



Elections and Regulatory Services

Civic Hall
Leeds LS1 1UR

Our Ref: A80/PREM/04114/004

Contact: Victoria Radford

Tel:

Fax:

Email:

Date: 2nd April 2024

Entertainment Licensing
Leeds City Council
Civic Hall
Leeds
LS1 1UR

Dear Sirs/Madam,

**FORMAL REPRESENTATION: REVIEW APPLICATION UNDER THE
LICENSING ACT 2003**

PREMISES: BUCOVINA, 225 HAREHILLS LANE, LS8 3QH

Please accept this formal representation by an officer on behalf of the Licensing Authority. I am employed as a Senior Liaison & Enforcement Officer within Leeds City Council's Entertainment Licensing Section.

My duties include investigating complaints for licensed/unlicensed premises contrary to the Licensing Act 2003 as well as visiting licensed premises with other agencies to ensure compliance under the Licensing Act 2003, in promoting the four licensing objectives; the prevention of crime and disorder; public safety; the prevention of public nuisance and the protection of children from harm. I have delegated authority under the said Act.

The shop at this address has been licensed to sell alcohol for consumption off the premises since 3rd January 2018. The Premises Licence permits the retail sale of alcohol from 08:00 to 23:30 every day with the opening and closing times being the same.

Mr Latif Ibrahim became the Premises Licence Holder (PLH) on the 10th June 2021 and Mr Hazim Salih Ismail appointed as the Designated Premises Supervisor on the same date. The Premises Licence PREM/04114/003 is the Licence in force today.

On the 24th January 2024 I took part in a multi-agency operation visiting shops in the Harehills area. At 12:50pm I visited Bucovina in company with colleagues from West Yorkshire Police and West Yorkshire Trading Standards. West Yorkshire Trading Standards seized; 22 x 20 packets of illicit cigarettes & 9 Oversized Vapes.

At the time of the visit an inspection was conducted under the Licensing Act 2003. The Premises Licence Holder Mr Ibrahim Latif was present, however, Mr Latif was having difficulty understanding what was being asked of him and his friend at the premises was able to translate for him.

The Part A of the Premises Licence was not available on site. The Part A of the Premises Licence can be several pages and includes the same information as the Part B but also the terms and conditions which must be complied with to sell alcohol or carry on any other licensable activity. If it is not available to staff on site, how can they ensure they are complying with all the conditions on the Licence?

Section 57 of the Licensing Act 2003 states:-

(1) This section applies whenever premises in respect of which a premises licence has effect are being used for one or more licensable activities authorised by the licence.

(2) The holder of the premises licence must secure that the licence or a certified copy of it is kept at the premises in the custody or under the control of—

(a) the holder of the licence, or

(b) a person who works at the premises and whom the holder of the licence has nominated in writing for the purposes of this subsection.

(4) The holder of a premises licence commits an offence if he fails, without reasonable excuse, to comply with subsection (2) or (3).

(8) A person guilty of an offence under this section is liable on summary conviction to a fine not exceeding level 2 [£500] on the standard scale.

Having CCTV is a condition of Mr Ibrahim's Premises Licence and the system should contain the correct time and date stamp and record for a minimum of 31 days continuously. At the time of the inspection the time on the system was 31 minutes out. When Mr Ibrahim was requested to operate the CCTV, he was unable to do so and stated that the system was not working.

Mr Ibrahim was asked to produce the refusals register which should be retained on the premises and available for inspection by responsible authorities on request. Unfortunately, no register was available at the premises. Advice was given to Mr Ibrahim that a page-a-day diary would suffice and that he should use it to record all refusals.

The Premises Licence for Bucovina has the following condition;

"The display of high strength beers, ciders and lagers of 7.5% alcohol by volume (abv) or lager will be in an area accessible only by staff."

When conducting the inspection, cans and cases of a high strength 9% lager named KARPARKIE were found in the fridges and stored at the entrance of the premises. Advice was given that the premises were in breach of licence conditions and that the alcohol must be moved to an area where it is accessible only by staff.

When there is a breach of conditions an offence is committed (unless where otherwise specified) under Section 136 of the Licensing Act 2003, namely:-

1) A person commits an offence if -

(a) he carries on or attempts to carry on a licensable activity on or from any premises otherwise than under and in accordance with an authorisation, or

(b) he knowingly allows a licensable activity to be so carried on.

