

South Oxfordshire District Council, Abbey House, Abbey Close, Abingdon, OX14 3JE

**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.

The Licensing Authority of South Oxfordshire District Council
(Insert name of applicant)

**apply for the review of a premises licence under section 51 of the Licensing Act 2003 for the
premises described in Part 1 below**

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description	
Premier Store Unit 1 C 150 Broadway	
Post town Didcot	Post code (if known) OX11 8RJ

Name of premises licence holder or club holding club premises certificate (if known)
Sakshar Ltd (Companies House number 09305209)

Number of premises licence or club premises certificate (if known)
19650

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

Please tick yes

I am 18 years old or over

**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

Telephone number (if any)

E-mail address (optional)

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

The Licensing Authority of South Oxfordshire District Council
C/o Richard French
Abbey House
Abbey Close
Abingdon
OX14 3JE

Telephone number (if any)

E-mail address (optional)

licensing@southoxon.gov.uk

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

Please tick one or more boxes

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



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

1. That on 29 May 2024 following receipt of intelligence, the Trading Standards Service at Oxfordshire County Council located and seized a quantity of illicit tobacco products found behind the counter on the premises. The sale or storage of smuggled goods, including tobacco products, irrespective of quantity, is a criminal offence under section 144 of the Licensing Act 2003 as well as other legislation. The sale or storage of such products on a licensed premises is also stated within the Secretary of State's guidance at paragraphs 11.27 and 11.28 as one of the most serious criminal offences and one for which a premises licence can be revoked in the first instance. This undermines the promotion of the prevention of crime and disorder licensing objective.
2. That on 29 May 2024 during the same Trading Standards visit to the premises, a large quantity of illegal, high capacity, e-cigarettes were also found. This undermines the promotion of the prevention of crime and disorder and public safety licensing objectives.
3. A licensing inspection carried out on 3 July 2024 found the premises in breach of conditions 1, 2, 3, 4 and 6 attached as conditions to the premises licence. Each licence condition breach is a criminal offence pursuant to section 136 (1) of the Licensing Act 2003 which carries a penalty of an unlimited fine and up to 6 months in prison. The licensing inspection also found the premises in breach of section 57 of the Licensing Act 2003 due to no licence being located on the premises and no section 57 notice. No evidence could be produced or communicated indicating that anyone on the premises was authorised to sell alcohol. All of these matters undermine the prevention of crime and disorder, protection of children from harm and public safety licensing objectives.
4. A licensing inspection carried out on 4 September 2024, identified that conditions 1, 3, 6 and 7 on the premises licence were not being complied with. Each condition breach is a criminal offence pursuant to section 136 (1) of the Licensing Act 2003 as detailed above. The premises were, again, found to be in breach of section 57 of the Licensing Act 2003 as no licence could be located on the premises and no section 57 notice could be located. These matters undermine the prevention of crime and disorder, protection of children from harm and public safety licensing objectives.
5. A licensing inspection carried out on 19 December 2024 identified that conditions 1, 3, 6, 7 and 9 on the premises licence were not being complied with. Each condition breach is a criminal offence pursuant to section 136 (1) of the Licensing Act 2003 as detailed above and undermines the prevention of crime and disorder, protection of children from harm and public safety licensing objectives.
6. During the same visit on 19 December 2024, Trading Standards officers identified food items, including sweets and snacks, that contained unauthorised and illegal additives as well as food items being sold with no English labelling and products being sold past their use by dates. This is in breach of food safety, food information and food additive regulations and undermines the prevention of crime and disorder, protection of children from harm and public safety licensing objectives.
7. At no point during any of the licensing inspections could staff produce or acknowledge existence of a fire risk assessment which is required under the Regulatory Reform (Fire Safety) Order 2005. This undermines the public safety licensing objective.
8. The lack of engagement and compliance by the premises licence holder and designated premises supervisor, even when notified of all of the above via letters and emails and also after a performance meeting with Trading Standards and Licensing officers as early as 9 July 2024.

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

Background

1.1 The premises licence pursuant to the Licensing Act 2003 for Premier Store, 150 Broadway, Didcot, was granted to Sakshar Ltd on 27 July 2021. The company number for Sakshar Ltd is stated on Companies House as 09305209. There are two officers stated for the company – Mr Bhavesh Desai and Mr Jay Patel.

1.2 Mr Bhavesh Desai is also listed as a 'person with significant control' within the company. No other persons are. The records from Companies House are attached at **Appendix LIC-1**.

1.3 Mr Bhavesh Desai is stated on the premises licence as the Designated Premises Supervisor (DPS) and personal licence holder. The DPS is generally the person who has day to day control of the premises and via their holding of a personal licence, authorises the sale of alcohol.

1.4 During the original application process for the granting of a new premises licence in June 2021, licensing officers when scrutinising the application determined that conditions should be placed on any licence in order to proactively promote the four licensing objectives. Those conditions, if agreed, would then form part of the licence and the licence holder would have to comply with them. The conditions around the use of CCTV, staff training, use of a refusal register, etc, were accepted in full by the premises licence holder and were therefore attached to the licence. They currently form conditions 1-6 stated on the licence and have remained unchanged since the original issuing of the premises licence. The email proposing the wording conditions 1-6 and the acceptance by the licence holder of them, is attached at **Appendix LIC-2**. Condition 7 was contained within the original application form and was added as proposed by the applicant.

