over the cash who was shouting and swearing at the supervisor in an intimidating and aggressive manner demanding to know how much money had been given and demanding that it be given to him. This was of serious concern to me because he was effectively on his own and unsupported by the other supervisor who was inside handing out plastic cups for departing customers to decant their unfinished drinks into so that they could be taken off the Premises for consumption. Eventually, he did walk away from the situation and was joined by his colleague, but it seemed to me that he might have been **at risk had the situation escalated**. I do not know why cash was given to the supervisor or why it was a matter of dispute and difficulty for the other male, but it seems to me that this is **not good practice** and resulted in **serious confrontation** that put the supervisor in a difficult situation at a time when he would be needed to deal with departure of customers. The situation was exacerbated by the fact that a number of the customers appeared to be very intoxicated.

8. During the course of my visit, I did not see customers paying an **entry fee** at the door as required by **Condition 6** on the Licence. It may be that a fee of some kind was paid at a later stage, but I did not observe this.
9. I note from **Condition 4** on the Licence that entry is age restricted to 21 years. During the course of my visit, I overheard a conversation in which one male customer said that he was **19 years of age**.
10. From my observations whilst in the Premises I would say that the average age range of customers was from late teens to mid-twenties and that some of the customers I saw on the Premises **looked very young** and had I been working as an Authorised Officer under the Licensing Act 2005 I would certainly have made enquiries with the Premises regarding age checks for those customers.
11. Whilst I appreciate that persons seeking entry to the Premises at the front door were ID checked and searched, I did overhear a conversation in which it was said that some customers were **using cocaine in the male toilets**. I was also concerned that the rear external yard area is enclosed from the street outside by 2m high wooden fence panels. It would be very easy for persons to **pass items from outside over the fence** to persons inside.
12. It was apparent that the customer base is young and that customers come largely to continue drinking after pubs or other bars close. Accordingly, many of the customers have been drinking quite heavily before they arrive at the Premises. I was clearly out of place in such an establishment. I saw a number of people arriving at the Premises who seemed to me to be showing signs of heavy intoxication.



PUBLIC SAFETY

13. On entry to the Premises, and having ordered a drink, I had a walk through the Premises and noted that it comprised a front bar area, a middle section where a DJ was located and where customer toilets were accessed, a rear covered area which appeared to be mainly of wooden construction and enclosed with 2m height fence panels, and an open area which was designated as a smoking area. I saw a modest number, approximately 8 to 10 people, of customers seated at tables and standing, consuming drinks and talking. The Premises became much busier from 0000hrs onwards and I estimated that there were 50 – 60 customers in the rear area.
14. I made an assessment of the arrangements in place for Means of Escape in Case of Fire or Emergency. The main front door is marked with a green 'running man' sign and provides escape to the street. **The marked escape door on the left-hand side when walking to the rear area was locked with a padlock and hasp alongside of which was a 'break glass for key' box.** The marked escape from the outside area was via a **wooden door/garden gate** in the fence panels which led to a secondary yard area with a final exit door to the street which also appeared to be a simple '**garden gate**' type wooden door which is not an approved type of escape door.
15. I noted that there were ceiling-mounted emergency light fittings in the main bar area, but I couldn't see any in the wooden structure or in the external area.
16. I also noted that there was a large orange LPG cylinder stored in a corner in the rear wooden enclosure. I assume that the cylinder would be used in connection with the patio heaters that I saw in the same area. Photo attached.
17. I have seen a detailed **Fire Risk Assessment** carried out under The Regulatory Reform (Fire Safety) Order 2005 at the premises by Raphael Bobie dated **3 July 2025**. The assessment covers the whole of the Premises including the basement and upper floors. The Report also refers to a letter from Kent Fire & Rescue Services dated 6 May 2025. I was very concerned to read **several adverse observations** in the report including the following:
 - ***'The Following Actions Still Remain outstanding from the previous FRA, despite the previous FRA requiring urgent action to be taken and all steps to be completed by 18 January 2025 and the Fire Risk Assessor, Mr Plumb, assessing on page 13 that:- A) The risk of hazard from fire is High so as to result in a significant increase in likelihood of fire. B) There was a risk of Extreme Harm in the event of a fire. C) The risk to life from fire at the Premises is substantial.'*** And



- Section 17 makes the following comments with respect to the arrangements for Means of Escape: *'Final exits (including the main entrance and one of the garden exits) and doors on escape routes still have locks that require the use of a key, and no override or simple fastening was seen. The external final exit, by the dance floor from the garden, is kept locked with a padlock during trading hours during the week (with a key left nearby). However, on weekends, this exit is left unlocked during trading hours.'*
- Section 26.2 states: *'No evidence of competent persons being available to assist in implementing fire safety arrangements.'*
- The report summarises as follows: *'A review of the outstanding actions from the Fire Risk Assessment (FRA) carried out on the 18th of November 2024 revealed that, despite some improvements, most of the 23 identified actions remain unresolved. The original FRA highlighted a general neglect of fire safety, including the absence of prior assessments. Additionally, the majority of recommendations issued by the Kent Fire and Rescue Service's Building Fire Safety Officer also remain unaddressed. Given the time elapsed and the number of high-risk actions still outstanding, a new fire risk assessment is strongly recommended to mitigate the ongoing significant risk to life and safety, as there still remains a high risk as found in the previous FRA. Finally, I would like to stress that, given all the outstanding matters, there are matters for concern as to the potential outbreak of fire and significant damage to the Premises.'*

18. In view of the very **serious deficiencies** that the Fire Risk Assessment identifies and the **seeming lack of progress towards remedial action**, along with my own observations at the Premises I have serious concerns about the Public Safety arrangements at the Premises, even when considering just the customer areas and not the other parts of the Premises. The conditions do not include anything to specify or regulate a safe capacity and, in theory at least, there could be unlimited numbers of customers accommodated in what is in my opinion a fundamentally unsafe environment. If I was employed as an Authorised Officer under the Licensing Act 2005 I would have no hesitation in seeking a Review of the Premises Licence under the Public Safety Licensing Objective.
19. At 0145hrs the music was reduced and one of the door supervisors started to encourage customers to leave the rear area and go through to the main front door in order to exit the Premises as 0200hrs was the closing time.

CONCLUSION

20. In my opinion the current operation is **not being carried out** in a manner that promotes the Licensing Objectives.



- Customers are put at serious risk to their safety.
- A number of the **Licence Conditions** do not appear to be complied with.
- The **Conditions on the Licence are not fit for purpose** in terms of enforceable wording to ensure that Licensable activities are properly regulated.
- In my opinion the operator is not operating the Premises in a way that Promotes the Licensing Objectives. Instead of encouraging responsible drinking, the operators of the Premises are clearly intent on maximising the sale of alcohol to their customers, many of whom are inebriated.
- It is not known if the **door supervisors engaged at the premises are properly SIA Registered** and approved and from what I have observed I would be very concerned about their practices and procedures.
- **Serious and specific safety matters** have been identified by the Fire Risk Assessment which do not appear to have been addressed.
- It seems to me that in the event of a serious incident the shortcomings and operational inadequacies would be seriously exposed.
- A **Review of the Premises Licence** would give the opportunity to apply new and relevant Conditions, require the operator to put in place operating procedures and arrangements that are in line with good practice, and require the operator to bring the Premises up to a standard that is compliant and safe. If matters were to continue as they are, I think there is a real risk that the Premises Licence could be revoked due to a serious incident or incidents occurring.



EXPERT'S DECLARATION (CIVIL CASES)

I Dave Nevitt declare that:

1. I understand that my duty in providing written reports and giving evidence is to help the Court and/or Licensing Committee and that this duty overrides any obligation to the party by whom I am engaged or the person who has paid or is liable to pay me. I confirm that I have complied and will continue to comply with my duty.
2. I confirm that I have not entered into any arrangement where the amount or payment of my fees is in any way dependent on the outcome of the case.
3. I know of no conflict of interest of any kind, other than any which I have disclosed in my report.
4. I do not consider that any interest which I have disclosed affects my suitability as an expert witness on any issues on which I have given evidence.
5. I will advise the party by whom I am instructed if, between the date of my report and the trial, there is any change in circumstances which affect my answers to points 3 and 4 above.
6. I have shown the sources of all information I have used.
7. I have exercised reasonable care and skill in order to be accurate and complete in preparing this report.
8. I have endeavoured to include in my report those matters, of which I have knowledge or of which I have been made aware, that might adversely affect the validity of my opinion. I have clearly stated any qualifications to my opinion.
9. I have not, without forming an independent view, included or excluded anything which has been suggested to me by others, including my instructing lawyers.
10. I will notify those instructing me immediately and confirm in writing if, for any reason, my existing report requires any correction or qualification.
11. I understand that;
 - my report will form the evidence to be given under oath or affirmation;



- questions may be put to me in writing for the purposes of clarifying my report and that my answers shall be treated as part of my report and covered by my statement of truth;
 - the Court and/or Licensing Committee may at any stage direct a discussion to take place between experts for the purpose of identifying and discussing the expert issues in the proceedings, where possible reaching an agreed opinion on those issues and identifying what action, if any, may be taken to resolve any of the outstanding issues between the parties;
 - the Court and/or Licensing Committee may direct that following a discussion between the experts that a statement should be prepared showing those issues which are agreed, and those issues which are not agreed, together with a summary of the reasons for disagreeing;
 - I may be required to attend Court and/or Licensing Committee to be cross-examined on my report by a cross-examiner assisted by an expert;
 - I am likely to be the subject of public adverse criticism by the judge if the Court and/or Licensing Committee concludes that I have not taken reasonable care in trying to meet the standards set out above.
12. I have read Part 35 of the Civil Procedure Rules, the accompanying practice direction and the Guidance for the instruction of experts in civil claims and I have complied with their requirements.
13. I am aware of the practice direction on pre-action conduct. I have acted in accordance with the Code of Practice for Experts.

