

Public Document Pack

LICENSING SUB COMMITTEE

23RD APRIL 2024

SUPPLEMENTARY DOCUMENTS

AGENDA ITEM 7 - Application for the Grant of a Premises Licence for Rileys, Unit 1, 123 Albion Street, Leeds, LS2 8ER

This page is intentionally left blank

Agenda Item 7

From: Christopher [REDACTED]
Sent: 29 February 2024 08:03
To: [REDACTED], Andrew; [REDACTED], Gary
Cc: [REDACTED], Jane; [REDACTED]
Subject: RE: Rileys, Unit 1, 123 Albion Street, Leeds, LS2 8ER

Good Morning All,

Just to confirm, the application for the above premises was submitted yesterday.

Please note that after my conversation with Gary, there is no live and recorded music being applied for. Music will only be background.

Many thanks

Chris

Christopher [REDACTED]

Woods Whur 2014 Limited
Tel: [REDACTED]
Mobile: [REDACTED]

[REDACTED]
Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Christopher [REDACTED]
Sent: 22 February 2024 08:24
To: [REDACTED], Andrew [REDACTED]; [REDACTED]
Cc: [REDACTED], Jane [REDACTED]; [REDACTED], Gary [REDACTED]
Subject: Re: Rileys, Unit 1, 123 Albion Street, Leeds, LS2 8ER

Morning All,

Apologies, we are holding off submitting the application until I have spoken with Gary about the premises next week.

Many thanks

Chris
Christopher [REDACTED]

Woods Whur 2014 Limited
Tel: [REDACTED]
Mobile: [REDACTED]

On 21 Feb 2024, at 18:50, Christopher [REDACTED] > wrote:

Evening All,

Just to make you aware, we are looking to submit this application tomorrow.

As always, should you have any concerns during the advertising period please do let me know.

Gary - we will look to sort out the site visit for next Tuesday.

Many thanks

Chris

Christopher [REDACTED]

Woods Whur 2014 Limited

Tel: [REDACTED]

Mobile: [REDACTED]

[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Christopher [REDACTED]

Sent: 15 February 2024 09:28

To: [REDACTED], Andrew [REDACTED]; [REDACTED]

<[REDACTED]>

Cc: [REDACTED], Vanessa [REDACTED]; [REDACTED], Matthew [REDACTED]

Subject: Rileys, Unit 1, 123 Albion Street, Leeds, LS2 8ER

Good Morning Andy, Eugene,

I hope that you are all well.

We are instructed in relation to a new premises licence for Riley's, a sport and entertainment venue, that will offer Snooker, Pool and Darts. The applicant operates across England and Scotland currently, please see website: <https://rileys.co.uk/#locations>

Please see attached draft application and plan. They are applying for licensable activities until 0300 and close at 0330 throughout the week. Obviously the operator is willing to meet with you on site should you wish to meet them and to look at the premises. This is a very low impact premises, with much of the floor space being taken up with the snooker, pool, darts and ping pong.

We are keen to get the application submitted therefore if you could please let me have any thoughts on the attached and whether you would like to have a site meeting. Hopefully you are happy that any site meeting can be done during the application period. The DPS details to be confirmed.

If you could please let me know, obviously more than happy to discuss on the phone or set up a zoom meeting.

Many thanks

Chris

Christopher [REDACTED]

Woods Whur 2014 Limited

Tel: [REDACTED]

Mobile: [REDACTED]

[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

This email, including any attachments, is confidential and may be legally privileged. If it is received by mistake please let us know and delete from your system - do not read or copy it or disclose its contents to anyone. Any liability (in negligence or otherwise) arising from any third party relying on this email is excluded. Emails are not secure and cannot be guaranteed to be free of errors or viruses. It is your responsibility to scan emails and attachments for viruses before opening them. No responsibility is accepted for emails unconnected with our business. Messages may be monitored for compliance purposes and to protect our business.

The principal office of Woods Whur 2014 Limited is at St James House, 28 Park Place, Leeds, LS1 2SP. VAT number 187289453. info@woodswhur.co.uk

Woods Whur 2014 Limited is authorised and regulated by the Solicitors Regulation Authority (the SRA), details of which can be accessed on the SRA website (<http://www.sra.org.uk/solicitors/code-of-conduct.page>) . SRA number: 613288.