1.5 Conditions 8-12 on the current premises licence were attached via a Minor Variation application in October 2024 following the seizure of illegal tobacco and e-cigarettes. These were accepted by the premises licence holder during a performance meeting held with officers on 9 July 2024.

1.6 A review of a premises licence pursuant to section 51 of the Licensing Act 2003 is a review of the licence itself and whether it should remain in force and not the individual licence holder.

Visit to the premises by Trading Standards dated 29 May 2024

2.1 The Licensing Authority were informed that colleagues within Oxfordshire County Council Trading Standards had conducted a visit to the premises on 29 May 2024 following intelligence that the premises were selling illegal tobacco/e-cigarettes products. A quantity of illegal, smuggled tobacco products were identified and seized from behind the counter at the premises. Smuggled tobacco products are often legitimate products which have been imported, distributed and sold whilst evading duty rates or being incorrectly labelled and non-compliant with UK law. Because these products are also often sold at reduced prices, it undercuts other businesses playing by the rules, incentivises people, especially young people, to take up smoking and are often sold alongside other smuggled or illegal goods raising the risk of an increase in crime. It is noted that such products cannot be obtained from legitimate wholesalers or through the normal supply chains.

2.2 The sale or storage of illegal/smuggled alcohol or tobacco products is a specific criminal offence stated within section 144 of the Licensing Act 2003. Any person who

knowingly keeps or allows to be kept, such products on a licensed premises which are illegally imported or which have not been subject to the correct duty rates commits an offence for which they can be prosecuted.

2.3 The Secretary of State's Guidance (latest version dated December 2023) at paragraph 11.27 states that there is certain criminal activity connected to licensed premises that should be treated particularly seriously. One of those is the use of a premises for the sale or storage of smuggled tobacco and alcohol. Paragraph 11.28 of the same guidance goes on to say that for such serious crimes, revocation of a premises licence, even in the first instance, should be seriously considered.

2.4 The sale or storage of such tobacco products also breaches applicable Trading Standards and labelling legislation. Businesses can then be subject to referral to HMRC who may consider additional fines.

2.5 During the same visit on 29 May 2024, a large quantity of illegal high-capacity e-cigarettes (vapes) were found on the premises, again from behind the counter. These were also seized by Trading Standards officers.

Licensing Authority visits to the premises

3.1 A licensing inspection was carried out at the premises on **3 July 2024**. Neither Mr Desai nor Mr Patel were present at the premises. A copy of the full licensing inspection letter, which was posted to the premises licence holder address and hand delivered to Mr Desai at a later performance meeting, is attached at **Appendix LIC-3**.

3.2 The licensing inspection identified a significant amount of non-compliance. Firstly, the premises licence could not be located anywhere on the premises. Secondly, the summary of the licence could not be located and was not displayed. Lastly, the required notice (section 57 notice) stating where the licence was kept and under whose custody it was under was also missing. All three of these matters are criminal offences pursuant to section 57 of the Licensing Act 2003. It is of grave concern that a licensed premises could not produce the licence under which they are carrying out licensable activities.

3.3 The inspection further identified that the vast majority of the conditions stated on the licence, which had been agreed with the applicant as far back as June 2021 as noted in paragraph 1.4 of this review application, were not being complied with. The conditions on the premises licence were agreed and placed upon it as officers deemed they were appropriate and proportionate in order to promote the four licensing objectives. The conditions that were found to be in breach related to issues around the use of CCTV, the lack of signage advertising the premises' age verification policy in respect of the sale of alcohol, the lack of staff training – which given the staff member stated he had been employed at the premises for 6-7 months meant there should have been documented refresher training as well, the failure to implement the use of a refusal book to log refusal of all age restricted products, the failure to display notices at the premises asking persons to leave quietly and the failure to be unable to demonstrate that the fire equipment was being used and checked. Fire extinguishers were being used to prop open doors and no fire risk assessment could be produced. It was also not clear how alcohol sales were being authorised by staff members as they could not explain or provide documentation as to how they had received authorisation to do so.

3.4 Each licence condition breach is a criminal offence pursuant to section 136 (1) of the Licensing Act 2003. The sentence for which is six months in prison and an unlimited fine. The failure to comply with licence conditions and other legislation, such as fire legislation, undermines the promotion of the four licensing objectives. The premises licence holder was given until 17 July 2024 to rectify the matters outlined in the letter and confirm to officers when that had been completed.

3.5 Subsequent to the first licensing inspection detailed above, licensing officers attended a performance meeting arranged by colleagues at Trading Standards with Mr Desai and his representative. This took place on 9 July 2024. During the meeting, the issues around the seizure of tobacco products/e-cigarettes were discussed as well as the issues identified during the licensing inspection. It was proposed that a way forward in respect of the illegal tobacco and other nicotine products was for conditions around the sale of these products to be added to the premises licence as an alternative to reviewing the licence. It was accepted at the meeting by Mr Desai that it was a breach of licensing law and the licensing objectives to store illegal tobacco products on the premises. It was acknowledged that Mr Desai on behalf of the company had signed a forfeiture form in respect of the illegal e-cigarettes. It was also stated that the tobacco products were a gift from a regular customer and a staff member had stored them on the premises. Mr Desai and his representative committed to resolving all of the issues identified in the licensing inspection by 17 July 2024, if not before.