- (4) A person guilty of an offence under this section is liable on summary conviction to imprisonment for a term not exceeding six months or to a [unlimited] fine, or to both.
- (5) In this Part “authorisation” means -
 - (a) a premises licence,
 - (b) a club premises certificate, or
 - (c) a temporary event notice in respect of which the conditions of section 98(2) to (4) are satisfied.

I produce a copy of the inspection sheet dated 24th January 2024 as my exhibit VR 1.

The following day, the 25th January 2024, Mr Ibrahim emailed the department advising the CCTV was now displaying the correct time and date stamp. Mr Ibrahim was asked if the CCTV was now recording for the required 31 days, however, no reply was received.

On the 21st February 2024 at 11:36am, a follow up visit was carried out at the premises to ensure that the non-compliances found at the previous inspection had been resolved. Mr Ibrahim was on site at the premises, however, he was unable to understand the questions being asked. Mr Ibrahim made a telephone call to a friend to act as translator. At this point I carried out a further inspection and was disappointed to find that issues identified at the previous inspection had not yet been resolved.

Part A of the Premises Licence was still unavailable despite Mr Ibrahim being advised last time that he was committing offences by not having the licence on site. Further advice was given to Mr Ibrahim to contact the entertainment licensing office and request a duplicate licence for £10.50.

The CCTV system was in operation and the premises are covered by 8 cameras all of which were recording and had the correct time and date stamp, however, when Mr Ibrahim was asked to show 31 days of footage he was unable to do so and the system was only recording for 28 days rather than the 31 days as specified on his licence. Mr Ibrahim was advised to seek assistance from a CCTV engineer who would be able to assist with ensuring the system captured the required 31 days footage.

The KARPARKIE 9% high strength lager was still on display in the fridges and in the entrance hall within the public area of the shop. Mr Ibrahim advised that the customers liked the lager to be cold and needed to be in a fridge. Mr Ibrahim was advised that if that was the case then he must put a fridge behind the counter to store the high strength lager as currently whilst the lager is in the public area he is committing further offences.

A page-a-day diary was still unavailable to show refusals; once again Mr Ibrahim was advised to purchase one to record refusals.

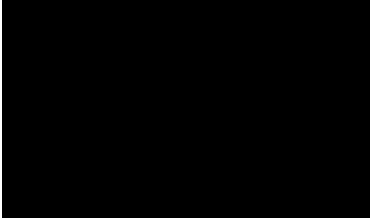
I produce a copy of the inspection sheet dated 21st February 2024 as my exhibit VR 2. Further a photo of the KARPARKIE alcohol in the fridge is exhibited as exhibit VR 3.

A further visit to the premises will be conducted in the near future to ensure that none compliances found have been rectified and that the premises are operating lawfully in accordance with their licence.

It is clear from the serious and continuous breaches of the Licensing Act 2003, the seizures of illicit tobacco as well as illegal vapes that Mr Latif Ibrahim does not take his responsibilities seriously. He has failed to comply with a variety of legislation and is unconcerned about the impact his business has on the immediate community. It is clear that he has failed to operate

responsibly in upholding the objectives; namely the prevention of crime and disorder and I therefore support the review being brought by West Yorkshire Police.

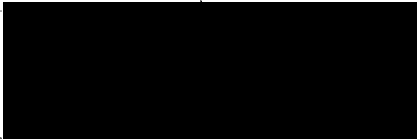

Yours faithfully



Mrs Victoria Radford
Senior Liaison & Enforcement Officer
Entertainment Licensing