From: Christopher [REDACTED]
Sent: 15 February 2024 17:04
To: [REDACTED], Jane
Subject: RE: Rileys, Unit 1, 123 Albion Street, Leeds, LS2 8ER

Of course - will do.

Chris

Christopher [REDACTED]

Woods Whur 2014 Limited
Tel: [REDACTED]
Mobile: [REDACTED]

[REDACTED]
Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: [REDACTED], Jane [REDACTED]
Sent: 15 February 2024 17:01
To: Christopher [REDACTED]; [REDACTED], Matthew [REDACTED]
Subject: RE: Rileys, Unit 1, 123 Albion Street, Leeds, LS2 8ER

Afternoon both

Thanks for keeping me in the loop.

I would be grateful if I can be sighted on any applications in the City Centre in which you are organising pre-application meetings for along with the other RA's.

Many thanks

Miss Jane [REDACTED] | Senior Liaison & Enforcement Officer
Entertainment Licensing | Leeds City Council
T: [REDACTED]
E: E: [REDACTED]
W: [Alcohol and entertainment \(leeds.gov.uk\)](https://www.leeds.gov.uk/alcohol-and-entertainment)

To make a payment for a Premises Licence online visit: [Premises Licence Annual Fee Payment](https://www.leeds.gov.uk/premises-licence-annual-fee-payment) | To apply for a Temporary Event Notice visit: [Temporary event notices \(leeds.gov.uk\)](https://www.leeds.gov.uk/temporary-event-notice) | To apply, vary or make changes to a Premises Licence visit: [Premises licence \(Leeds City Council\)](https://www.leeds.gov.uk/premises-licence)

From: Christopher [REDACTED]
Sent: 15 February 2024 16:54
To: [REDACTED], Matthew [REDACTED]
Cc: [REDACTED], Jane [REDACTED]
Subject: RE: Rileys, Unit 1, 123 Albion Street, Leeds, LS2 8ER

Good Afternoon Matthew, Jane,

Matthew - Thanks. I will copy Jane in to all future correspondence regarding this matter.

Chris

Christopher [REDACTED]

Woods Whur 2014 Limited
Tel: [REDACTED]
Mobile: [REDACTED]

[REDACTED]
Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: [REDACTED], Matthew [REDACTED]
Sent: 15 February 2024 16:52
To: Christopher [REDACTED]
Cc: [REDACTED] Jane [REDACTED]
Subject: RE: Rileys, Unit 1, 123 Albion Street, Leeds, LS2 8ER

Hi Chris

Thank you for the heads up and for providing a draft copy of the application and plan.

I have forwarded your e-mail and the attachments to the Senior Liaison & Enforcement Officer responsible for LS2, Jane [REDACTED]. Depending on whether or not the Police/EPT feel a site visit is necessary Jane may have an interest in attending.

It would also be appreciated if you could copy Jane in to all future correspondence regarding this matter.

Thanks

Matthew [REDACTED] | Principal Licensing Officer
Entertainment Licensing | Leeds City Council
T: [REDACTED]
E: [REDACTED]
W: [Alcohol and entertainment \(leeds.gov.uk\)](https://leeds.gov.uk/alcohol-and-entertainment)

To make a payment for a Premises Licence online visit: [Premises Licence Annual Fee Payment](https://leeds.gov.uk/premises-licence-annual-fee-payment) | To apply for a Temporary Event Notice visit: [Temporary event notices \(leeds.gov.uk\)](https://leeds.gov.uk/temporary-event-notice) | To apply, vary or make changes to a Premises Licence visit: [Premises licence \(Leeds City Council\)](https://leeds.gov.uk/premises-licence)

From: Christopher [REDACTED]
Sent: Thursday, February 15, 2024 9:28 AM
To: [REDACTED] (External); [REDACTED]; [REDACTED]
Cc: [REDACTED], Vanessa [REDACTED]; [REDACTED], Matthew [REDACTED]
Subject: Rileys, Unit 1, 123 Albion Street, Leeds, LS2 8ER

Good Morning Andy, Eugene,

I hope that you are all well.

We are instructed in relation to a new premises licence for Riley's, a sport and entertainment venue, that will offer Snooker, Pool and Darts. The applicant operates across England and Scotland currently, please see website: <https://rileys.co.uk/#locations>

Please see attached draft application and plan. They are applying for licensable activities until 0300 and close at 0330 throughout the week. Obviously the operator is willing to meet with you on site should you wish to meet them and to look at the premises. This is a very low impact premises, with much of the floor space being taken up with the snooker, pool, darts and ping pong.