3.6 A further licensing inspection was carried out on **4 September 2024** due to a lack of engagement and little progress being made following the initial inspection. Neither Mr Desai nor Mr Patel were present at the premises. A copy of the full licensing inspection letter, which was posted to the premises licence holder address, the licensed premises and emailed to Mr Desai, is attached at **Appendix LIC-4**.

3.7 Again, the premises licence was not found on the premises. It was produced from the staff member's phone. A section 57 notice was also not located. Both of these are offences pursuant to section 57 of the Licensing Act 2003 and are repeat offences. There was still no evidence that any person working at the premises has been authorised to sell alcohol. The conditions around the use of CCTV, the requirement for staff training – including refresher training, the requirement for notices asking customers to leave quietly and the need to check the fire equipment were all found in breach. Again, each breach of licence conditions is a criminal offence pursuant to section 136 (1) of the Licensing Act 2003. The premises licence holder was advised to rectify the matters immediately in order to avoid committing further offences.

3.8 Due to a lack of engagement by the licence holder and failure to respond to emails in relation to the licensing inspection carried out in September, a further inspection was carried out on **19 December 2024**. Licensing officers were accompanied by Trading Standards officers for this visit. Neither Mr Desai nor Mr Patel were present at the premises. A copy of the full licensing inspection letter, which was posted to the premises licence holder address, the licensed premises and emailed to Mr Desai, is attached at **Appendix LIC-5**.

3.9 Again, it could not be demonstrated either verbally or by production of an authorisation list, whether any of the staff members had been authorised to sell alcohol. This was first identified in the inspection of 3 July 2024. If the staff members are not authorised to sell alcohol, then the DPS would have to do it themselves and remain at the shop whilst it is opening. Conditions relating to the CCTV system, staff training/refresher training, the requirement to display notices and the requirement to check the fire equipment were all still to be found in breach. Each breach of licence conditions is a criminal offence pursuant to section 136 (1) of the Licensing Act 2003.

3.10 Of further concern was the breach of condition number 9 on the premises licence. This condition had been added to the licence with the premises licence holder's full agreement via a variation application following the discovery of illegal tobacco products and e-cigarettes at the premises in May 2024. The condition had been added in October 2024 and explained to Mr Desai during a performance meeting which took place on 9 July 2024. The condition required copies of all invoices and receipts for all nicotine products within the premises at the time to be kept at the premises and produced to a

Trading Standards officer upon request. Only one invoice covering a very small percentage of tobacco products could be produced. Compliance with conditions 8-12 were agreed with Trading Standards as an alternative to a licence review for the finding and seizure of illegal tobacco product and e-cigarettes. This was part of a stepped approach to enforcement and in the spirit of assisting and educating the business in the hopes of improved compliance.

Further identified breaches of Food Safety, Food Information and Food Additives regulations

4.1 During the visit on 19 December 2024, Trading Standards officers identified a number of issues relating to food safety and food labelling non-compliance. A large quantity of American sweets and snacks had non-compliant labelling. Some drinks looked to have been imported from Japan and had no English labelling on them at all.

4.2 Of further concern was that there were a number of drinks and other snack items which contained illegal/banned/unauthorised additives. Other items had additives present within them which required warning labels, but these were not present.

4.3 The premises were also found to be selling/displaying products for sale past their use by dates which is in breach of Food Safety Regulations.

4.4 For completeness, Trading Standards officers have informed licensing officers at the time that no illegal tobacco products or e-cigarettes were located at the premises during the visit of 19 December 2024.

4.5 Neither Mr Desai nor Mr Patel were present at the premises on 19 December 2024. The Licensing Authority has been informed by colleagues within Trading Standards that correspondence to the premises licence holder requesting invoices for some of the above food products has gone unanswered. This followed a follow up inspection by Trading Standards officers on 24 January 2025.

4.6 Separately from the above, the premises currently has a food hygiene rating of 3/5 which equates to 'generally satisfactory'. That information can be accessed from the Food Standards Agency website - <https://ratings.food.gov.uk/business/1471053/premier-store-didcot>

Attempted engagement with the premises licence holder – July 2024 to present

5.1 Multiple correspondence has been sent by licensing and trading standards officers to the premises licence holder and his representative since the performance meeting held on 9 July 2024. The vast majority of the correspondence was seeking confirmation that the compliance issues outlined in this review paperwork had been resolved and that the agreed Minor Variation application was going to be submitted. The vast majority of the correspondence has not been responded to. The premises licence holder and DPS has not responded to any of the correspondence. The only responses have come from his representative.

5.2 A chronology of the correspondence sent since July is below:

9 July 2024 – Performance meeting with Licensing officers, Trading Standards officers, Mr Desai and his representative. The issues around the illegal tobacco/e-cigarettes and first licensing inspection were discussed as well as submission of a minor variation application to add conditions to the premises licence. Premises licence holder given hardcopy of licensing inspection letter from 3 July visit.