**Licensing Act 2003
Record of Inspection**



Premises Details		Inspection Details	
Licence Number: <u>PREM/04114/003</u>		Date: <u>24.1.24</u> Time In: <u>1250</u> Time Out:	
Name: <u>BUCOVNA,</u>		Authorised Officer: <u>CB</u>	
Address: <u>225 HAREHILLS LANE, LS8 3QH.</u>		Other officers: <u>AK</u>	
		In company with: <u>WYP/BTP/TS</u>	
		Other Agency:	
Premises Licence Holder/DPS:		Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<u>NATIF IBRAHIM / HAZIM SAHBI ISMAIL</u>		<u>PLH</u>	
<input checked="" type="checkbox"/>	Matters arising (Advice given marked with "X" in left-hand column)	Timescale	
<input checked="" type="checkbox"/>	<u>PART A OF THE PREMISES LICENCE NOT ON SITE.</u>	<u>} 1 WEEK.</u>	
<input checked="" type="checkbox"/>	<u>CCTV AT INCORRECT TIME.</u>		
<input checked="" type="checkbox"/>	<u>PLH UNABLE TO OPERATE CCTV SAYS NOT WORKING.</u>		
<input checked="" type="checkbox"/>	<u>REMOVE LAGER/BEER MORE THAN 7.5% ALCOHOL TO STAFF ONLY AREA.</u>		
<input checked="" type="checkbox"/>	<u>PAGE A DAY DIARY FOR BEVERAGES REGISTER.</u>		
<input type="checkbox"/> No action required		<input checked="" type="checkbox"/> Action required; contravention(s)/breach of condition(s) as above	
Signatures			
Authorised Officer's signature: 		Date: <u>24.1.24</u>	
		Time: <u>1315.</u>	
Appropriate person at premises			
I certify that the issue(s) identified have been brought to my attention and I undertake to rectify any breaches by the agreed timescale(s) set out above. I have been advised that a revisit will be made to ensure that the breaches have been rectified. I will ensure that the Premises Licence Holder and Designated Premises Supervisor is informed of this inspection and the findings at the earliest opportunity.			
Print Name: 		Date:	
Signed: <u>CTEFF</u>		Time:	
Position:			

Enforcement Powers and Offences - Licensing Act 2003

Section 136 – Unauthorised licensable activities

- (1) A person commits an offence if –
 - (a) he carries on or attempts to carry on a licensable activity on or from any premises otherwise than under and in accordance with an authorisation, or
 - (b) he knowingly allows a licensable activity to be so carried on.
- (4) A person guilty of an offence under this section is liable on summary conviction to imprisonment for a term not exceeding six months or to an unlimited fine, or to both.
- (5) ..."authorisation" means –
 - (a) a premises licence,
 - (b) a club premises certificate, or
 - (c) a temporary event notice in respect of which the conditions of section 92(2) to (4) are satisfied.

Summary of other offences (Licensing Act 2003) (not exhaustive):

Unauthorised licensable activities

- section 137 Exposing alcohol for unauthorised sale
- section 138 Keeping alcohol on premises for unauthorised sale etc.

Drunkenness and disorderly conduct

- section 140 Allowing disorderly conduct on licensed premises etc.
- section 141 Sale of alcohol to a person who is drunk
- section 142 Obtaining alcohol for a person who is drunk
- section 143 Failure to leave licensed premises etc.

Smuggled goods

- section 144 Keeping of smuggled goods

Children and alcohol

- section 145 Unaccompanied children prohibited from certain premises
- section 146 Sale of alcohol to children
- section 147 Allowing the sale of alcohol to children
- section 147A Persistently selling alcohol to children
- section 147B Order suspending a licence in respect of offence under section 147A
- section 149 Purchase of alcohol by or on behalf of children
- section 150 Consumption of alcohol by children
- section 151 Delivering alcohol to children
- section 152 Sending a child to obtain alcohol
- section 153 Prohibition of unsupervised sales by children
- section 154 Enforcement role for weights and measures authorities

Confiscation of alcohol

- section 155 Confiscation of sealed containers of alcohol

False statements relating to licensing etc

- section 158 False statements made for the purposes of this Act

Powers of Entry

- section 179 Rights of entry to investigate licensable activities (available to a constable or authorised person).

Premises Details

Licence Number: 2225/944/003
Name: [redacted]
Address: 225, Harehills Lane, LS9 3QJ

Inspection Details

Date: 21/2/24 Time In: 11:36 Time Out:
Authorised Officer: Victoria Radford
Other officers: Carrol Brennan
In company with WYP/BTP/TS
Other Agency:

Premises Licence Holder/DPS: HAZIM ISMAIL Present? Yes No

X	Matters arising (Advice given marked with "X" in left-hand column)	Timescale
X	part A licence - unavailable advice given apply duplicate - £10.50 Entertainment Licensing @ Leeds.gov.uk 0113 3785029	
X	CCV - 8 cameras - time of date correct recording 28 days - requirement 31 days speak engineer for CCV	1 week
X	Remove Lager/beer more than 7.5% behind counter - where staff only area	
X	page a day diary - purchase from shop	

No action required

Action required; contravention(s)/breach of condition(s) as above

Signatures

Authorised Officer's signature

Date: 21/2/24
Time: 11:55

Appropriate person at premises

I certify that the issue(s) identified have been brought to my attention and I undertake to rectify any breaches. I have been advised that a revisit will be made to ensure that the breaches have been rectified. I will ensure that the premises licence holder and/or designated premises supervisor is informed of this inspection and the findings.