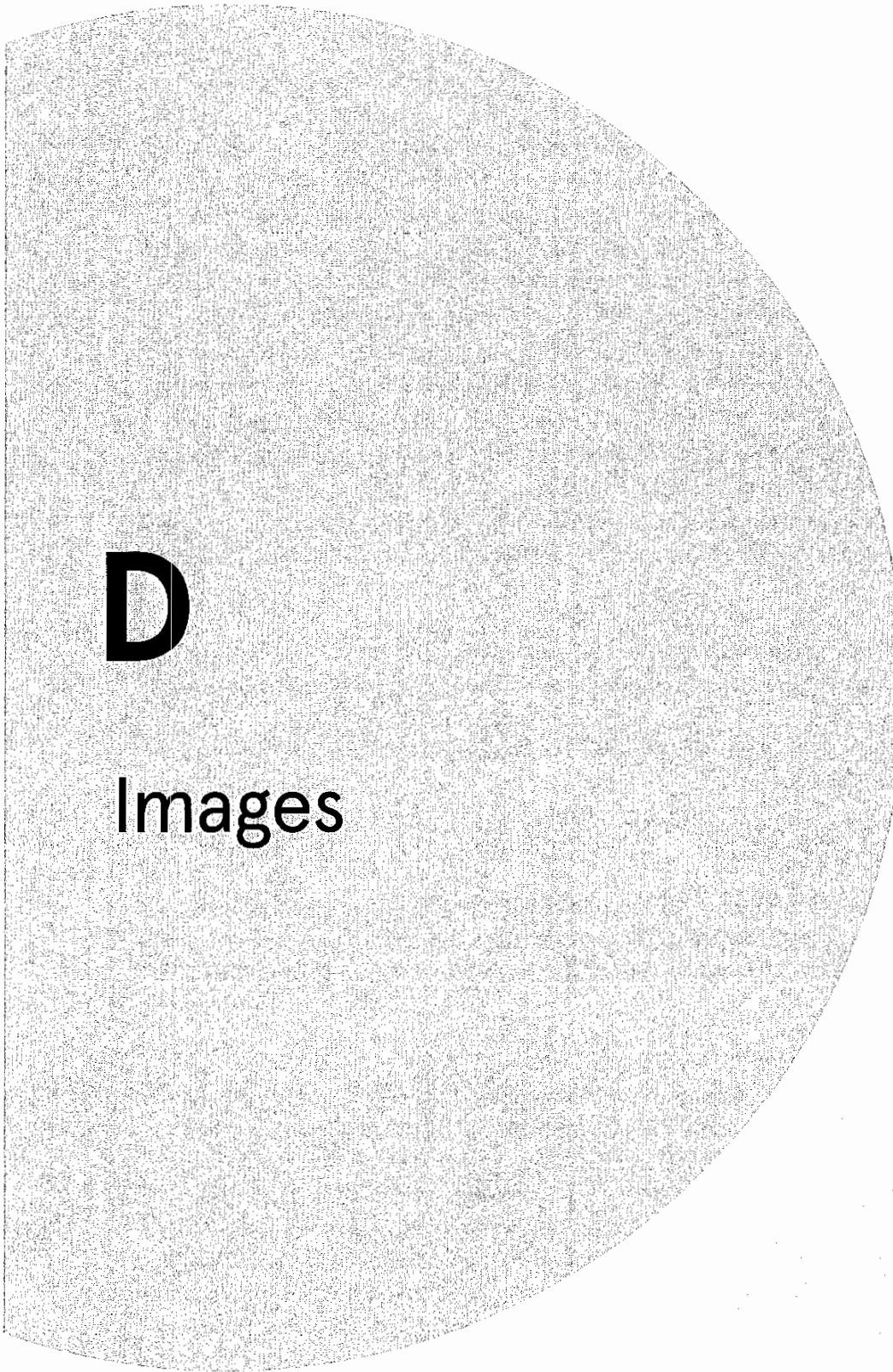
STATEMENT OF TRUTH

I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge, I confirm, are true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

DISCLAIMER

This report was completed by Complete Licensing Limited based on a defined programme of work and terms and conditions agreed with the Client. The report has been prepared with all reasonable skill, care and diligence within the contract terms with the Client, considering the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project. Complete Licensing Limited accepts no responsibility whatsoever, following the issue of the report, for any matters arising outside the agreed scope of the works. This report is issued confidently to the Client and Complete Licensing Limited, which has no responsibility whatsoever to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk. Unless specifically assigned or transferred within the terms of the agreement, Complete Licensing Limited retains all copyright and other intellectual property rights on and over the report and its contents.





D

Images



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LICENSING**

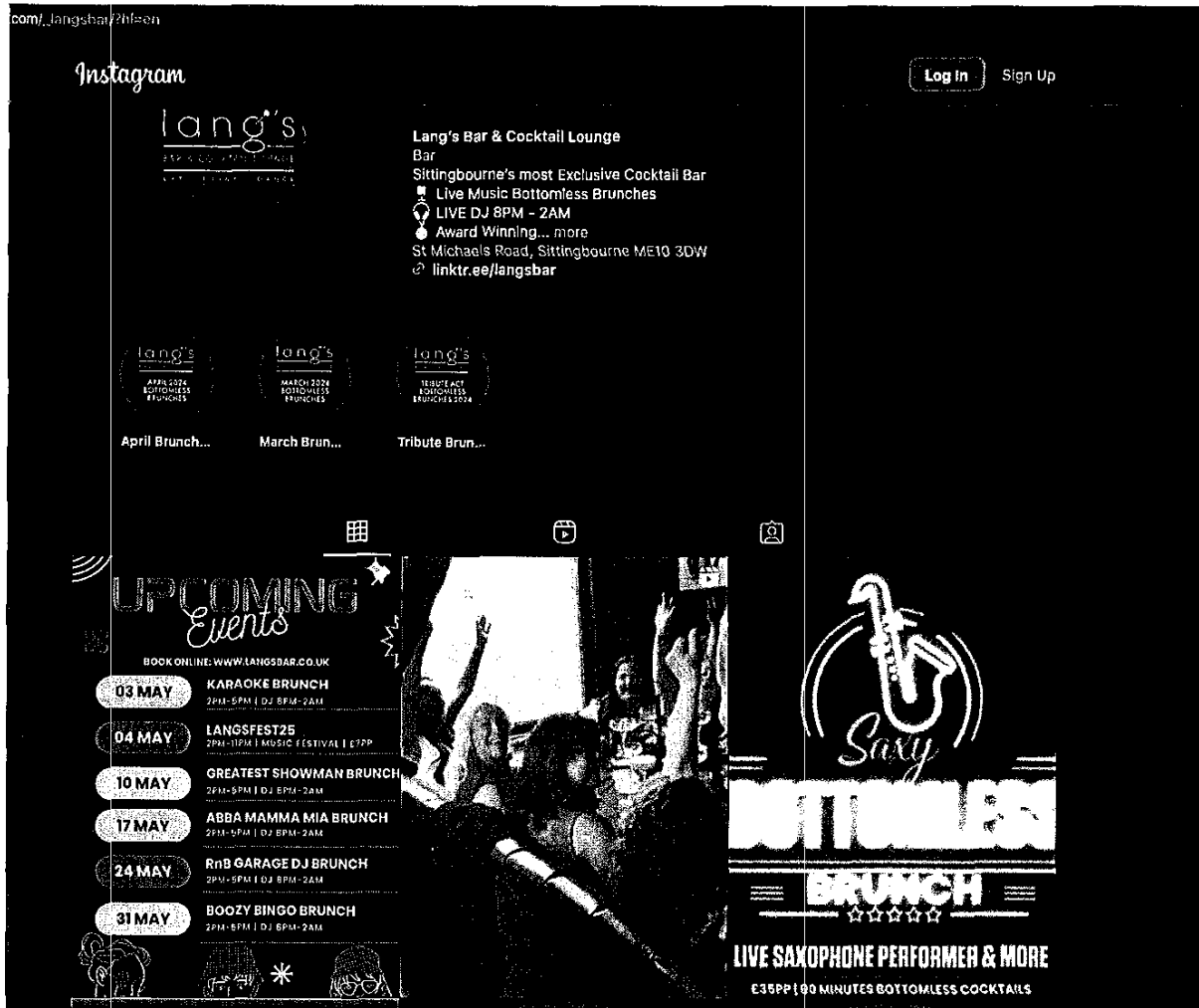


Image from Instagram showing "90 Minutes Bottomless Cocktails" in breach of the mandatory condition on Irresponsible promotions.



langsbar.co.uk/table-reservation.html#/products/rnbgarage/variant/128833

Back | All products



RnB & Garage Bottomless Brunch

£10.00

Date
Saturday 14th June 2025

Guests
Table of 2

Quantity
1

Add To Cart

Buy now

£35pp - Book Now with a £5pp deposit, Remaining paid a week before the event

What's included?

- 90 Minutes Bottomless Cocktails - Sex on The Beach, Woo Woo & Porn Star Martini
- 2hrs Live Music or DJ - Theme Depending
- Afternoon Tea or Charcuterie - Sandwiches, Cakes & Homemade Scones with Jam and Cream or Local Cheeses, Cured Meats & Condiments
- Doors Open 2PM
- After Party DJ 8PM-2AM

Image from Langs Bar website showing "90 Minutes Bottomless Cocktails" in breach of the mandatory condition on Irresponsible promotions.





Image from the front of Langs Bar "1.5 HRS Bottomless Prosecco" in breach of the mandatory condition on Irresponsible promotions.



Sales terms & conditions

TERMS OF SERVICE

1.0 CANCELLATIONS & REFUNDS

Cancellation policy:

Over 18s

Bottomless drink is for 90 minutes drinkaware.co.uk, in the event of free shortage and to maximise the allotted time, Groups of 2-3 will be served cocktails in "fishbowl" styled glasses. We hope you won't have to, but if you do need to cancel then please let us know at least 14 days before your booking date to avoid being charged full price for your ticket.

All deposits are non-refundable if the cancellation is made at least three weeks before the booking date. If the number of guests decreases the deposit for those will be lost. All show deposits are non-refundable (please see covid regulations). If the amount of guests at time of booking decreases 72hrs before your chosen date and we are given the allotted notice we are able to refund or reschedule part payment. If it the allotted notice isn't given and full payment is made then all monies for that person is

OK

Image from Lags Bar Website Terms of Service showing "Over 18s" in breach of condition Annex 2 condition 4, and "Bottomless drink is for 90 minutes drinkaware.co.uk," in breach of mandatory conditions on irresponsible drinks promotions.





tripadvisor.co.uk

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**Allison M**

wrote a review

1 contribution

Date visited **May 2025**Trip type **Couples**

5 months ago ...