10 July 2024 – Summary of matters discussed at the performance meeting emailed to all parties by Trading Standards.

23 July 2024 – Response from the representative for the premises licence holder apologising for the delay in response, stating that he was compiling a 'store training file', would be attending the premises that week to address the 'licensing deficiencies' and that the proposed additional conditions required via minor variation application were acceptable.

13 August 2024 – No further response or minor variation application received. Chaser email sent to Mr Desai and his representative requesting update on whether the issues identified in the licensing inspection had been resolved.

4 September 2024 – No response to email of 13 August. Second licensing inspection carried out. Letter emailed to premises licence holder and his representative and posted.

30 September 2024 (1135hrs) – Still no response to emails of 13 August or 4 September. Chaser email sent to premises licence holder and his representative reference whether the issues identified in two licensing inspections had been rectified and when the minor variation application with the agreed conditions would be submitted.

30 September 2024 (1249hrs) – Email received from premises licence holders representative acknowledging that the above email had been received, that he would discuss the matter with his client as a matter of urgency and revert back 'hopefully within the next 48 hours'.

10 October 2024 (1441hrs) – No response from premises licence holder or representative so chaser email sent.

10 October 2024 (1510hrs) – Email received from premises licence holders representative stating 'we are progressing, albeit slowly'. The email contained a number of photographs of the summary of the premises licence being on display, the premises licence in a folder next to the till area, CCTV signage in place, a section 57 notice being positioned on the front of the till and a photo of the CCTV monitor showing the cameras. The premises was still not fully compliant with the conditions and matters outlined in the two licensing inspection letters.

15 October 2024 – The minor variation application agreed from July was submitted to add the current licence conditions 8-12. The new licence was issued and emailed out on 4 November 2024.

19 December 2024 – No further correspondence from the premises licence holder or his representative had been received so a further licensing inspection was carried out. Again, the premises was non-compliant, including with at least one of the new conditions added to the licence via Minor Variation. The inspection letter was emailed to the premises licence holder, posted to the premises and posted to the premises licence holders address stated on the licence.

5.3 No further correspondence has been received by the Licensing Authority from the premises licence holder, his representative, or anyone at the premises in relation to the latest licensing inspection. Trading Standards officers have also informed the council that they have received no response from the licence holder in respect of the food safety breaches.

Submission to the Licensing Authority

6.1 It is submitted that the contents of this review outline serious issues around criminality and non-compliance at the premises. The sale or storage of smuggled goods at the premises, irrespective of the quantity, is a criminal offence and one which the Secretary of State's guidance lists as particularly serious to warrant a licence being revoked in the first instance. The sale of illegal e-cigarettes which are over capacity are also of great concern. All of these products were located and seized from behind the counter and would not have come from legitimate supply chains.

6.2 The discovery of items in the premises with illegal/unauthorised additives, stock – some of it like sweets marketed to children – which has no legal labelling or warnings and the sale/display of products past their use by date, at the very least shows poor management and undermines the promotion of the licensing objectives.

6.3 The consistent failure of the licence holder or anyone at the premises to comply with conditions attached to a premises licence which were agreed back in June 2021 is extremely concerning. Mr Desai has been sent all of the letters and not responded to any of them himself. The letters clearly set out the issues identified yet have still not been rectified. This is also despite Mr Desai being present at a performance meeting when the issues were explained. Any actions that have been taken since the first licensing inspection of 3 July 2024 have been lacking in any urgency and a lack of intent as outlined in this paperwork via the chronology of correspondence that has gone unanswered. The premises has also not even been able to comply with conditions added to the premises licence which were agreed as recently as October 2024.

6.4 The Secretary of State's Guidance at 11.10 says that it is good practice for responsible authorities to give licence holders early warning of concerns and the need for improvement. It goes on to say that the failure of a licence holder to heed those warnings and advice given is expected to lead to a review. The licence holder has been given multiple warnings and detailed advice. The guidance goes on to say at 11.18 that where responsible authorities have already issued warnings which have failed as part of their stepped approach, that the licensing authority should not merely repeat that approach and should take these failures into account. 11.25 of the guidance underlines that no conviction is required for licensing authorities to take action and 11.26 underlines that the role of the licensing authority is to determine steps appropriate to the promotion of the four licensing objectives. The licensing authority's duty is to take steps with a view to the promotion of the licensing objectives and the prevention of illegal working in the interests of the wider community and not those of the individual licence holder.

6.5 For the above reasons and for the consistent undermining of the four licensing objectives, it is respectfully submitted that the premises licence for Premier Store, 150 Broadway, Didcot (licence number 19650) be revoked.

6.6 If the Licensing Authority were not minded to revoke the premises licence, then it is suggested that a period of suspension for up to three months be considered. The Licensing Authority may also wish to consider removing Mr Desai as the designated premises supervisor as, so far, officers have not encountered him at the premises or received any responses from him to the issues raised in this review paperwork.

6.7 It is submitted that the remedy of adding further conditions to the licence is not appropriate given the premises licence holder's inability to comply with the conditions stated on the licence at this present time.