We are keen to get the application submitted therefore if you could please let me have any thoughts on the attached and whether you would like to have a site meeting. Hopefully you are happy that any site meeting can be done during the application period. The DPS details to be confirmed.

If you could please let me know, obviously more than happy to discuss on the phone or set up a zoom meeting.

Many thanks

Chris

Christopher [REDACTED]

Woods Whur 2014 Limited

Tel: [REDACTED]

Mobile: [REDACTED]

[REDACTED]
Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

This email, including any attachments, is confidential and may be legally privileged. If it is received by mistake please let us know and delete from your system - do not read or copy it or disclose its contents to anyone. Any liability (in negligence or otherwise) arising from any third party relying on this email is excluded. Emails are not secure and cannot be guaranteed to be free of errors or viruses. It is your responsibility to scan emails and attachments for viruses before opening them. No responsibility is accepted for emails unconnected with our business. Messages may be monitored for compliance purposes and to protect our business.

The principal office of Woods Whur 2014 Limited is at St James House, 28 Park Place, Leeds, LS1 2SP. VAT number 187289453. info@woodswhur.co.uk

Woods Whur 2014 Limited is authorised and regulated by the Solicitors Regulation Authority (the SRA), details of which can be accessed on the SRA website (<http://www.sra.org.uk/solicitors/code-of-conduct.page>) . SRA number: 613288.

The information in this email (and any attachment) may be for the intended recipient only. If you know you are not the intended recipient, please do not use or disclose the information in any way and please delete this email (and any attachment) from your system.

The Council does not accept service of legal documents by e-mail.

Legal notice: Leeds City Council contracts on the basis of a formal letter, contract or order form. An e-mail from Leeds City Council will not create a contract unless it clearly and expressly states otherwise. For further information please refer to: <https://www.leeds.gov.uk/councillors-and-democracy/council-constitution>

From: Christopher [REDACTED]
Sent: 10 April 2024 09:52
To: [REDACTED]
Subject: Rileys, Unit 1, 123 Albion Street, Leeds, LS2 8ER - Premises Licence Application
Attachments: Rileys Brochure-CRG2024041009505858.pdf

Dear Resident,

We have received a copy of your representation from Leeds City Council.

As a professional operator who seeks to work with both the responsible authorities and local residents alike, we would like to reach out to you to confirm that Rileys is a Pool, Snooker, Darts and competitive socialising venue. It is not a night club. It should be noted that Live and Recorded music have not been applied for at the premises, so there will be no issues with music noise at the premises.

Please see attached brochure to give you further details of the operator and the style of operation. Rileys are a well established, well managed, well run, competitive socialising venue.

It is on the basis of this further information, that we would request that you please withdraw your representation.

Kind regards

Chris

Christopher [REDACTED]

Woods Whur 2014 Limited
Tel: [REDACTED]
Mobile: [REDACTED]

[REDACTED]
Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

This email, including any attachments, is confidential and may be legally privileged. If it is received by mistake please let us know and delete from your system - do not read or copy it or disclose its contents to anyone. Any liability (in negligence or otherwise) arising from any third party relying on this email is excluded. Emails are not secure and cannot be guaranteed to be free of errors or viruses. It is your responsibility to scan emails and attachments for viruses before opening them. No responsibility is accepted for emails unconnected with our business. Messages may be monitored for compliance purposes and to protect our business.

The principal office of Woods Whur 2014 Limited is at St James House, 28 Park Place, Leeds, LS1 2SP. VAT number 187289453. info@woodswhur.co.uk

