

Licensing Section
Leeds City Council
Entertainment Licensing
Civic Hall
LEEDS
LS1 1UR

Our ref CRG/KB/URB001-1-0/1595

Your ref

10 February 2014

Dear Sir

La Boheme, Cross York Street, Leeds, LS2 7EE - Premises Licence Review

We are instructed by Urban Edge Group Limited, the Landlord of the premises in question at Cross York Street, Leeds, LS2 7EE.

We are writing on our client's behalf to make a representation in these review proceedings, against Wildcard Leisure Ltd on the following grounds:

- The Prevention of Crime and Disorder;
- Public Safety;
- The Prevention of Public Nuisance;
- The Protection of Children from Harm.

Due to the review proceedings being launched by West Yorkshire Police on 9 January 2014, our client has become aware of incidents at the premises, namely those set out in the review application. This has highlighted to our client the fact that the current DPS of the premises and the premises licence holder are unable to manage this venue, in a manner that satisfies our client and that promotes the four licensing objectives.

This can be evidenced by the failure to adhere to the licensing conditions, as highlighted by the visit by the Licensing Officers on 3 May 2013; some five months after the venue had opened, in December 2012.

The review papers highlight that there are numerous complaints about noise, this is an issue for our client as Landlord, on the basis that if local residents are complaining, it will attach a negative stigma to the premises and jeopardise the future of this premises being used as a bar/events space.

Most concerning are the levels of crime disorder at the premises, three major incidents cited by the Police, in the review papers, as well as the hostility of the clientele towards the Police. Again highlighting to our client that the management clearly have no control of the premises and the customers that frequent it.

Also mentioned are the issues surrounding under age persons in the premises at an event on 29 October 2013, this jeopardising the safety of children.

It is clear from all of these incidents that the current management are not promoting the four licensing objectives and are unable to manage these premises in a manner that does not jeopardise our client's interest in the property.

As such, the Landlord has taken action and the lease with Wildcard Leisure Limited has been forfeited, due to non-payment of rent. Our client has instructed Waddingtons Solicitors to issue for possession of the property; we understand that the papers for this are being filed at the County Court today, 10 February 2014.

Wildcard Leisure Limited have been asked to transfer the premises licence in question to Urban Edge Group Limited. It is hoped that this will be done, as soon as possible; therefore, our client will then be responsible for the review proceedings. Once the premises licence has been transferred to Urban Edge Group Limited our client will seek to liaise with the West Yorkshire Police and give an undertaking that the premises will not re-open until suitable management, agreed by them, can be found.

We should be grateful if you would please acknowledge receipt of this letter, if all correspondence could please be with Chris Rees-Gay of our Leeds Office.

Yours faithfully



Woods Whur LLP

Notice of Possession Hearing

In the Leeds County Court	
Claim Number	A00LS323
Date	12 February 2014



URBAN EDGE GROUP LIMITED	1st Claimant Ref MAH/KF/000214-1-0/952
WILDCARD LEISURE LIMITED	1st Defendant Ref

TAKE NOTICE that the Possession Hearing will take place on

10 April 2014 at 10:00 AM

at Leeds County Court, The Courthouse, 1 Oxford Row, Leeds, LS1 3BG

When you should attend

5 minutes has been allowed for the Possession Hearing

Every effort is made to ensure that hearings start either at the time specified or as soon as possible thereafter. However, sometimes delays are unavoidable. Also in some instances, it may be necessary to release a case to another judge, possibly at a different court. Please contact the court on 0113 306 2800 for further information if you have any concerns about your hearing.

Please note all visitors to Leeds County Court are subject to a search by security staff. At peak times this can lead to a substantial delay in entering the court building. To ensure prompt attendance for any hearing, it is advisable to arrive at the court at least 30 minutes prior to the time of your hearing. Any delay may result in the Judge dealing with your case in your absence

Please Note: This case may be released to another Judge, possibly at a different Court