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

Please tick **yes**
NO

If yes please state the date of that application

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

If you have made representations before relating to the premises please state what they were and when you made them

N/A

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, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

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 27 February 2025

Capacity Licensing Enforcement Officer of South Oxfordshire District Council

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6)

Richard French
Licensing Team
South Oxfordshire District Council
Abbey House
Abbey Close

Post town Abingdon

Post Code OX14 3JE

Telephone number (if any)

If you would prefer us to correspond with you using an e-mail address your e-mail address (optional) richard.french@southandvale.gov.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.


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[DESAI, Bhavesh Ranchhodbhai](#)

Correspondence address

86 Bartholomew Street, Newbury, United Kingdom, RG14 5EE

Role **ACTIVE**
Director

Date of birth

November 1983

Appointed on

11 November 2014

Nationality

British

Country of residence

United Kingdom

Occupation

Self Employed

[PATEL, Jay](#)

Correspondence address

11/12 Hallmark Trading Centre, Fourth Way, Wembley, Middlesex, England, HA9 0LB

Role **ACTIVE**
Director

Date of birth

December 1972

Appointed on

1 May 2021

Nationality

British

Country of residence

United Kingdom

Occupation

Director


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Mr Bhavesh Ranchhodbhai Desai **ACTIVE**

Correspondence address

86 Bartholomew Street, Newbury, United Kingdom, RG14 5EE

Notified on

6 April 2016

Date of birth

November 1983

Nationality

British

Country of residence

United Kingdom

Nature of control

Ownership of shares – 75% or more

Ownership of voting rights - 75% or more

From: IMac
Sent: Monday, June 14, 2021 5:17:02 PM
To: Fisher, Kate <kate.fisher@southandvale.gov.uk>
Subject: Re: Premises Licence Application - Premier Store, (Sakshar Ltd) Unit 1C, 150 Broadway, Didcot, OX11 8RJ

Dear Kate,

Thank you for your email.

I have now had the opportunity to discuss the amendments and additional conditions suggested to be added to the proposed licence with my client Mr Desai, and we are both happy to accept them in their entirety including condition no.5.

Regarding the blue notice to be displayed. Do you have a template that you would like us to use? If so please could you email this over so we can print and display as soon as possible. Also is there a preferred publication the local authority would like us to use to display the advertisement of the application? And again do you have a template of the advert? If not we will proceed with a both as we see appropriate.

Kindest regards,

Gurch Singh

On 14 Jun 2021, at 14:24, Fisher, Kate <kate.fisher@southandvale.gov.uk> wrote:

Dear Sirs

I write from South Oxfordshire District Council Licensing in respect of your licensing application which is now under consultation.

You are required to now display the blue notice on the premises so that it can be viewed, unobstructed, by any person who walks past the premises. Please provide photos of it in-situ so that I can add them to our records.

Please can I ask you to send me the newspaper advert when it has been placed. You may recall that this was due to be placed within 10 working days of the application being submitted.

Having had a look at your application, I would propose that the following conditions be added to any licence that is granted:

1) A digital CCTV system shall be installed and maintained at the premises. The system shall ensure all licensed areas of the premises are monitored, including all entry and exit points. All cameras shall continually record whilst the premises are open to the public and the recordings shall be kept and available for a minimum of 30 days with accurate time and date stamping. Recordings shall be of sufficient quality so as to be able to identify the subject in all light conditions and made

available to an authorised officer of Thames Valley Police or an authorised officer of the council together with facilities for viewing upon request. The CCTV should be made available to an authorised officer within 24 hours of any request.

2) The premises licence holder shall devise, implement and maintain a Challenge 25 age verification policy as part of their policy relating to alcohol sales. Clear signage relating to the policy shall be displayed at the premises. Only a valid driver's licence showing a photograph of the person, a valid passport, national identity card or proof of age card showing the "PASS" hologram are to be accepted as identification.

3) All staff employed (whether paid or unpaid) in the sale of alcohol shall be trained in respect of the law relating to the sale of alcohol, identification checking, the company's proof of age policy, the company's delivery policy and the procedure on handling and recording refusals. Refresher training shall be carried out every six months. Such training sessions are to be documented and records shall be kept for a minimum of one year and be made available upon request to an authorised officer of the council, Trading Standards and Thames Valley Police.

4) A refusal register (written or electronic) shall be maintained at the premises to record sales of age restricted products that have been refused. The register is to be made available upon request by Thames Valley Police, Trading Standards Officers and Licensing Officers. The register should include details of the time, date, member of staff refusing the sale, reason for refusal and a brief description of the person refused. This should include any refused deliveries of alcohol.

5) Deliveries of alcohol shall only be made to residential dwellings or a place of work with a recognisable postcode. The delivery shall only take place only if the person receiving the alcohol is inside the property, or inside a communal doorway, and able to prove to the person delivering the alcohol they are a resident or employee at the premises. Alcohol shall not be delivered to a person who is in a public place e.g. in a street, a park etc.

6) Prominent, clear and legible notices are to be displayed and maintained at all exits requesting customers to respect the needs of local residents and to leave the premises and area quietly. All reasonable steps shall be taken to ensure that people entering or leaving the premises do so in an orderly manner and do not in any way cause annoyance to residents and people passing by the premises.