Print Name

Date:

Signed:

Time:

Position:







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Offer Special Offer Special Offer Special Offer



Interested Party Representation (Form IPR1)



Section 1 – Licence application details

Please indicate as appropriate :

I wish to object to the following application:

I wish to support the following application:

Applicant premises name and address: Bucovina, 225 Harehills Lane, Leeds, LS8 3QH

Section 2 – Your personal details

NB: If you are acting as a representative, please go to Section 3.

Title

Mr Mrs Miss Other _____

Surname

Patel

First name(s)

Chetna

Address (incl postcode):

Leeds City Council, Public Health (Alcohol and Drugs Team), 5th Floor West, 110 Merrion House, Leeds, LS2 8BB.

Please note that a full copy of your representation (including your name and address) will be sent to the applicant and will be a public document at any hearing of this matter.

Please refer to our Guidance Note – GN-M Guidance on making representations for further information and alternative options.

Section 3 – Representative details

If you are representing someone else, please complete details below

Name of Representative/
Organisation

N/A

Full postal address
(Incl postcode)

N/A

Please indicate capacity:

Representative of Residents Association

Ward Councillor

Parish Council

MP

Trade Association

Other (please

specify) _____

Section 4 – Representation grounds									
<p>The representation is relevant to one or more of the following licensing objectives:</p> <p>Please tick relevant box(es)</p>	<table border="0"> <tr> <td>Prevention of crime and disorder</td> <td>X <input type="checkbox"/></td> </tr> <tr> <td>Prevention of public nuisance</td> <td>X <input type="checkbox"/></td> </tr> <tr> <td>Protection of children from harm</td> <td>X <input type="checkbox"/></td> </tr> <tr> <td>Public safety</td> <td>X <input type="checkbox"/></td> </tr> </table>	Prevention of crime and disorder	X <input type="checkbox"/>	Prevention of public nuisance	X <input type="checkbox"/>	Protection of children from harm	X <input type="checkbox"/>	Public safety	X <input type="checkbox"/>
Prevention of crime and disorder	X <input type="checkbox"/>								
Prevention of public nuisance	X <input type="checkbox"/>								
Protection of children from harm	X <input type="checkbox"/>								
Public safety	X <input type="checkbox"/>								
<p>Please select:</p> <p><input type="checkbox"/> I object to the application being granted at all.</p> <p><input type="checkbox"/> I object to the application being granted in its current form*</p> <p>*If you choose this option, remember to tell us in the next section what changes you would prefer to see.</p>									
<p>The grounds of the representation is based on the following:</p>									
<p>I would like to make a public health objection to the application of Bucovina, 225 Harehills Lane, Leeds, LS8 3QH.</p> <p>Regarding the above application, I would like to bring to your attention the negative impact this premises has. There are concerns regarding the potential harm to children, crime and disorder and public safety.</p> <p>I would like to strongly object to this license on the following grounds.</p> <p>After two years of the coronavirus pandemic, levels of alcohol consumption and alcohol harms have increased across Leeds, and they have disproportionately affected areas of multiple deprivation such as Burmantofts/Richmond Hill and Harehills. Much work has successfully been undertaken by Ward Councillors, the Police, and the Council’s Safer Stronger Communities Team to make Harehills a more attractive and safer (retail) area. Their success in reducing street drinking and crime levels will be significantly undermined.</p> <p>Following two visits from West Yorkshire Trading Standards each time a test purchase of non-duty paid illegal tobacco was made. Furthermore two inspections by West Yorkshire Trading Standards found 197 packets of illicit cigarettes and 22 illicit cigarettes and 9 oversized vapes respectively. I am objecting to the continuation of this licence for the protection of children from harm.</p> <p>Leeds City Council has produced a matrix to estimate alcohol harm for each Middle Super Output Area (MSOA) in Leeds. Each MSOA is given an overall score which places the MSOA into a comparative city-wide risk rating. There are 107 MSOA’s in Leeds. LS8 3QH was awarded an overall harm from alcohol related risk as 11 out of 107 MSOAs, putting it within the high risk of alcohol-related harm category. It also has a deprivation score of 2 out of 107, with a risk rating of high.</p> <p>Analysis of the individual scores on the matrix contribute to creating a fuller picture of the local community and will be highlighted forthwith with reference to the criteria.</p> <p>Protection of children from harm -</p> <p>This area has a very high count of off licenses in Leeds and is risk rated as very high with a rank rating of 6. By allowing this off-licence premises to continue to sell alcohol, will jeopardize the protection of children and young people from harm. This area has the rank rating of very high; it has the highest number of children under the age of 16 in Leeds District (ranked 1). The increased number of establishments selling alcohol and the subsequent proliferation of street drinkers and residents suffering from alcohol addiction normalizes the situation for children and as they grow older it sets the benchmark of what is normal in their area. We know from much peer reviewed</p>									