Definitely will not be back

The only good thing I have to say about Travel Lodge in Sittingbourne is the lady on the front desk when we were checking in, Barbie. She was helpful, explained everything and was chatty and smiley and professional. That's where the good stuff ends.

The bed was awful, you could feel the springs in the mattress, the pillows were lumpy and flat. The window looked as if it had never been cleaned since the hotel was constructed. The shower was not exactly clean. The aircon was there for decoration or as a space filler as it definitely didn't cool the room. You couldn't leave the window open, we did try, at night as it was very noisy from people using the restaurant, bowling alley, movies, nightclub and train station which are all in the complex.

The shower room was not clean. It was horrible! If they had some cleaning products in the shower I would have cleaned it myself. Not nice.

We definitely will not be staying there again. It was the longest 3 nights of my life with little sleep.

[Read less](#) ^

Screenshot of Travel Lodge Review complaining about noise from Langs Bar





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Travelodge Sittingbourne About Location Deals Reviews



jaysmythsurf

wrote a review

1 contribution

Date visited **May 2025**



2 months ago ...

Disappointing

Booked a disabled room as on crutches after foot surgery..

Given a 2nd floor room though there was a lift..

Double room booked..given room with uncomfortable twin single beds and lumpy pillows..

Pub opposite was very loud with singer and noisy generally in the area both nights..

Walk in shower had dirty water and stain all around..

Like using Travelodge as check in is pre-done before arriving and keys are usually ready so no faffing or waiting after long journeys..

[Read less](#) ^

Review collected in partnership with this hotel ⓘ

This review is the subjective opinion of a Tripadvisor member and not of Tripadvisor LLC. Tripadvisor performs checks on reviews as part of our industry-leading trust & safety standards. Read our [transparency report](#) to learn more.

Screenshot of Travel Lodge Review complaining about noise from Langs Bar





1/1

tripadvisor.co.uk

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Travelodge Sittingbourne

About

Location

Deals

Reviews

1.1 of 5 based on 10 reviews



Karen K

wrote a review

26 contributions

Kent, United Kingdom

Date visited Feb 2025

Trip type Family



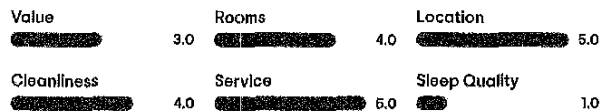
26 Feb ...

Lots of external noise.

Check in was easy and the staff pleasant. The room was clean and functional. Towels were very thin and worn, but did the job for one night. However the pub opposite played extremely loud music until 2am. So was unable to get to sleep until after then. We then had to get up early for a long travel home, leaving us feeling very tired. Apparently this pub plays music until 2am every Friday and Saturday night. As such I feel I should have been made aware of this prior to booking. However there is no mention of this on website or in the hotel. So for this reason I will not book with them again.

[Read less](#) ^

Tip: Beware the pub opposite plays extremely loud music until 2am every Friday and Saturday night.



This review is the subjective opinion of a Tripadvisor member and not of Tripadvisor LLC. Tripadvisor performs checks on reviews as part of our industry-leading trust & safety standards. Read our [transparency report](#) to learn more.

Screenshot of Travel Lodge Review complaining about noise from Langs Bar



E

Fire Risk Assessment
18/06/2025



**COMPLETE
LICENSING**

The Regulatory Reform (Fire Safety) Order 2005

FIRE RISK ASSESSMENT REVIEW



Employer or other responsible person	Leon Dawson		
Name of Premises	Langs Bar		
Address	St Michaels Road, Sittingbourne, Kent, ME10 3DW		
Post Code	ME10 3DW	Telephone number	●●●●●●
Name of Assessor(s)	BSPH, AIFSM, Tier 2 Fire Risk Assessor, Raphael Bobie		
Date of Assessment/ Inspection and Review	18/06/2025	Date for Review	18/06/2026
Property Use	Commercial mixed-use building with residential accommodation on the first floor of the property.		
Number of floors	3	No of floors below ground	1
Approx. area in m ² of footprint of building	961	Age of building	Approx. 1900
Brief details of construction	A brick-built property that has been partly rendered with timber floors and a timber staircase. There is also a pitched roof.		
Maximum number of employees/visitors	3 Members of staff 20-50 Customers Monday - Friday Up to 95 Customers Saturday - Sunday		



Please Note: Any modifications to this document once it has left the control of Your Health and Safety Ltd shall not be considered valid or the responsibility of Your Health and Safety Ltd. The original copy of this document, along with any revisions undertaken by Your Health and Safety Ltd will be retained for a minimum of 36 months as a reference version

DISCLAIMER OF LIABILITY

This Fire Risk Assessment/ Review/ Inspection is an overview of the conditions and activities associated with the property at that particular time and date that the visit to the premises was undertaken. Any further element or requirement for assistance with specific conditions, operations, and/or activities not present or being undertaken at the time of our visit will be the responsibility of the Responsible Person / Client and or Client Representatives to review and action further.

The information contained in this document is provided under the direction from the Responsible Person / Client and or Client Representatives. The information detailed in this report was obtained by a visual inspection of the property, inspection of relevant records and verbal discussions with the Responsible Person / Client and or Client Representatives.

The Fire Risk Assessor carrying out the Fire Risk Assessment Review / Inspection has no powers under any statutory order to demand building access or for the production of documentation or information, however, the information provided by the Responsible Person / Client and or Client Representatives will alter the information or recommendations made in this report. Therefore, access to the building and records/information provided during the course of the Fire Risk Assessment Review is assumed to be accurate, provided in good faith, up to date, and provided in full. The information and recommendations within the report are provided in good faith based upon the information and evidence available at the time of the visit. Please Note: The recommendations made within this Fire Risk Assessment Review may be incorrect if this is not true, of which will be the Responsible Person / Client and or Client Representatives responsibility. This report will include all the Fire Risk Assessors' findings during the undertaking of the Fire Risk Assessment Review, and any other communication is to be excluded. It should be stated that a Fire Risk Assessment is open to individual interpretation, and as such, an Enforcement Officer may express a different view to that of the Fire Risk Assessors. All advice is provided as the opinion of the Fire Risk Assessor based on the access and information provided by the Responsible Person / Client and or Client Representatives.

The Fire Risk Assessment Review may involve inspection of accessible areas above suspended ceiling tiles to check compartmentation walls or fire stopping. If this is true, the specific areas will be detailed where applicable, but it should be assumed by the Responsible Person / Client and or Client Representatives if inspections are not detailed this has not been undertaken. Unless specifically stated, this Fire Risk Assessment Review does not include a review of the inaccessible areas (such as loft spaces, cladding, lift shafts or other areas not normally accessed). Further action maybe required by the Responsible Person to review such areas.

Any third party reviewing the content of this document needs to make their own assessment on the appropriateness of the information contained. Your Health and Safety Ltd makes no assurance the information meets the needs of a third party and as such accepts no liability for any loss or damage incurred by the Responsible Person / Client / Client Representatives and or third parties whatsoever as a result of using the information provided in this report.

The Responsible Person / Client and or Client Representatives acknowledges that at no time YOUR HEALTH AND SAFETY LTD Ltd or the Fire Risk Assessor (hereafter referred to as "the supplier") is the Responsible Person, as defined by Article 3 of the Regulatory Reform (Fire Safety) Order 2005.

Article 3 explains that "responsible person" means—

- (a) in relation to a workplace, the employer, if the workplace is to any extent under his control;
- (b) in relation to any premises not falling within paragraph (a)—
- (i) the person who has control of the premises (as occupier or otherwise) in connection with the carrying on by him of a trade, business or other undertaking (for profit or not); or
- (ii) the owner, where the person in control of the premises does not have control in connection with the carrying on by that person of a trade, business or other undertaking.

The responsibility for the ongoing management of the premises and even, if necessary, the decision to allow the premises to be used for its present purpose, remains with the Responsible Person, not the supplier.

If the supplier identifies clear and obvious risks at the stated premises that pose a danger to relevant persons, the supplier MAY highlight these to the client in writing before the release of the Fire Risk Assessment report. However, the supplier is under no contractual obligation to do so, therefore, this does not represent an obligation as defined under Article 5(3) of the Regulatory Reform (Fire Safety) Order 2005. Furthermore, the supplier is in no way liable or responsible for rectifying/remedying any risks found.

For clarification, this Fire Risk Assessment Review report is not any of the following:

- A full audit of areas of the building that are not readily accessible or visually obvious (e.g. ceiling and roof voids and service risers).
- A means for verifying compliance with current building regulations.
- A disabled access, health and safety or asbestos audit.
- A means for identifying latent defects in construction or compartmentation.
- A means for verifying that the fire resistance of structural elements of the building is adequate.
- An examination of the potential for structural collapse of the building in the event of fire.
- A fire strategy report.
- A pre-occupation fire safety assessment.
- A means for snagging of new construction.
- A guide to legislation for the responsible person.
- A Fire Risk Appraisal and assessment of external wall construction and cladding.
- A Fire Risk Appraisal of External Walls (FRAEW) or External Wall System Fire Review certificate (EWS1).
- Anything other than a Type 1 Fire Risk Assessment Review of the stated premises.

Inaccuracies, Errors, Misleading Statements or Omissions

If the Responsible Person / Client and or Client Representatives believe the Fire Risk Assessment may require revision, the supplier must be given the opportunity to alter, amend and or review the original assessment. If the supplier is not given such an opportunity then they can no longer be regarded as having an obligation in respect of the Fire Risk Assessment Review as they do not have the necessary control.

Whilst the Fire Risk Assessor makes every effort to ensure that the information provided is accurate, no legal responsibility is accepted for any inaccuracies, errors, misleading statements or omissions. No guarantee can be provided that matters of noncompliance to legislation or relevant standards will be discovered and or recorded in this report. The Responsible Person / Client and or Client Representatives is to advise the supplier of any inaccuracies, errors, misleading statements or omissions within 20 working days from the issue date of the Fire Risk Assessment report (from Your Health and Safety Ltd. Ltd to the registered point of contact). These queries are to be made in writing, via email to rbyhs2017@gmail.com and will be responded to by way of a return email as soon as possible.