I have added number 5 in as I am unsure if it is your intention to carry out deliveries to customers. If not, this condition may not be necessary.

This will ensure that any conditions attached to the licence are robust and enforceable and Thames Valley police are much less likely to object to the application if these conditions are agreed and in place.

Please can you confirm that the above is acceptable.

I look forward to hearing from you.

Kind Regards

Kate Fisher
Licensing Enforcement Officer

South Oxfordshire and Vale of White Horse District Councils

Communities
HEAD OF SERVICE: PHIL BARKER



Sakhsar Ltd
11/12 Hallmark Trading Centre
Fourth Way
Wembley
Middlesex
HA9 0LB

Contact Team: Licensing
licensing@southoxon.gov.uk
Tel: 01235 422556

Abbey House, Abbey Close, Abingdon,
Oxfordshire, OX14 3JE

Your reference: 19650
Our reference: LAPREM/14158/21

3 July 2024

Dear Sirs

Licensing Act 2003 - Premises licence inspection

Premises Licence Number: 19650

Name of Premises: Didcot Premier Store

Address of Premises: Unit 1C, 150 Broadway, Didcot, Oxfordshire, OX11 8RJ

On 3 July 2024, I visited the above premises to carry out a licensing inspection. The purpose of the licensing inspection is to ensure that a premises which holds a licence pursuant to the Licensing Act 2003 to carry out licensable activities is compliant with the law, any licence conditions and any best practice measures which may be appropriate. Failure to comply with legal requirements and/or conditions on the licence is an offence for which the licence holder can be prosecuted and for which a premises licence could be reviewed.

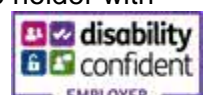
The inspection was carried out with a person identifying themselves as Nimesh Rebabhra. During my inspection, I found a number of matters that require your immediate attention as outlined below:

Breaches of the law:

1. The premises licence issued to you could not be located on the premises. I was informed by the staff member, after they had a telephone conversation with you, that the licence was not on the premises. This is an offence under section 57 of the Licensing Act 2003 and should be rectified immediately.

2. No Section 57 notice was located on the premises. This notice is usually displayed next to the summary of the premises licence and states where on the premises the licence can be found and produced when requested. This is an offence under section 57 of the Licensing Act 2003 and should be rectified immediately.

3. There was no written evidence that anyone working at the premises and involved in the sale of alcohol had been authorised in writing by a personal licence holder to do so. All members of staff should be trained and then authorised by the personal licence holder with www.southoxon.gov.uk



the ability to sell alcohol in compliance with the premises' age verification policy. Every sale of alcohol should be made or authorised by someone with a personal licence. Failure to comply with this is a breach of the mandatory licence conditions attached to the premises licence and should be rectified immediately.

Breaches of licence conditions:

4. Condition 1 within Annex 2 of the licence pertaining to CCTV was not being fully complied with. Whilst it was noted that there were at least 9 CCTV cameras installed, it was noted that one camera was inoperative meaning that there would likely be no full coverage of the licensed area as required by the condition. It was also noted that the time on the CCTV was incorrect and it could not be demonstrated that the system retained images for the required 30 days. This is a breach of licence condition which is an offence under section 136 of the Licensing Act 2003 and should be rectified immediately. Signage telling customers that CCTV was operating and recording could also not be located.

5. Condition 2 within Annex 2 of the licence pertaining to a Challenge 25 age verification policy was not being fully complied with. Whilst it is acknowledged that Challenge 25 appears to be the age verification policy in place and the staff member was able to identify a passport and driving licence as suitable ID documents, there is no clear signage advertising the policy. Only one reference to Challenge 25 was located on a drinks chiller. You are advised to place more prominent posters in the premises to advertise the age verification policy. This is a breach of licence condition which is an offence under section 136 of the Licensing Act 2003 and should be rectified immediately.

6. Condition 3 within Annex 2 of the licence pertaining to staff training was not being complied with. The condition states that all staff members involved in the sale of alcohol shall be trained on the matters listed within the condition, that refresher training should take place every 6 months and that such training should be documented and made available to officers of the council. The staff member present during the inspection confirmed that his training had been done verbally and that he had worked at the premises for 6-7 months. He would have therefore been in the timescales where refresher training should have been carried out. This is a breach of licence condition and is an offence under section 136 of the Licensing Act 2003 and should be rectified immediately.

7. Condition 4 within Annex 2 of the licence pertaining to the use of a refusal book was not being fully complied with. It was noted that refusals were logged on the till and that receipt slips were produced stating the time of refusal and reasons for refusal. The last dated receipt produced to me was dated 2 July 2024. However, this is not fully compliant with the licence condition which states that the time, date, member of staff refusing the sale, reason for refusal and a brief description of the person refused should be recorded. This is a breach of licence condition and is an offence under section 136 of the Licensing Act 2003 and should be rectified immediately.

8. Condition 6 within Annex 2 of the licence pertaining to the display of notices by all exits asking customers to leave quietly was not being complied with. No notices could be located. This is a breach of licence condition and is an offence under section 136 of the Licensing Act 2003 and should be rectified immediately.