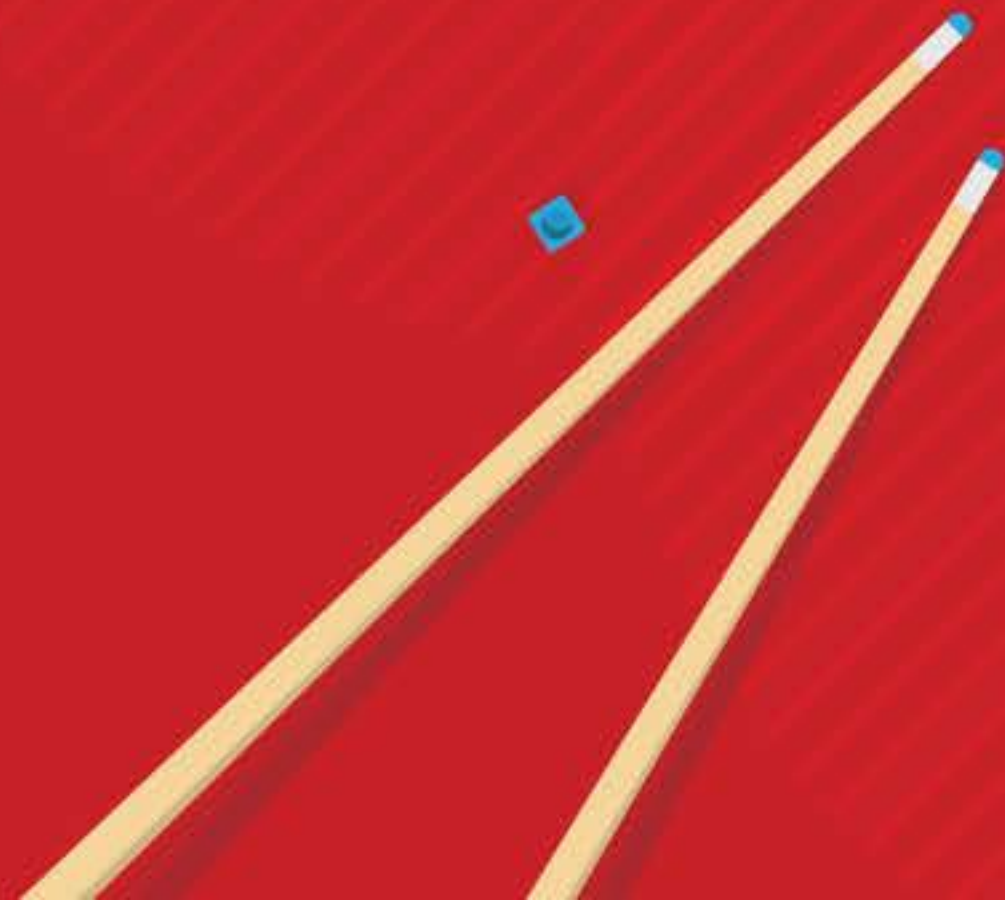
Woods Whur 2014 Limited is authorised and regulated by the Solicitors Regulation Authority (the SRA), details of which can be accessed on the SRA website (<http://www.sra.org.uk/solicitors/code-of-conduct.page>) . SRA number: 613288.



RILEYS

APRIL 2024

GET YOUR GAME ON





CONTENTS

- 3 History
- 4 Site Locations
- 5 Rileys Criteria
- 6 Competitive Socialising and Rileys
- 7 Rileys Brand





Founded

— IN —

1878

// RILEYS AMBITION IS TO GIVE THEIR CUSTOMERS THE BEST PLAYING CONDITIONS IN THE TOWNS AND CITIES IN WHICH THEY OPERATE, ALL SET IN A RELAXED AND COMFORTABLE ENVIRONMENT //

Rileys is a leading chain of sports bars and incorporates the oldest and only significant remaining group of pool, snooker and darts clubs in the UK.

Our history is deeply seated in the sports offering we provide. In fact the original founder was E.J Rileys a snooker table manufacturer who wanted to make the sport more accessible so he opened a snooker club.

Over time this has evolved into English Pool, American Pool and Darts and as pubs have adjusted to a growing demand for food, we remain one of the few places in the towns and cities we operate in to offer traditional English pub games under one roof.

Rileys bars are large format venues (circa 10,000 sq ft) each with a number of quality pool and snooker tables as well as darts lanes. Rileys ambition is to give their guests the best playing conditions in the towns in which they operate, all set in a relaxed and comfortable environment.

We continue to evolve. In days gone by we would have been compared to a sports or social club but we now operate in a space our hospitality industry colleagues call 'competitive socialising' or 'competitive leisure' where a night out incorporates drinking, eating and some competitive element whether that be golf, bowling, table tennis, pool, snooker or darts.

We will never stop evolving - our newest clubs feature an Electronic Darts Offering and competition quality Ping Pong Tables. Rileys brings all live sports action to life by showing competitive sport on HD screens around the club, as well as offering a dedicated sports zone serving food with a large cinema-style HD projector.