	FRA REVIEWER	Date of Inspection/Review
Your Health and Safety Ltd have been instructed to assess solely the safety of the building and compliance with the Lease terms in light of the fire risk assessment (FRA) report dated 18th November 2024. This also includes a review of any works undertaken by the tenant. The relevant Lease terms are Clauses 3 (19) and 3(26) as set out in the Forfeiture Notice. There is a legal requirement for an FRA to be carried out under the 2005 Order and it is the duty of the Responsible Person to evaluate the FRA and take steps to eliminate or minimise all risks and to ensure proper safety plans, records and training. Additionally, Your Health and Safety Ltd have also considered the letter issued by	Raphael Bobie	Wednesday, the 18 th of June 2025



Kent Fire & Rescue Services Building Fire Safety Inspector on the 29th of April 2025. It was found that only 1 out of 3 recommendations have been actioned. Finally, this review will consider concerns as to fire safety having affected the insurance cover for the Premises and it is therefore important that all fire safety issues are addressed to ensure the Premises are not only safe but fully insured.		
NUMBER OF ACTION POINTS	15	
The Following Actions Still Remain outstanding from the previous FRA, despite the previous FRA requiring urgent action to be taken and all steps to be completed by 18 January 2025 and the Fire Risk Assessor, Mr Plumb, assessing on page 13 that:- A) The risk of hazard from fire is High so as		



to result in a significant increase in likelihood of fire. B) There was a risk of Extreme Harm in the event of a fire. C) The risk to life from fire at the Premises is substantial. “				
Item	Deficiency/Finding	Proposed Action and/or Further Comments	Overdue As From	Responsible Person
7 Electrical sources of ignition	There remains a reliance on the use of extension leads throughout the commercial unit.	Appoint a competent person to install more single sockets.	18.01.25	Leon Dawson
		Where possible, avoid overloading the extension leads.		
13.1 Housekeeping	Housekeeping is to be improved in the basement areas (especially by the fuse boards and above the staircase). Housekeeping should also be improved along the escape route from the residential areas on the first floor and on the ground floor (at the foot of the staircase).	Housekeeping to be improved on the escape routes and in high-risk areas	18.12.24	Leon Dawson



13 Housekeeping	Fire load remains within the area of the fuse boards.	Fire load should be avoided within the commercial unit.	Immediately	Leon Dawson
13 Housekeeping	Flammable and hazardous items such as paint, varnish and other chemicals are still being stored amongst combustible items, and no COSHH assessment was seen.	A COSHH cupboard or flammable cabinet should be used to contain hazardous and flammable items.	18.12.24	Leon Dawson
16.1 Other Significant Fire Hazards	No evidence of servicing was seen for the air compressors.	Ensure all plant equipment and machinery are serviced and maintained as per the manufacturer's instructions.	18.12.24	Leon Dawson
17 Means of Escape	Final exits (including the main entrance and one of the garden exits) and doors on escape routes still have locks that require the use of a key, and no override or simple fastening was seen. The external final exit, by the dance floor from the garden, is kept locked with a padlock during trading hours during the week (with a key left nearby). However, on weekends, this exit is left unlocked during trading hours.	Fire exits should be made openable without the use of key on the side of escape.	25.11.24	Leon Dawson



18. Measures to Limit Fire Spread and Development	Breaches remain within the basement areas, by the electric meter at the foot of the staircase and in the boiler room on the ground floor. Excessive and inappropriate fire stopping was also noted throughout the basement area. The inner lining/separation between the basement and the ground floor is inadequate and incomplete. No evidence of a compartmentation survey was seen. Doors on the escape route appear to remain the same. Several doors to high-risk areas only have 2 hinges, and not all doors on the escape routes have strips and seals. The doors to the basement, the bar, the kitchen and the glass room appear to remain the same.	Appoint a competent person to carry out a survey of the compartmentation and fire stop any breaches identified. Appoint a contractor to upgrade the separation between floors with adequate fire stopping materials of at least 60 minute fire resisting construction between the basement 30 minute fire	18.01.25	Leon Dawson
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	No evidence of fire door survey was seen.			
21.1 Fire Safety Signs and notices	Although fire action notices were seen, not all manual call points have fire action notices displayed above the call point.	Ensure fire action notices are displayed above all call points.	18.12.24	Leon Dawson
	Keep clear signage missing from the exit door from the bar into the garden.	All final exits should have 'fire exit keep clear' signage in place.	18.12.24	
22.2 Means of Giving Warning in the Event of Fire	No commission certificate was seen to determine the Grade of the fire alarm system.	Obtain a copy of the commissioning certificate for the fire alarm system to confirm the Grade of the fire alarm.	18.01.25	Leon Dawson
	No access was provided to the living accommodation spaces (bedrooms) to confirm if the fire alarm system has been extended into the bedrooms. A detector was missing from the dance floor area.	See previous FRA and action all items as previously recommended within the previous fire risk assessment.	18.01.25	
	A fault to the fire panel was noted. The RP suggest this is due to the faulty detector being disabled/removed.	Appoint a competent engineer to rectify the faults noted to the fire alarm panel and to relocate the panel as previously suggested.	Recommended to be actioned within a month of review	



	The fire alarm panel remains behind the bar.			
26.2 Procedures and arrangements	No evidence of competent persons being available to assist in implementing fire safety arrangements.	See previous FRA and action all items as previously recommended within the previous fire risk assessment	18.12.24	Leon Dawson
26.3 Fire Policy	Although a fire policy was seen. It was not deemed suitable and sufficient and does not meet the criteria recommended in the previous FRA.	See previous FRA and amend the fire safety policy as previously recommended.	18.12.24	Leon Dawson
27.1 Training and Drills	No documented evidence of fire safety training for staff was seen. Although it was reported by the responsible person that fire safety training is ongoing.	See previous FRA and action all items as previously recommended within the previous fire risk assessment	18.12.24	Leon Dawson
28.2 Testing and Maintenance	No evidence of weekly fire alarm tests was seen. No evidence of 6-monthly servicing was seen. The RP showed an invoice for remedial works to be made to replace the defective/missing detector on the dance floor. This was reported to take place on the day of the assessment (but was not actioned at the time of assessment).	Ensure the fire alarm is tested weekly and serviced every 6 months as per BS 5839-6 for dwellings and BS 5839-1 for non-domestic premises. Ensure the defective fire detector is repaired or replaced by a competent engineer.	25.11.24 Recommended to be actioned immediately	Leon Dawson



28.3 Testing and Maintenance	No evidence of monthly testing was seen for the emergency lights.	See previous FRA and action all items as previously recommended within the previous fire risk assessment	25.11.2024	Leon Dawson
Following the fire safety regulatory inspection of the above premises on 29 April 2025 by Kent Fire and Rescue Service, the following actions still remain outstanding from the previous report.				
Item	Update	Previous Recommendations	Responsible Person	
Point 1	The door to the kitchen has not been replaced	A fire-resistant door and frame set are to be installed to the kitchen. It is to be installed to conform with FD30S standard, providing 30 minutes fire-resistance.	Leon Dawson	
Point 2	The issues regarding compartmentation and fire stopping appear to remain the same. There appears to have been some attempt to firestop some of the breaches in the basement. However, this does not appear to be adequate, nor does the fire stopping appear to	The vertical and horizontal compartmentation throughout the building must be adequately assessed; including all voids, ducts and service penetrations. Any issues identified must be remedied in order of priority, within a reasonable time period, using appropriate materials to provide the	Leon Dawson	



	be in accordance with BS EN 1366 3.	appropriate level of impermeate fire resistance. Specifically, the use of expanding foam to fill service penetrations must be in accordance with BS EN 1366 3. Where expanding foam is not suitable more appropriate materials must be used.	
Point 3	Consider displaying a schematic plan showing fire alarm zones in a multi-zoned system adjacent to the control panel.	A zone plan was displayed in the main bar.	Leon Dawson

Summary

A review of the outstanding actions from the Fire Risk Assessment (FRA) carried out on the 18th of November 2024 revealed that, despite some improvements, most of the 23 identified actions remain unresolved. The original FRA highlighted a general neglect of fire safety, including the absence of prior assessments.

Additionally, the majority of recommendations issued by the Kent Fire and Rescue Service's Building Fire Safety Officer also remain unaddressed.

Given the time elapsed and the number of high-risk actions still outstanding, a new fire risk assessment is strongly recommended to mitigate the ongoing significant risk to life and safety, as there still remains a high risk as found in the previous FRA.

Finally, I would like to stress that, given all the outstanding matters, there are matters for concern as to the potential outbreak of fire and significant damage to the Premises. Which could potentially affect any insurance cover.

I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer. I understand that proceedings for contempt of court may be brought against anyone



who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.



Signed By
Raphael Bobie 03/07/2025

.....



F

**Fire Risk Assessment
20/08/2025**



**COMPLETE
LICENSING**

FIRE RISK ASSESSMENT

Date: 20/08/2025
Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

FIRE RISK ASSESSMENT



Full Property Name:	Lang's Bar St Michaels Road Sittingbourne ME10 3DW
Full Property Address:	Chatham Kent ME4 4EA
Date of Fire Risk Assessment:	20/08/2025
Name of Fire Risk Assessor:	Mark Crowter GIFireE
Overall Risk Level of Property:	Medium (2)

FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

SECTION A STATEMENT OF FIRE RISK ASSESSMENT

Mark Crowter GFireE has conducted this comprehensive Fire Risk Assessment to assist the Responsible Person in complying with The Regulatory Reform (Fire Safety) Order 2005 in meeting the specific requirements of our client. The Assessment is a systematic evaluation of the premises identifying hazards, potential hazards and persons at risk and determining the likelihood (risk) that such hazards will cause harm. The Assessment we have provided should not be a one off procedure but a dynamic, live process. The Responsible Person is required to have this Assessment constantly reviewed and adjusted if necessary to meet any changing circumstances – Article 9 (3). This Fire Risk Assessment has been conducted using a five-step Fire Risk Assessment process as recommended by HM Government Guides, Employer's Guides and the Health and Safety Executive. The recommendations of Publicly Available Document 79:2005, Fire Risk Assessment, Guidance and Methodology (PAS 79) have also been considered and it is considered to satisfy the recommendations of the document. This Fire Risk Assessment is made under the requirements of the Regulatory Reform (Fire Safety) Order 2005.