It could not be demonstrated whether condition 7 within Annex 2 of the licence pertaining to fire fighting equipment being checked was being complied with as no documentation could be produced. It was noted that one dusty fire extinguisher was propping open a door to the storage area however .

You are advised to rectify points 1-8 above immediately to avoid committing further offences. **Please notify me via email when you believe the above matters have been rectified so that a re-inspection can be carried out. It is advised that the above matters should be rectified on or before 17 July 2024.**

You are reminded that as a licence holder, you have a responsibility to promote the four licensing objectives and ensure that the conditions attached to any licence are complied with as well as any legislative requirements.

The council has produced some template documents such as an authorisation list, a section 57 form and a monthly inspection checklist. If you wish to make use of them, then they can be accessed on the council's website here - <https://www.southoxon.gov.uk/south-oxfordshire-district-council/licensing/alcohol-and-entertainment-licences/premises-licences-for-alcohol-and-entertainment/useful-licensing-documents/>

If there is anything in this letter or on the premises licence that you are unclear of, then you may wish to contact a licensing consultant or solicitor to assist you.

Yours sincerely

Richard French
Licensing Enforcement Officer

Communities
HEAD OF SERVICE: PHIL BARKER



Sakhsar Ltd c/o Mr Desai
Didcot Premier Store
Unit 1C
150 Broadway
Didcot
OX11 8RJ

Contact Team: Licensing
richard.french@southoxon.gov.uk
Tel: 01235 422249

Abbey House, Abbey Close, Abingdon,
Oxfordshire, OX14 3JE

Your reference: 19650
Our reference: LAPREM/14158/21

4 September 2024

Dear Mr Desai

LICENSING ACT 2003 - PREMISES LICENCE INSPECTION - RE-VISIT

Premises Licence Number: 19650

Name of premises: Didcot Premier Store

Address of premises: Unit 1C, 150 Broadway, Didcot, Oxfordshire, OX11 8RJ

On 4 September 2024, I visited the above premises to carry out a further licensing inspection. This was a follow up to the previous inspection carried out on 3 July 2024. This re-inspection also follows a performance meeting held between yourself, myself and my colleague from Trading Standards Mr Sharland on 9 July 2024.

The inspection was carried out with the same staff member - Nimesh - who was present at the premises on my previous visit. I was informed that you were at the cash and carry. There was also another member of staff in attendance who claimed he had been working there for approximately 15 days. During my inspection, I found a number of matters that require your immediate attention, most of which were the same issues that were identified in the previous visit and ones which we were assured would be rectified following the performance meeting held on 9 July 2024:

Breaches of the law:

1. The premises licence could not be located and produced. As stated previously, this is a requirement. It is required to be kept at the premises, not a staff member's phone. This is a repeat breach and an offence pursuant to section 57 of the Licensing Act 2003.

2. No section 57 notice could be located on the premises. This notice states where the premises licence is kept and who has custody of it. In my previous letter to you, I included a link to the council template for a section 57 notice so it is disappointing that this has still not been complied with. This is a repeat breach and an offence pursuant to section 57 of the Licensing Act 2003.

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3. There was no written evidence that anyone at the premises had been authorised to sell alcohol. Again, members of staff should be trained and then authorised in writing to sell alcohol. This not only assists in informing staff what age policy and other processes are in place at the business but it also protects you as the licence holder. A link to a template authorisation list was included in my previous letter so it is disappointing that this issue has also not been resolved.

Breach of licence conditions:

4. Condition 1 within Annex 2 of the licence pertaining to CCTV was not being fully complied with for the same reasons as per my previous letter. A camera was inoperable, the time on the system as incorrect and it appeared that the full licensable area was not covered. This is a repeat breach and an offence under section 136 of the Licensing Act 2003.

5. Condition 3 within Annex 2 of the licence pertaining to staff training could not be demonstrated as being complied with. Both staff members confirmed that their training had been verbal. The licence condition states that training should cover the law relating to the sale of alcohol, identification checking, the premises' age verification policy and the procedure for handling and recording refusals. The training should be documented in writing, kept for a minimum of one year and refreshed every 6 months. There were no records of any training or refresher training for the staff member who had been employed for over 6 months. This is a repeat breach and an offence under section 136 of the Licensing Act 2003.

6. Condition 6 within Annex 2 of the licence pertaining to the display of a notice by the front door asking customers to leave quietly was not being complied with. No notice could be located. This is a repeat breach and an offence under section 136 of the Licensing Act 2003.

7. It could not be demonstrated whether condition 7 within Annex 2 of the licence pertaining to fire fighting equipment being checked was being complied with as no documentation could be produced. I was told again that the building owner carries out this task but you are reminded that it is also a licence condition.

I do note some improvement from the previous inspection in that a proper refusal book has been implemented at the premises. This apparently came into use the week prior to my latest visit. I also note some improvement in relation to signage, particularly in relation to the Challenge 25 age policy and the signage on the door given to you by Mr Sharland in respect of tobacco products.

You are advised to rectify points 1-7 above immediately to avoid committing further offences.

