

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 Langs 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