Where appropriate and necessary the assessment included the consideration of sections 1-6, 8, 9, and 11 of the Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR) and other legislation relevant to the premises. The scope of this Fire Risk Assessment does not include roof void space areas.

The Fire Risk Assessment should be available for inspection or validation by any authorised person and should be reviewed:

- Following a change of work practice
- Following a significant change of staffing level
- Following any structural or material change to the premises or its usage
- Following any change in the fire precautions in the premises
- Following any near miss or fire incident
- At recommended intervals of no more than twelve months

The hazards and/or risks identified (if any) in each section of this document increase the risk to life and/or property safety in and around the areas assessed. The additional controls, recommendations and actions given for each section in the action plan/summary section of the document should be dealt with accordingly to bring the assessed areas up to the required standard to reduce the risk to a level which is acceptable in the circumstances. Additionally, in accordance with The Regulatory Reform (Fire Safety) Order 2005, responsible persons must, among other things, 'provide his employees with comprehensive and relevant information on the risks to them identified by the risk assessment, the preventative and protective measures taken and the procedures and measures, which are in place for serious and imminent danger. Before employing a child, the responsible person must, provide the parents of the child, among other things, with comprehensive and relevant information on the risks to that child identified by the risk assessment, the preventative and protected measures taken and the procedures and measures, which are in place for serious and imminent danger.

This Fire Risk Assessment contains factual information as per the observations, notes and records of the qualified fire risk assessor who completed the site visit and assessment. None of the observations and comments may be changed following the issue of this assessment without the prior consultation with the fire risk assessor. Mark Crowter GFireE will keep a copy of this document for 05 years. Mark Crowter GFireE will provide any additional feedback on comments raised in this report for up to 12 months after the fire risk assessment date noted on this document. In some cases Mark Crowter GFireE may not be able to provide further comments without a re-visit.

The responsible person must also co-operate with other relevant responsible persons (sharing the same occupancy) and inform them of relevant risks in their undertaking. This is a Type 1 fire risk assessment (non-

FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

destructive/non-intrusive). It is the basic fire risk assessment required for the purpose of satisfying the Fire Safety Order and the inspection of the building is non-destructive.

FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

SECTION B FIRE RISK ASSESSMENT

SECTION 1 GENERAL		
1.1	DESCRIPTION OF PROPERTY	
REF	DETAILS	
1.1.1	Occupancy/Use:	Bar and cocktail lounge.
1.1.2	General Description	Lang's Bar is a traditional brick and timber structure, featuring a pitched tiled roof. The building consists of brick walls and timber flooring throughout. Ground Floor: The main bar area, entrance, DJ booth, rear cocktail bar, and a rear exit leading to the garden are located on this level. First Floor: This floor contains private living accommodation and a kitchen area. Staircases: The building includes a timber staircase providing access to the first floor and a separate staircase leading down to the cellar. Fire safety measures incorporated into the building include automatic fire detection systems in accordance with BS 5839 and emergency lighting compliant with BS 5266 standards.
1.1.3	Number of storeys including basement floors	3
1.1.4	Number of storeys included in the risk assessment	3
1.1.5	Was access gained to any of the flats if applicable to ascertain fire detection means?	N/A
1.1.6	Responsible Person	Leon Dawson
1.1.7	Name of Responsible Person at Site for Fire Safety	Leon Dawson
1.1.8	Details of Fire Risk Assessor accompanied or met by member of staff (name & position)	Mark Crowter accompanied by Leon Dawson.
1.2	USE OF PREMISES	
REF	DETAILS	
1.2.1	Description of Use	Licensed Bar and cocktail lounge



FIRE RISK ASSESSMENT

Date: **20/08/2025**
Address: **Lang's Bar St Michaels Road Sittingbourne ME10 3DW**

1.3	OCCUPIERS OF BUILDING	
REF	DETAILS	
1.3.1	Information on Occupants	Customers and staff members
1.3.2	Any history of fires in the building	Not known.
1.4	FIRE RISK ASSESSMENT	
REF	DETAILS	
1.4.1	Date of Fire Risk Assessment	20/08/2025
1.4.2	Name of Fire Risk Assessor	Mark Crowter GFireE
1.4.3	Risk Level of Property	Medium (2)
1.4.4	Next Suggested Review Date	20/08/2026

1.5	CUSTOMER SPECIFIC					
REF	DETAILS		YES	NO	N/A	Not Known
1.5.1	What is the evacuation policy for this property?		SIMULTANEOUS EVACUATION			
1.5.2	Is the evacuation policy deemed as suitable?		X			
1.5.3	When is the next fire risk assessment due in accordance with customer policy?		N/A			
1.5.4	Is this period of time deemed to be suitable?				X	
	If NO state recommendation in action plan and enter date of next recommended fire risk assessment is different to customer policy		NOT APPLICABLE			

SECTION 2 FIRE HAZARDS & IGNITION SOURCES

2.1	ELECTRICAL SOURCES OF IGNITION					
REF	DETAILS		YES	NO	N/A	Not Known
2.1.1	Are electrical installations periodically tested?		X			
2.1.2	Is there managerial control of personal electrical items?		X			
2.1.3	Are electrical adaptors or extension leads used safely?		X			
2.1.4	Are electrical cables routed so as to avoid physical damage?		X			
2.1.5	Is lightning protection provided for the building?				X	
2.2	HEATING					
REF	DETAILS		YES	NO	N/A	Not Known
2.2.1	Are mains gas supplies connected?		X			
2.2.2	Are fixed heating installations, gas appliances and boilers subject to regular maintenance by competent contractors?		X			



FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

23	COOKING				
REF	DETAILS	YES	NO	N/A	Not Known
2.3.1	Are shared cooking facilities available?		X		
2.3.2	Are cleaning certificates provided/available?			X	
24	ARSON				
REF	DETAILS	YES	NO	N/A	Not Known
2.4.1	Is external refuse managed adequately?	X			
2.4.2	Are suitable external security arrangements in place?	X			
2.4.3	Is the building safe from arson, no vulnerability noted?	X			



FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

2.5	STORAGE & HOUSE KEEPING				
REF	DETAILS	YES	NO	N/A	Not Known
2.5.1	Are only small /normal amounts of combustible storage kept in the premises?	X			
2.5.2	Is there avoidance of large or excessive fire loading?	X			
2.5.3	Are storage arrangements adequate?	X			
2.5.4	Are the premises free of highly flammable materials?	X			
	If so are storage arrangements adequate?			X	
2.5.5	Are the premises free of hazardous materials?	X			
	If so are storage arrangements adequate?			X	
2.5.6	Is general housekeeping satisfactory?	X			
2.5.7	Are significant ignition sources separated from combustible or highly flammable materials?	X			
2.5.8	Is the use of highly flammable materials minimised?	X			
2.6	BUILDING WORK & OUTSIDE CONTRACTORS				
REF	DETAILS	YES	NO	N/A	Not Known
2.6.1	At the time of the risk assessment, was the property free of any building work being carried out?	X			
	If NO: Were there any unusual hazards or ignition sources as a result of the building work?			X	
2.6.2	Are any fire safety conditions imposed on contractors?			X	
2.6.3	Is there a permit to work/ hot work permits scheme?			X	



FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

SECTION 3 MEANS OF ESCAPE

3.1	MEANS OF ESCAPE				
REF	DETAILS	YES	NO	N/A	Not Known
3.1.1	Are there adequate numbers of final exit doors?	X			
3.1.2	Are all fire exits immediately open able without use of key?	X			
3.1.3	Are electronic security locks fitted to exit doors on escape routes?		X		
	If YES are they appropriately and safely fitted and maintained?			X	
3.1.4	Do fire exits open in the direction of escape?		X		
3.1.5	Is adequate artificial illumination provided if required?	X			
3.1.6	Are the alternative exit route/s provided with appropriate fire exit signage?			X	
3.1.7	Were fire exit or escape routes noted as satisfactory?	X			
3.1.8	Are the alternative means of escape acceptable?	X			
3.2	PROTECTION OF INTERNAL ESCAPE ROUTES & STRUCTURAL INTEGRITY				
REF	DETAILS	YES	NO	N/A	Not Known
3.2.1	Is the property adequately protected of dead end exit routes?			X	
3.2.2	Are floor surfaces, stairs and handrails etc, safe?	X			
3.2.3	Are exit routes adequately clear of storage & obstructions?	X			
3.2.4	Are existing fire doors fitted with smoke seals, intumescent strips and door closers?		X		
3.2.5	Are fire doors maintained closed and not maintained open by irregular means?	X			
3.2.6	Are service shafts between floors adequately fire stopped?			X	
3.2.7	Are doors to service riser shafts to suitable fire resisting standard?			X	
3.2.8	Is compartmentation considered of a reasonable standard?		X		
3.2.9	Are disabled refuges provided?			X	
3.2.10	If so, are they adequate and provided with appropriate communications and signs?			X	
3.2.11	If so are they considered safe and adequate?			X	
3.2.12	Is the property free of any obvious or apparent risk of fire spread from adjoining or adjacent buildings?		X		
3.2.13	Does the external façade(s) of the premises appear to be of a material that may provide protection against extensive fire spread?	X			

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3.3	EXTERNAL EXIT ROUTES				
REF	DETAILS	YES	NO	N/A	Not Known
3.3.1	Do external exit routes lead to a place of final safety?	X			
3.3.2	Are external exit routes even, illuminated, and without obstructions or trip hazards?	X			
3.3.3	Are external staircases, balconies and gangways properly and adequately protected from fire in the parent or adjacent occupancy?	X			
3.3.4	Are external exit routes clear of obstructions, storage, refuse?	X			
3.3.5	Are external exit routes considered satisfactory?	X			



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Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

SECTION 4 EMERGENCY LIGHTING

4.1	DESCRIPTION				
Self-contained units					
4.2	MAINTENANCE & RECORDS				
REF	DETAILS	YES	NO	N/A	Not Known
4.2.1	Is the emergency lighting serviced to comply with the current British Standard 5266?	X			
4.2.2	Is the emergency lighting system in good physical condition?	X			
4.2.3	Are occupants free from risk of emergency lighting deficiencies?	X			