evidence such an environment can have a strong influence on impressionable children in low-income neighborhoods and can create low aspiration amongst this peer group. **Vulnerability to alcohol-related problems: a policy brief with implications for the regulation of alcohol marketing** (TF. Babor et al, 2017).

Due to the high numbers of children in the area there are many schools and childcare providers some of which are listed below and are within one mile of the premises, which is located on a busy route for primary aged school children and their parents.

- Harehills Primary School, Darfield Rd, Harehills, Leeds LS8 5DQ (0.2 miles away)
- Sunshine Community Nursery, 97 Harehills Rd, Harehills, Leeds LS8 5HS (0.3 miles away)
- Hovingham Primary School, Hovingham Ave, Harehills, Leeds LS8 3QY (0.3 miles away)
- Harehills Family Early Years Centre, Cowper Terrace, Harehills, Leeds LS9 7BA (0.4 miles away)
- Little Owls Nursery Harehills, Cowper Terrace, Harehills, Leeds LS9 7BA (0.4 miles away)
- Shepherds Lane Children's Centre, Shepherds Ln, Harehills, Leeds LS8 5AW (0.5 miles away)
- Co-op Academy Woodlands, Foundry Pl, Harehills, Leeds LS9 6DA (0.5 miles away)
- Bankside Primary School, Shepherds Ln, Harehills, Leeds LS8 5AW (0.6 miles away)
- Co-op Academy Nightingale, 9 Stanley Rd, Harehills, Leeds LS9 7AX (0.6 miles away)
- Co-op Academy, N Farm Rd, Leeds LS8 3LZ (0.8 miles away)
- Brownhill Primary Academy, 54 Torre Dr, Leeds LS9 7DH (1 mile away)
- Ebor Gardens Primary academy, Rigton Green, Leeds LS9 7PY (1.4 miles away)
- Co-op Academy Leeds, Stoney Rock Ln, Leeds LS9 7HD (1.1 miles away)

The GIPSIL - Archway Resource Centre 95 Roundhay Rd, Harehills, Leeds LS8 5AQ is also only **0.6 miles** away. GIPSIL, work with vulnerable young people and have provided statements previously on the impact of off license on young people they work with.

The abundant presence of alcohol outlets, and associated marketing in children's environments may normalise alcohol as an every-day product, shift social norms in acceptability and use, and shape children's knowledge, attitudes, and beliefs. **Children's home and school neighbourhood exposure to alcohol marketing** (T Chambers et al.,2018).

This area has a **very high** number of young people not in education or training; it is ranked – **9 out of 107 MSOA's**. There is also a low level of educational attainment with a **very high** rate of pupils not achieving a strong pass in English and Maths and is **ranked 1 out of 107 MSOA's**. Viewed alongside this the area has the high number of looked after children and young people, which is **ranked very high – 9 out of 107 MSOAs**, which is highly concerning as they are more vulnerable to harm. These children and young people will have experienced trauma within the family home severe enough to warrant their removal from that family home. Their life experience will undoubtedly be skewed from the norm which often results in the young person engaging in harmful behaviours, including **alcohol drinking, vaping and smoking**. 'Children living in the most deprived areas were almost five times more likely to be exposed to off-sales alcohol outlets than children in the least deprived areas' **Inequalities in children's exposure to alcohol outlets in Scotland: a GPS study** – (Fiona M. Caryl et al.,2022).