Competitive organised sport is also played within the clubs as we host local and national pool, snooker and darts competitions including the Professional Darts Corporation Qualifiers.



SITE LOCATIONS

There are 13 Rileys clubs currently spread across the country. We are now looking to grow our footprint.



RILEYS CRITERIA

Rileys was initially aimed at amateur pool and snooker players giving them a community hub in and around large towns and cities.

As we evolve we want to make Rileys more accessible to the social and competitive socialising market in more densely populated areas of towns and cities which cater to our demographic.

We focus on competitive socialising including snooker, pool, darts and ping pong, show live sports and offer food and drink. Please see our acquisition criteria below.

Locations

Glasgow	London
Manchester	Southampton
Birmingham	Plymouth
Leeds	Exeter
Sheffield	Portsmouth
Newcastle	Reading
Cardiff	Bristol
Hull	

Size

8,000 - 12,000 sq. ft
A minimum of 4,000 sq. ft. must be on Ground floor

Lease Term

New leases, assignments or subleases considered with a minimum term certain of 10 years
(ideally within the L&T Act 1954)

// WE WANT TO MAKE RILEYS MORE ACCESSIBLE TO THE SOCIAL AND COMPETITIVE SOCIALISING MARKET IN MORE DENSELY POPULATED AREAS //

COMPETITIVE SOCIALISING AND RILEYS

- Competitive Socialising has had a lot of press coverage in the last 5 years. On the one hand it's geared as a counter to people's online lives as it brings people together socially and into the real world, yet it provides exactly the kinds of experiences that people love to share on social media.
- In undertaking a review of the competitive socialising market place, Savills & Leisure Property Forum assessed four submarkets and identified over 50 mini golf, 90 bar & game, 50 VR, and 145 'Against-the-clock' (escape room) experiences in locations across the country.
- Savills commented:

"In this fast paced sector we are seeing an increase in venues in prominent leisure schemes and shopping centres. The highly fragmented nature of this sector means that operators need only a handful of sites to become a genuine contender as a national brand."

"The growth across all of the competitive socialising market is a good counter narrative to other parts of the leisure and hospitality market and while some concepts have been around for decades it is clear that the growth we are witnessing now is closely tied to advances in technology and consumer preferences."
- Rileys is to benefit from the general macro trend in seeking out sharable experiential leisure activities which stands to be exacerbated by the impact of COVID-19

THE COMPETITIVE SOCIALISING MARKET HAS GROWN EXPONENTIALLY WITH RILEYS THE OLDEST OPERATOR



RILEYS IS A WELL KNOWN BRAND SYNONYMOUS WITH AFFORDABLE CUE SPORTS WITH A LOYAL CUSTOMER BASE LEADING TO RECURRING AND PREDICTABLE REVENUES



Clear, distinctive and scalable brand

Rileys is the original sports bar with a highly recognised brand which is synonymous with affordable cue sports and darts in a friendly environment.

In addition to the popular snooker, pool and darts offering, the Company is a popular destination for sports viewing. All sites have multiple high definition TVs so customers can always see a screen regardless of where they are sitting and catch all of the live sport on both Sky and BT.

Loyal core customer base

Rileys has built up a loyal customer base of 50,000 active members through it's exceptional service offering, brand recognition and continued investment in its customers.

In addition, Rileys is the number one choice for site-based snooker, pool and darts teams and clubs who regularly use the business to host tournaments and socials. This leads to a recurring, predictable revenue stream.

The core offer is more relevant

The core offer has appealed to those customers who view Pool, Snooker & Darts as a hobby. The rise in competitive socialising has broadened our customer base to include corporate events and group celebrations such as stag do's.

Completed refurbishments resulted in more female friendly environments and greater engagement from mixed gender groups.

Average Age of our customer is down from 37 – 32 post pandemic as we become more appealing.

Two distinct customer groups



STUDENT - GRADUATE
37% of our customers are aged 18-24



THE WORKING MAN
47% of our customers are aged 25-49



REFURBISHED CLUBS ARE MORE FEMALE FRIENDLY

29%



71%

Membership database 75,000

📞 [Redacted]

✉️ [Redacted]

🌐 www.rileys.co.uk

📱 [/clubrileys](#)



This page is intentionally left blank