SECTION 5 SIGNS & NOTICES

5.1	SIGNS & NOTICES				
REF	DETAILS	YES	NO	N/A	Not Known
5.1.1	Are signs and notices sufficient	X			
	If NO; are the deficiencies serious enough to put occupiers at risk?			X	



FIRE RISK ASSESSMENT

Date: 20/08/2025

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SECTION 6 FIRE ALARM & FIRE WARNING ARRANGEMENTS

6.1	FIRE ALARM & FIRE WARNING ARRANGEMENTS				
REF	DETAILS	YES	NO	N/A	Not Known
6.1.1	Is automatic detection provided?	X			
6.1.2	Does the system appear to conform to British Standard 5839 part 1? (As far as can be assessed during the inspection)	X			
6.1.3	When was the date of the last service (system)?	JANUARY 2025			
6.1.4	Are service records up-to-date (system)?	X			
6.1.5	Are there sufficient and suitable fire alarm call points located within the premises?	X			
6.1.6	Are all alarm call points clearly visible, unobstructed and fitted with appropriate fire action signage where required?	X			
6.1.7	Are weekly tests undertaken using a different call point each week with the results recorded in the fire logbook.	X			
6.1.8	Are occupants at risk from fire alarm deficiencies?		X		
6.1.9	Does the system in the resident's room/flat comply to BS 5839 part 6 (As far as can be assessed visually during the inspection)			X	

FIRE RISK ASSESSMENT

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SECTION 7 FIXED AND PORTABLE FIRE EXTINGUISHING EQUIPMENT AND INSTALLATIONS

7.1	FIRE FIGHTING EQUIPMENT & INSTALLATIONS				
REF	DETAILS	YES	NO	N/A	Not Known
7.1.1	Are fire extinguishers required to the common areas at this site?	X			
7.1.2	Are fire extinguishers correctly sited and correctly identified by signage?	X			
7.1.3	Have fire extinguishers been serviced in the previous 12 months?	X			
OTHER FIXED FIRE INSTALLATION & EQUIPMENT					
Provide a description of any other type of fixed firefighting installation provided here (i.e. sprinkler systems misting systems gas suppression system). Including purpose of the system if known.		N/A			
7.1.4	Are the fire installations and equipment periodically inspected, tested and maintained?			X	
7.1.5	Are there records confirming the testing and maintenance available for inspection or use?			X	
7.1.6	Are staff aware of the location of the fixed installations, and what procedures should be followed on their activation?			X	

FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

SECTION 8 MANAGEMENT OF FIRE SAFETY

8.1	FIRE ROUTINE & EMERGENCY PLAN					
REF	DETAILS	YES	NO	N/A	Not Known	
8.1.1	Is there an Established fire routine and emergency plan?	X				
8.1.2	Are all necessary issues, included in the plan?	X				
8.1.3	Is ongoing staff training appropriate?	X				
8.1.4	Are there a suitable number of fire wardens?	X				
8.1.5	What would be the minimum number of fire wardens at this site?	2				
8.2	RECORD KEEPING					
REF	DETAILS	YES	NO	N/A	Not Known	
8.2.1	Is a dedicated fire logbook maintained on site?	X				
8.2.2	Are all appropriate records maintained?	X				

SECTION 9 ACCESS FOR FIRE FIGHTING & FIRE FIGHTER SAFETY

9.1	ACCESS					
REF	DETAILS	YES	NO	N/A	Not Known	
9.1.1	Is access for the fire service satisfactory?	X				
9.1.2	Is staircase and corridor ventilation satisfactory?			X		

FIRE RISK ASSESSMENT

Date: 20/08/2025

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SECTION 10 PHOTOGRAPHS

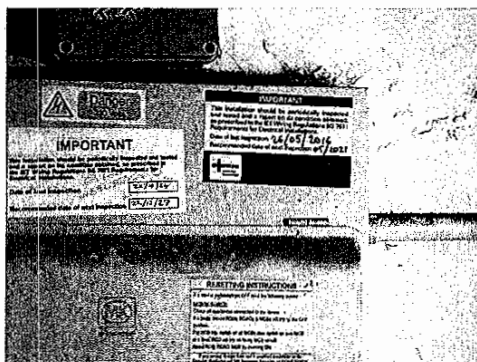


Photo 1
2.1.1

The electrical circuitry of the building has been inspected and tested in the last 5 years (as prescribed in the IET Wiring Regulations BS7671).
Last tested 22/20.2024 – 2029.



Photo 2
2.1.2

PAT testing carried out January 2025.



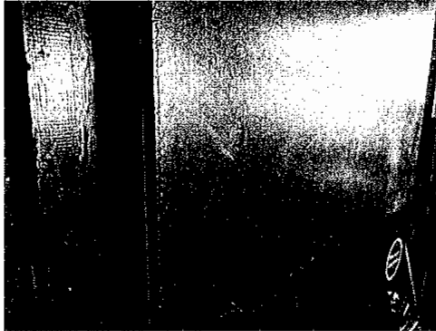
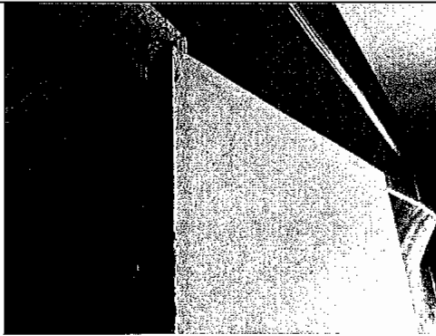
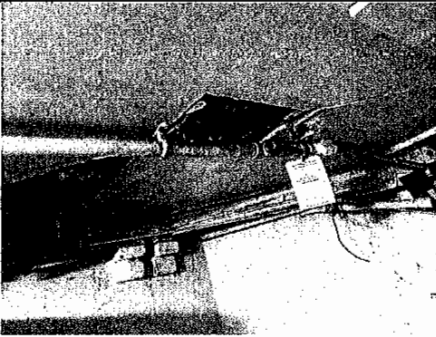
Photo 3
3.2.4A

Ground floor

The fire door to the bar is not fitted with a self-closer.

FIRE RISK ASSESSMENT

Date: 20/08/2025
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	Photo 4 3.2.4B Ground floor The fire door to the glass washer is not fitted with a self-closer.
	Photo 5 3.2.4C First floor The following doors are not compliant fire doors: • Kitchen • Bedrooms • Games room In the event of a fire, this would allow the spread of smoke and flames.
	Photo 6 3.2.8 There are gaps in the cellar ceiling that have not been adequately fire-stopped.



FIRE RISK ASSESSMENT

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Photo 7

3.1.7

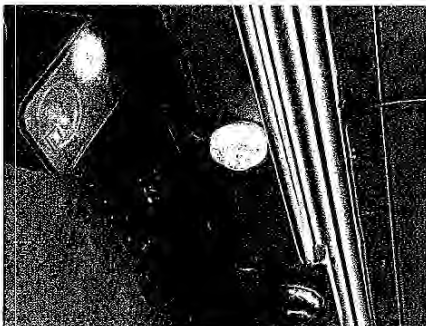
Artificial foliage is used to decorate walls and ceilings in the bare areas. The foliage has been treated with approved fire-retardant spray.



Photo 8

6.1

There is a Conventional Fire Alarm System installed to comply with British Standard 5839 part 1. This control panel provides a simultaneous evacuation system within the premises, utilising Sounders as the audible means of alarm. The system consists of automatic fire detection and manual call points.



FIRE RISK ASSESSMENT

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SECTION C ACTION PLAN FINDINGS, RECOMMENDATIONS AND GENERAL ADVICE

EXPLANATION OF GRADINGS

The risk management process applied to this report involves the systematic identification of hazards, the assessment of resulting risks and the subsequent management of these risks through control and elimination.

Thereafter a judgment is made to best evaluate a severity (numerical score 1-3) best illustrating the current status for each hazard detailed within this report using the following categories: **People, Assets,**

On the award of a numerical score under the heading severity, this score is then multiplied against the most appropriate likelihood rating of either unlikely, possible or very likely. Thereafter a total score is categorised into an overall risk rating.

Overall risk ratings (see conversion table) are thereafter either High (1), Medium (2) or Low (3). Each of these headings generates a priority weighting (1-3) and depending on the rating this illustrates a compliance timescale (a timescale in which the works should be successfully completed/controlled).

The overall outcome from the conversion table is also recorded and transferred to the Action Plan in this section of the report.

SEVERITY

	PEOPLE	ASSETS		
3	Fatalities	Major Damage	Long Term Harm	Considerable Impact
2	Major Injury	Localised Damage	Short Term Harm	Localised Impact
1	Lost Time Injury	Minor Damage	Low Impact/Little Harm	Limited Impact

FIRE RISK ASSESSMENT

Date: 20/08/2025

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LIKELIHOOD

Score from Severity Chart ↓		POSSIBLE	VERY LIKELY
	Extremely unlikely to occur	Likely to occur some time	Regular or continuous occurrence
	1	2	3
3			HIGH RISK
2		MEDIUM RISK	
1			

CONVERSION TABLE

OVERALL RISK RATING	PRIORITY	
HIGH RISK	1	Serious Hazard or Deficiency requiring immediate action
MEDIUM RISK	2	Hazard or Deficiency requiring remedial action as soon reasonably feasible
	3	Recommendation for overall fire safety management based on observations or findings
	ADVICE	General advice to be considered in the interests of fire safety



FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

SIGNIFICANT FINDINGS & RECOMMENDATIONS Relevant to Section 1 of the Fire Risk Assessment COMPLETED BY ACTIVE FIRE MANAGEMENT

REF	SIGNIFICANT FINDINGS	RECOMMENDATIONS	PRIORITY	COMPLETION DATE	FOR CUSTOMER USE
	Nil				

ANY OTHER ADDITIONAL CONSIDERATIONS & INFORMATION relevant to Section 1 of the Fire Risk Assessment

(The following information is provided as guidance, & information purposes in the interest of Fire Safety)

1.5.1	A simultaneous evacuation policy is in place, in line with current guidance. In the event of a fire, the occupants will immediately exit via the nearest exit and report to the assembly point. The assembly point is in the station car park.	
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FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

SIGNIFICANT FINDINGS & RECOMMENDATIONS Relevant to Section 2 of the Fire Risk Assessment COMPLETED BY ACTIVE FIRE MANAGEMENT

REF	SIGNIFICANT FINDINGS	RECOMMENDATIONS	PRIORITY	FOR CUSTOMER USE	
				COMPLETION DATE	COMPLETED BY
Nil					

ANY OTHER ADDITIONAL CONSIDERATIONS & INFORMATION relevant to Section 2 of the Fire Risk Assessment

(The following information is provided as guidance & information purposes in the interest of Fire Safety)

2.1.1	The electrical circuitry of the building has been inspected and tested in the last 5 years (as prescribed in the IET Wiring Regulations BS7671). Last tested 22/20.2024 – 2029. Photo 1	
2.1.2	PAT testing carried out January 2025. Photo 2	
2.2.1	Gas safety testing is carried out on an Annual basis.	
2.3.1	Domestic standard kitchen in place. No requirement for cleaning certificates.	