The table below gives data provided by West Yorkshire Trading standards for Gipton and Harehills ward. The rows in grey are the totals for the years stated and then below those are the counts for Underage sales (UAS) or Counterfeit (tobacco or vapes) and along the top is the breakdown in complaints/visits for tobacco/vapes. When comparing 2022/23 to 2023/24 (even with this year being incomplete) total tobacco complaints/tobacco visits and vape visits have increased from the previous years, indicating that communities are worried about underage selling or counterfeit (tobacco or vapes). Although there is no evidence of underage selling, we have seen Bucovina have acted irresponsibly by the number of non-duty paid tobacco and illegal vapes that have been seized. Vaping is a method used to help those to quit smoking, often young people are taking up vaping without

ever smoking and is a trend that has become popular. The risk of vaping long term is still unknown; however, the Government have proposed to ban disposable vapes which will be implemented in the future. No disposable vape tank should contain more than 2ml (around 600 puffs worth) of e-liquid, at Bucovina 9 oversized vapes were seized which are classed as illegal.

Gipton & Harehills	Tobacco complaints	Tobacco visits	Vapes complaints	Vapes visits
All years	102	75	18	23
UAS	10	41	18	12
Counterfeit	92	34	0	11
2020-21	26	11	0	0
UAS	3	8	0	0
Counterfeit	23	3	0	0
2021-22	24	31	5	1
UAS	3	15	5	1
Counterfeit	21	16	0	0
2022-23	24	14	8	4
UAS	3	3	8	1
Counterfeit	21	11	0	3
2023-24 (incomplete)	28	19	5	18
UAS	1	4	5	10
Counterfeit	27	15	0	8

Healthwatch and other third sector organisations prepared a report focusing on Covid 19 and issues facing the communities in Gipton and Harehills. A survey was completed by 80 people of which a third of the respondents' said crime was something they wanted to see changed in Gipton and Harehills. The issues most often referenced were street drinking, drug dealing and illegal tobacco as well as violence and generally not feeling safe in streets and parks.

One participant stated, ***“She didn’t want to live in the area when her children grow up due to the amount of gang crime, anti-social behaviour, street drinkers, domestic violence and litter.”***

Currently in public health we are conducting Health Needs Assessment for Gipton and Harehills and Burmantofts and Richmond Hill, many local people have talked about their worries around alcohol, tobacco, noise nuisance/environmental concerns, crime and fear of crime.

I am part of the Harehills CommUNITY partnership meetings led by West Yorkshire Police and Leeds City Council, many local organisations are committed to the Clear Hold Build initiative to make Harehills a better place for communities to live, work and grow. Off license premises like Bucovina undermine all the hard work and commitment that is taking place to improve the area.

Below is a statement provided by the lead GP partner at Chapeltown Family surgery which is situated less than a **mile away** from the premises.

I am writing to express my deep concern about the sale of illegal tobacco and vapes to individuals within our community. As the children and families lead for the Burmantofts, Harehills and Richmond Hill PCN I have been made aware of this by the public health team and while the health implications are clear, I would like to highlight other critical reasons why I am so concerned.

1. **Social Responsibility:** *Fundamentally we have an obligation to protect our young people we have a large population of young people in our area. Selling illegal tobacco/vapes undermines this responsibility. By allowing access to illegal tobacco/vapes we inadvertently contribute to potential harm and negative consequences for young people and the wider community.*
2. **Risk of Dependency:** *Early exposure to tobacco can lead to dependency issues later in life. Adolescents' brains are still developing, and tobacco consumption during this crucial phase can alter brain chemistry and increase the likelihood of addiction. When looking at childhood trauma the negative consequences of alcohol/tobacco/vapes misuse whilst growing up is a clearly recognised risk factor for problems throughout the life course.*
3. **Social Behavior and Safety:** *It is our cities ambition to create safer communities for children and young people to grow up in. Clearly curbing irresponsible retailers is critical so we can contribute to safer communities and protect both young individuals and the wider public.*

Thank you for considering my concerns.