FIRE RISK ASSESSMENT

Date: 20/08/2025
Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

SIGNIFICANT FINDINGS & RECOMMENDATIONS Relevant to Section 3 of the Fire Risk Assessment COMPLETED BY ACTIVE FIRE MANAGEMENT					FOR CUSTOMER USE	
REF	SIGNIFICANT FINDINGS	RECOMMENDATIONS	PRIORITY	COMPLETION DATE	C	
3.2.4A	Ground floor The fire door to the bar is not fitted with a self-closer. Photo 3	Fire doors must be fitted with self-closers which conform to BS EN 1154.	2			
3.2.4B	Ground floor The fire door to the glass washer is not fitted with a self-closer. Photo 4	Fire doors must be fitted with self-closers which conform to BS EN 1154.	2			
3.2.4C	First floor The following doors are not compliant fire doors: • Kitchen • Bedrooms • Games room In the event of a fire, this would allow the spread of smoke and flames. Photo 5	The identified doors must be replaced with FD30s standard self-closing fire doors.	2			
3.2.8A	There are gaps in the cellar ceiling that have not been adequately fire-stopped. Photo 6	The gaps must be filled using approved 30-minute fire resistant materials.	2			

FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

ANY OTHER ADDITIONAL CONSIDERATIONS & INFORMATION relevant to Section 3 of the Fire Risk Assessment (The following information is provided as guidance & information purposes in the interest of Fire Safety)		FC
3.1.7	Artificial foliage is used to decorate walls and ceilings in the bare areas. The foliage has been treated with approved fire-retardant spray. Photo 7	
3.2.8B	The floor above the cellar should offer a minimum of 30 minutes of fire resistance. If achieving this is not feasible, an alternative solution may be provided, ensuring no smoke can penetrate the floor. In such cases, the cellar should be equipped with automatic smoke detection linked to a fire alarm system that is audible throughout the building. This approach is currently implemented in this building.	
3.3.5	There are three exits from the rear garden. This can be reduced to two fire exits.	

FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

SIGNIFICANT FINDINGS & RECOMMENDATIONS Relevant to Section 4 of the Fire Risk Assessment

COMPLETED BY ACTIVE FIRE MANAGEMENT

REF	SIGNIFICANT FINDINGS	RECOMMENDATIONS	PRIORITY	COMPLETION DATE	FOR CUSTOMER USE
Nil					

ANY OTHER ADDITIONAL CONSIDERATIONS & INFORMATION relevant to Section 4 of the Fire Risk Assessment

(The following information is provided as guidance & information purposes in the interest of Fire Safety)

4.2.1	Emergency Light Test Records - Monthly tests to identify the secondary power supply is functioning, 12 Monthly servicing to ensure that the secondary source of power functions for the specified period.	
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FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

SIGNIFICANT FINDINGS & RECOMMENDATIONS Relevant to Section 5 of the Fire Risk Assessment COMPLETED BY ACTIVE FIRE MANAGEMENT					FOR CUSTOMER USE	
REF	SIGNIFICANT FINDINGS	RECOMMENDATIONS		PRIORITY	COMPLETION DATE	CI
Nil						

ANY OTHER ADDITIONAL CONSIDERATIONS & INFORMATION relevant to Section 5 of the Fire Risk Assessment (The following information is provided as guidance & information purposes in the interest of Fire Safety)						FC
Nil						



FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

SIGNIFICANT FINDINGS & RECOMMENDATIONS

Relevant to Section 6 of the Fire Risk Assessment

COMPLETED BY ACTIVE FIRE MANAGEMENT

FOR CUSTOMER USE

REF	SIGNIFICANT FINDINGS	RECOMMENDATIONS	PRIORITY	COMPLETION DATE	C
Nil					

ANY OTHER ADDITIONAL CONSIDERATIONS & INFORMATION

relevant to Section 6 of the Fire Risk Assessment

(The following information is provided as guidance & information purposes in the interest of Fire Safety)

6.1	There is a Conventional Fire Alarm System installed to comply with British Standard 5839 part 1. This control panel provides a simultaneous evacuation system within the premises, utilising Sounders as the audible means of alarm. The system consists of automatic fire detection and manual call points. Photo 7
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FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

SIGNIFICANT FINDINGS & RECOMMENDATIONS Relevant to Section 7 of the Fire Risk Assessment COMPLETED BY ACTIVE FIRE MANAGEMENT					FOR CUSTOMER USE	
REF	SIGNIFICANT FINDINGS	RECOMMENDATIONS		PRIORITY	COMPLETION DATE	CO
Nil						

ANY OTHER ADDITIONAL CONSIDERATIONS & INFORMATION relevant to Section 7 of the Fire Risk Assessment (The following information is provided as guidance & information purposes in the interest of Fire Safety)					FOR CUSTOMER USE	
Nil						

FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

SIGNIFICANT FINDINGS & RECOMMENDATIONS Relevant to Section 8 of the Fire Risk Assessment

COMPLETED BY ACTIVE FIRE MANAGEMENT

FOR CUSTOMER USE

REF	SIGNIFICANT FINDINGS	RECOMMENDATIONS	PRIORITY	COMPLETION DATE	C
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Nil					
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ANY OTHER ADDITIONAL CONSIDERATIONS & INFORMATION

relevant to Section 8 of the Fire Risk Assessment

(The following information is provided as guidance & information purposes in the interest of Fire Safety)

8.1.1	Fire Action Notices are located in the escape route. They are adequate as the emergency plan for this building.	
8.1.3	Staff training has been carried out – 13/02/2025 All staff members receive induction training and ongoing training in relation to Fire awareness and if necessary, their duties, together with the associated risks. Fire drills have been carried out – 19 th April 2025. It is recommended that 2 Drills per year are undertaken, this number should be increased if work patterns mean that staff are unlikely to have attended Drills.	

FIRE RISK ASSESSMENT

Date: 20/08/2025

Address: Lang's Bar St Michaels Road Sittingbourne ME10 3DW

SIGNIFICANT FINDINGS & RECOMMENDATIONS Relevant to Section 9 of the Fire Risk Assessment COMPLETED BY ACTIVE FIRE MANAGEMENT					FOR CUSTOMER USE	
REF	SIGNIFICANT FINDINGS	RECOMMENDATIONS		PRIORITY	COMPLETION DATE	C
Nil				-		

ANY OTHER ADDITIONAL CONSIDERATIONS & INFORMATION relevant to Section 9 of the Fire Risk Assessment (The following information is provided as guidance, & information purposes in the interest of Fire Safety)					FOR CUSTOMER USE	
Nil						

END

FIRE RISK ASSESSMENT

Date: **20/08/2025**

Address: **Lang's Bar St Michaels Road Sittingbourne ME10 3DW**

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END



From: Robbins, Jennifer <[REDACTED]>
Sent: 23 September 2025 12:44
To: Licensing (SBC) <Licensing@swale.gov.uk>; licencing north division (kent police) <licensing.north.division@kent.police.uk>
Cc: Banfield, Gillian <[REDACTED]> info@langsbar.co.uk
Subject: Fire Safety Visit

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon

Following on from our visit to Langs Bar this morning the following points were observed:

- all final exits were single action opening
- there were no combustibles being stored inappropriately
- the fire alarm panel was healthy and showing no faults
- there is detection in the dance floor area
- it was confirmed by Leon that the provision of emergency lights in the external wooden structure is being done

Remedial works have also been carried out since our last visit including the installation of new fire doors.

Many thanks

Kind regards

Jennifer Robbins

Building Fire Safety Inspector | Fire Risk and Inspection Team
Building Safety | Kent Fire & Rescue Service
Maidstone Fire Station, Loose Road, Maidstone ME15 9QB
01622 692121 EXT [REDACTED]



Jennifer Robbins

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From: Katie Papworth [REDACTED]
Sent: 14 October 2025 15:14
To: Mohammad Bauluck [REDACTED]
Subject: 25/514292/GENLIC

Hi Mo and Licensing team,

Langs Cocktail Bar
St Michaels Road
Sittingbourne
Kent
ME10 3DW
Review of Premises Licence

Environmental Health is putting a formal representation for a noise management Plan.
We have a responsibility in controlling noise which could reach the wider community from and in
around that area to prevent future noise nuisance complaints.

To note we only have one anonymous complaint of noise on our system from a member of public who was waiting
at a nearby bus stop which we would not have been able to investigate from a nuisance perspective. There have
been no other investigations that I am aware of looking at the system.

Just reading the consultation report for the review of the licence it was clear that amplified music was clearly
audible around the vicinity of the premises.

The plan shall include but not be limited to examples such as hours of operation including details of the control
of noise from internal and external activities from patrons and music.

If you require any more information, please do not hesitate to contact me.

Thanks
Katie

Katie Papworth
Scientific Officer
Mid Kent Environmental HealthTeam

Phone: [REDACTED] (Email: [REDACTED])
My working hours are between Monday and Friday 8.30-17.00



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Vanguard Properties U.K.
Limited
6-7 Cecil Square,
Margate,
Kent,
CT9 1BD

Sent by email to: licensing@swale.gov.uk

Swale Borough Council
The Licensing Section
Swale Borough Council
Swale House
East Street
Sittingbourne
Kent
ME10 3HT

10th October 2025

**Subject: Representation Objecting to the Premises Licence
of Langs Bar, Sittingbourne**

Dear Licensing Team,

I am a writing on behalf of Vanguard Properties U.K. Limited which is the freehold owner of The Forum Shopping Centre, located directly across the road from Langs Bar in Sittingbourne.

The Forum Shopping Centre is within very close proximity to Langs Bar and we have noticed that there is a consistent pattern of serious problems associated with Langs Bar's late-night operation; therefore I am writing to submit a formal representation in objection to the current licensing hours and management of Langs Bar, which is the subject of a licence review.

These concerns fall under the following licensing objectives:

1. Prevention of Crime and Disorder

There are repeated incidents of anti-social behaviour directly linked to patrons of Langs Bar, particularly in the late evening and early morning hours. These include fights, public drunkenness, vandalism, and shouting in the street. These behaviours are disruptive to the surrounding businesses and damaging to the town centre's atmosphere.

2. Public Safety

The area outside the premises frequently becomes volatile after hours and it is considered very unsafe especially during and after Langs Bar's trading hours. In some instances, police presence has been required to manage disorder. Sittingbourne Town Centre is now under its second "Alcohol Control Public Spaces Protection Order".

3. Prevention of Public Nuisance

The noise levels from the bar and its customers, especially during dispersal, are extremely disruptive to both nearby occupants and local businesses. Littering, urination, and other nuisance behaviours occur frequently in our vicinity. This has put off many food and beverage operators from leasing commercial units within our shopping centre with a view to trading in the evenings.

4. Lack of Adequate Supervision and Control

The venue appears to lack proper control over its patrons. We believe there is insufficient supervision of intoxicated individuals and very little evidence of responsible management. At night, the situation resembles what can only be described as the "Wild West," with disorder spilling into the public realm unchecked.

In light of the above, we respectfully request that Swale Borough Council:

- Reduces the terminal hour for the sale of alcohol and closing time;
- Imposes stricter conditions around door supervision, dispersal policies and noise control;
- Considers suspension or revocation of the premises licence should improvements not be demonstrably achievable.

The Forum Shopping Centre is at the heart of Sittingbourne Town Centre and we are committed to supporting a vibrant, safe, and welcoming town centre. Unfortunately, the current operation of Langa Bar undermines this objective and creates risk for our staff, tenants, and the public.

We appreciate the opportunity to comment.

Yours faithfully,

A large black circular redaction mark covering the signature of Mr. Kamal Farid.

Mr Kamal Farid

Director

Vanguard Properties U.K. Limited

Licensing Section
Swale Borough Council
Swale House East Street
Sittingbourne
Kent
ME10 3HT

By email: licensing@swale.gov.uk

Solicitors and
Parliamentary Agents
Arbor
255 Blackfriars Road
London
SE1 9AX
DX: 156810 London Bridge 6

Switchboard 020 7593 5000
Direct Line 020 7593 5004
www.wslaw.co.uk

Our Ref: JKK/41074/6

13 October 2025

Dear Licensing Section

Langs Bar, St Michaels Road, Sittingbourne, Kent, ME10 3DW
Review of Premises Licence under Section 51 Licensing Act 2003

We act for Loungers UK Limited ("Loungers"). We are instructed to submit this letter of representation in respect of the application for a review of the premises licence ("the Review") at Langs Bar, St Micheals Road, Sittingbourne, Kent, ME10 3DW ("the Premises").

Loungers operates Sentado Lounge, located at Bourne Place, St Michael's Road, which is in close proximity to the Premises. Sentado Lounge is an all-day café/lounge which opens from 9am to 10pm Sunday to Thursday and 9am to midnight on Fridays and Saturdays.

Sentado Lounge is directly affected by ongoing anti-social behaviour, which it is understood, is caused by passers-by (not customers of Sentado Lounge itself), including customers of Langs Bar. The issues take place mainly outside of Sentado Lounge, but on occasion have spilled into the inside of Sentado Lounge. These issues have been persistent and have had a significant negative impact on Sentado Lounge and other neighbouring businesses.

The occurrences of disorderly behaviour taking place outside the Premises and Sentado Lounge include fighting and, in some instances, vandalism and criminal damage to the outside furniture at Sentado Lounge, which undermine the following licensing objectives: the prevention of Crime and Disorder and the prevention of Public Nuisance.

In the light of the above, Loungers submit this representation in support of the Review.

Yours faithfully

Winckworth Sherwood LLP

Winckworth Sherwood LLP



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From: Jason Preston-Reeves [REDACTED]
 Sent: 14 October 2025 08:27
 To: Licensing (SBC) <Licensing@swale.gov.uk>
 Cc: Antony Rapley [REDACTED]
 Subject: Travelodge Sittingbourne

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The Licensing Team
 Swale Borough Council

Subject: Premises Licence Review of Langs Bar, Sittingbourne, ME10 3DW

Dear Licensing Team,

I understand that the licensing sub-committee will be reviewing the premises licence of Langs Bar in Sittingbourne.

I am writing to you on behalf of Travelodge Hotels Ltd, which operates the Hotel directly opposite Langs Bar, approximately 21 metres away.

I am writing to confirm that the ongoing noise levels, late-night disturbances, and antisocial behaviour associated with Langs Bar have had a significant negative impact on our hotel guests, particularly during weekends. This has resulted in a steady stream of unhappy guests to our reception team and it has directly affected our guest experience scores.

More concerning, this disruption is now being reflected in our public review platforms such as Google and TripAdvisor, where multiple guests have referenced the excessive noise and anti-social behaviour linked to Langs Bar. This not only damages our reputation externally but also impacts our internal performance metrics and brand standards, which rely heavily on guest feedback and satisfaction ratings.

Please see below some of the feedback we have received across all platforms, which clearly demonstrates the ongoing impact this issue is having on our customers and their experience at the hotel.

We fully support any measures that help address the issues caused by Langs Bar's current operations, particularly those aimed at reducing trading hours and ensuring better control of noise and behaviour around the premises. Given the substantial impact this is having on our hotel guests and our business, I would request that the licensing sub committee stops all licensable activities at 2200 and that everyone is off the premises at 2300, so that our hotel guests can enjoy a good night's sleep, any later hours would risk these issues continuing.

Internal reviews from the last few months:

- A massive rave with thundering music until after 3am. Despite having the window closed we could still hear the music loud and clear. Also backed onto a car park full of screaming drunk people and cars doing doughnuts. Barely slept. Scored 0/10

-Worst hotel I have ever stayed in, it was loud and could not sleep till 3am due to the nightclub next door Scored 0/10

-Noisy outside due to revellers Scored 0/10

-A very loud disco in a pub across the road. Loud music, shouting and yelling until 1am. We were supposed to stay 2 nights(and paid for two) but left after one night as we needed sleep. A waste of our money. Very poor Scored 0/10

-Night club closed after 2 a.m. very loud music and people were loud too Scored 0/10

-Noise till 1.30am from pub across the road Scored 0/10

-Noise coming from the club till 2am Scored 0/10

-The pub opposite the Travelodge played extremely loud music until 2am. There should have been some warning about this as it happens every Friday and Saturday night Scored 0/10

-Loud music from night club next door kept us awake Scored 0/10

Kind regards

Jason

Jason Preston-Reeves

Area Operations Manager - Kent

[#Togetherwecan](#)

travelodge.co.uk

Travelodge is a part of Travelodge Hotels Ltd.

Registered Office: Travelodge Hotels Ltd, Sleepy Hollow, Aylesbury Road, Thame, Oxon, OX9 3AT.

Registered No: 769170 VAT No. 805367726.

Please consider the environment before printing this e-mail.

Travelodge is a part of Travelodge Hotels Ltd.

Registered Office: Travelodge Hotels Ltd, Sleepy Hollow, Aylesbury Road, Thame, Oxon, OX9 3AT.

Registered in England No: 769170 VAT No.805367726.

**EXTRACT FROM SWALE BC STATEMENT OF LICENSING POLICY UNDER THE
LICENSING ACT 2003 – 2021 - 2026**

14 REVIEW OF A PREMISES LICENCE OR CLUB PREMISES CERTIFICATE

- 14.1 The Licensing Authority acknowledges that at any stage following the grant of a premises licence matters can arise at premises that raise concern as to the continued promotion of the licensing objectives at licensed premises.
- 14.2 The Act allows a licence to be reviewed where such matters arise. It is expected that most reviews will be applied for by Responsible Authorities.
- 14.3 Although this Licensing Authority is also a Responsible Authority and may bring about a review application, it is not expected that it will act as a Responsible Authority on behalf of other parties (for example, local residents, local councillors or community groups).
- 14.4 Such parties can make relevant representations to the Licensing Authority in their own right, and it is reasonable for the Licensing Authority to expect them to make representations themselves where they are reasonably able to do so. However, if these parties have failed to take action and the Licensing Authority is aware of relevant grounds to make a representation, it may consider acting in its capacity as Responsible Authority.
- 14.5 The Licensing Authority will determine whether a review application is relevant and the validity of a review application will be determined by a licensing officer. This will be on the basis of whether the request for the review is:
- relevant to one or more of the licensing objectives and
 - not frivolous, vexatious or repetitious.
- 14.6 In every review case an evidential basis for the allegations made will need to be submitted to the Council as the Licensing Authority.
- 14.7 The Licensing Authority would expect grounds for a review to be evidence based but will consider each application on its merits.
- 14.8 Where a review application is accepted the Licensing Authority will encourage the parties to enter into mediation during the consultation period to help resolve or narrow issues arising. The Council would be happy to assist in these meetings as appropriate.
- 14.9 All reviews, save where agreed by all parties as unnecessary, will lead to a hearing before a sub-committee. This may be a full hearing or a condensed hearing to consider the outcome of mediation. However other parties who have made representation but not been involved in mediation will be permitted to voice their representations at the hearing in accordance with the Hearings Regulations. The Policy applied to hearings can be found in section 16.



- 14.10 The authority considers that where reviews are raised as a result of serious crime and disorder causing that licensing objective to be undermined, then it is likely that that a revocation of the licence will be considered.