Dr Hasantha Jayasinghe (Senior Partner)

The intelligence provided above relates to the potential harm caused by alcohol within an area and viewed together creates an understanding of why this area was ranked as being an area of Leeds at high risk of alcohol related harm. Furthermore, this application also falls within a cumulative impact assessment (CIA) area. This means as a Local Authority (LA) licensing authority we have a responsibility to help limit the number or type of licence applications granted in areas where there is evidence to indicate that the number or density of licensed premises in the area is having a cumulative negative impact.

The data above shows that there are significantly higher numbers of children, vulnerable young people and those not in education or training who may seek comfort in tobacco/vapes and alcohol. The evidence indicates Bucovina provided cheap tobacco products and illegal vapes not once but on **numerous occasions** which can have a detrimental effect on health especially with the uncertainty of what is contained in illicit tobacco or vapes. Providing cheap products can encourage those who are dependent on tobacco to increase their usage; Gipton and Harehills has the highest rates of smoking and it is significantly above the Leeds average. The area already suffers with high rates of violent crime, antisocial crime, ambulance callouts; impacting on emergency services and the NHS which are already strained with limited resources and capacity. The failed test purchases on tobacco as well as the seizures of illegal tobacco and illegal disposable vapes which contained more than the permitted amount of liquid from the premises demonstrate this retailer is not acting as a responsible retailer and is **repeatedly** undermining the licensing objectives.

The pandemic has undoubtedly impacted on the communities in this neighbourhood in terms of economic decline adding increased negligent selling of tobacco/vapes and alcohol to an already saturated environment to communities who are struggling with daily life, poverty and deprivation, domestic abuse, low mood, anxiety and depression is socially irresponsible and will be detrimental to child development, family life and public order.

I would therefore ask the licensing subcommittee to question what purpose will it serve to allow this premises to continue to operate?

Considering, the evidence of how local people, organisations feel; the test purchase and vast amount of illegal tobacco and vapes seized I would urge the subcommittee to support the closure of this off license to avoid the potential harm to children, additional crime and disorder offences and maintain public safety.

Signed: 

Date: 10/04/2024

From:Patel, Chetna
Sent:19 Apr 2024 15:25:19 +0100
To:Entertainment Licensing
Cc:Nelson, Matthew;Slezak, Milly
Subject:FW: Licensing application reviews
Importance:High

Hi Matthew,

I got this from Gipsil to add to my statement for the 2 premises K& B Stores, 31C Harehills Road, Leeds, LS8 5HR and Bucovina 225 Harehills Lane, Leeds LS8 3QH.

Thanks

Chetna

Chetna Patel

Advanced Health Improvement Specialist

Adults and Health Directorate | Leeds City Council | Merrion House | 4th Floor | 110 Merrion House | Leeds | LS2 8DD

DD: [REDACTED]

M: [REDACTED]

E: [REDACTED]

Caroline Baria – Interim Director of Adults and Health | Victoria Eaton - Director of Public Health

Public Health Resource Centre website: www.leeds.gov.uk/phrc

Leeds City Council website: www.leeds.gov.uk

‘Live well, live longer – Changing lives in Leeds’

From: [REDACTED]
Sent: Friday, April 19, 2024 2:17 PM
To: Patel, Chetna [REDACTED]
Subject: RE: Licensing application reviews

Dear Chetna, please see our statement below regarding the licensing application reviews for K& B Stores, 31C Harehills Road, Leeds, LS8 5HR and Bucovina 225 Harehills Lane, Leeds LS8 3QH.

GIPSIL, including our remit as lead partner in the Our Way Leeds young persons’ housing support contract, we would like to raise our concerns about these two stores which are focused on smoking and illegal vapes. Both stores are within half a mile of Archway where a number of young vulnerable people attend appointments. In addition, there are a number of young, vulnerable people living independently in this area, including those living in our established emergency accommodation provision. These are generally young people living on means tested, subsistence level benefits without extended family or community support networks who can advise them on the negative effects of smoking and the fact that we still don’t know what impact ecigarrets will have in their health. Our concerns relates to young vulnerable people buying products that are cheaper due to their challenging situations and having easy access to vapes which are likely to be used by young people who are not attempting to quit smoking but using it more as a trend.

Kind regards

[REDACTED]

[REDACTED]

Advice & Employment Services’ Manager

GIPSIL

1 Woodfield Court

Leeds

LS8 3NT

Mobile: [REDACTED]

Pronouns: She/her





FAO: Leeds City Council's
Entertainment Licensing Team

**Gipton & Harehills Ward
Labour Councillors
Councillor Arif Hussain
Councillor Salma Arif
Councillor Asgar Ali**
Civic Hall
Leeds, LS1 1UR
Civic Tel [REDACTED]

08.04.24

To Whom It May Concern,

Subject: Licence Review Bucovina, 225 Harehills Lane PREM/04114/004.

As ward Councillors we are writing to **support** the licence review of Bucovina on Harehills Lane.

Bucovina is located on one of Harehills' main arteries, Harehills Lane, a busy thoroughfare that cuts through the heart of a densely populated residential area, sitting adjacent to people's homes, schools, and places of worship. Harehills is a densely populated neighbourhood; a place where what happens on the street has a huge impact on the local community.

Harehills Lane is also an area that is already saturated with retail outlets legally selling tobacco products. The idea that a business could be operating illegally, selling products that are potentially dangerous to our residents, is a serious concern to ward Councillors.

There is a clear risk to public safety posed by residents being exposed to unregulated tobacco products. We are all too aware that the use of these types of illicit products could have a detrimental impact on the health of our residents, many of whom are already some of the most disadvantaged in our society.

According to the 2019 Index of Multiple Deprivation, Gipton & Harehills Ward has 17 Lower Super Output Areas (LSOAs) that are among the 10% most deprived in the country. That is more than any other ward in Leeds. Coupled with this cumulative deprivation is the fact that Gipton & Harehills Ward is:

- The second most populated ward in Leeds with 33,645 residents living in 12,400 properties; nearly 10% of homes are classed as overcrowded.
- Both young and dynamic; 29.5% of residents are children and young people aged 14 or under. 53% of the population is aged 29 or under.
- 4,303 children and young people aged 0-15 in Gipton & Harehills live in the most income deprived households in England.

- Whilst 62.4% of the population is economically active; long term unemployment is double the Leeds average and the percentage of residents that have never worked is 15.2%, which is nearly four times the Leeds average. Women from the ward active in the job market is also notably lower than the Leeds average.
- 33.3% of working age people are receiving universal credit.
- Gipton and Harehills Ward is very diverse, with 63% of the population identifying as being from an ethnic minority; 72% of households reported that English was a first language.
- As a migration hub, the ward has hundreds of languages spoken and numerous faiths live in close proximity (75% of households identify as being religious against a Leeds average of 65%).
- Nearly 56% of households don't have access to a car or van.
- Fuel poverty for the ward stands at 29.9%; 8.4% of households don't have central heating.
- Crime is higher than the Leeds average with violence and sexual assault, public order, ASB and criminal damage presenting as the main issues.

Source: <https://observatory.leeds.gov.uk/deprivation>

Against this backdrop, the idea that a business in the heart of a residential area in Harehills could be not only operating illegally but compounding these issues our residents face by selling tobacco products is very worrying.

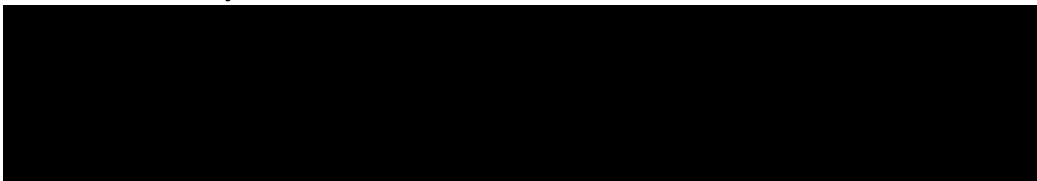
Letting this business trade illegally could be seriously damaging to the health of the people of Harehills, in particular residents who may be exposed to potentially dangerous tobacco products that they otherwise wouldn't have access to.

With that in mind we feel passionately that this licence should be reviewed in light of the compelling evidence presented by the police.

As Ward Councillors, we hope you will consider the concerns raised above and come to the decision that Harehills does not need, want, or deserve an off licence selling illegal tobacco products.

We say with a united voice, please consider the impact on our community; they deserve so much better than this.

Yours sincerely



Councillor Arif Hussain

Councillor Salma Arif

Councillor Asghar Ali