Given this is a re-inspection and you were made aware of the issues from the last inspection via letter and in person during a performance meeting, it is disappointing to see that full compliance has not been achieved, despite being assured that the issues would be resolved by 17 July 2024. I also note that neither myself or Mr Sharland have heard from you in relation to the matters discussed at the performance meeting.

Whilst the licensing authority consider what, if any, further action is to be taken in respect of the contents of the two licensing inspection letters and other matters, you are advised to rectify these matters by **18 September 2024**. Please notify me when this has been done.

If there is anything in this letter that you are unclear about, then you may wish to seek the advice of a licensing consultant.

Yours sincerely

Richard French
Licensing Enforcement Officer

cc: Copy sent to licence holder address as well as premises.

Communities
HEAD OF SERVICE: PHIL BARKER



Sakshar Ltd c/o Mr Desai
Premier Store
Unit 1C
150 Broadway
Didcot
OX11 8RJ

Contact Team: Licensing
licensing@southoxon.gov.uk
Tel: 01235 422556

Abbey House, Abbey Close, Abingdon,
Oxfordshire, OX14 3JE

Your reference: 19650
Our reference: LAVMIN/26770/24

19 December 2024

Dear Sirs

LICENSING ACT 2003 - PREMISES LICENCE INSPECTION - 2ND RE-VISIT

Premises Licence Number: 19650

Name of premises: Premier Store

Address of premises: Unit 1C, 150 Broadway, Didcot, OX11 8RJ

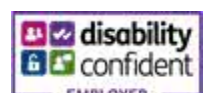
On 19 December 2024, I visited the above premises for the third time to carry out a licensing inspection re-visit. I was accompanied by my colleague Mr Simon Mitchell of Oxfordshire County Council Trading Standards. This follows the inspections of 3 July 2024 and 4 September 2024 as well as a performance meeting held with ourselves and Trading Standards on 9 July 2024. The inspection was carried out with Harsh Patel. During my inspection, I found a number of issues that require your immediate attention. The issues encountered are the same as per the previous two licensing inspections and which have been specifically raised with you via letter, via emails that have not been responded to (the latest one being dated 11 November 2024) and in the performance meeting you attended:

Breaches of the Law:

1. It could not be demonstrated that any member of staff had been authorised to sell alcohol. The mandatory conditions state that all sales of alcohol should be made by a personal licence holder or that personal licence holder must authorise others to do so. This was brought to your attention in previous letters. If staff have not been authorised, then no alcohol should be sold unless the personal licence holder is on site to do it themselves. Mr Desai, as the personal licence holder and DPS, has not been on site at any of the licensing inspections. It is recommended that staff are authorised in writing and that the authorisation list or evidence of some form of authorisation is kept on site. Please rectify this immediately. I have previously provided you with a link to a council template for this document.

Breach of licence conditions:

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2. Condition 1 within Annex 2 of the premises licence pertaining to CCTV was not being complied with. It could not be demonstrated that the system retained images for 30 days, staff were unable to access the system and the date on the system was incorrect by 35 minutes. The breach of this condition was raised in prior inspection letters and I remind you that breaching a licence condition is a criminal offence pursuant to section 136 of the Licensing Act 2003. You are therefore advised to rectify this immediately to avoid committing further offences.

3. Condition 3 within Annex 2 of the premises licence pertaining to staff training could not be demonstrated as being complied with. No written training records could be produced. Both Mr Patel and the staff member who was spoken to on the previous visits confirmed that they had been working at the premises for '6-7 months'. Therefore, they should have also been through some form of documented refresher training. The training should, at the very least, cover the requirements set out in the condition. This breach of condition was raised in prior inspection letters and failure to comply with it is an offence under section 136 of the Licensing Act 2003. You are therefore advised to rectify this immediately to avoid committing further offences.

4. Condition 6 within Annex 2 of the premises licence in respect of displaying notices at all exits asking customers to leave the premises quietly was not being complied with. No notice could be located. This breach of condition was raised in prior inspection letters. Failure to comply with this condition is an offence under section 136 of the Licensing Act 2003.

5. Condition 7 within Annex 2 of the premises licence in respect to fire fighting equipment being regularly checked could not be demonstrated as being complied with. No documentation could be produced to prove that the equipment was being checked. I also note that a fire extinguisher was, once again, propping open a door.

6. Condition 9 within Annex 2 of the premises licence in respect of keeping invoices and receipts for tobacco and all other nicotine products at the premises was not being complied with. Only one invoice dated 12 December 2024 containing a small percentage of the cigarette stock could be located. You are reminded that this condition was placed on the licence and agreed by you on 4 November 2024 following the seizure of tobacco products and e-cigarettes from your premises. Compliance with this condition and the other conditions relating to tobacco/e-cigarettes was agreed with Trading Standards as an alternative to prosecution yet this condition is not being complied with. A breach of condition is a criminal offence pursuant to section 136 of the Licensing Act 2003.

The premises has now been inspected on three separate occasions and is still non-compliant. You also attended a performance meeting with your licensing consultant and had the issues explained to you in person. A number of the issues raised in this letter have been raised in the previous two letters. The bulk of the conditions on the premises licence were agreed to by you when you applied for the licence back in 2021 and I am unclear why they are still not being complied with. You are advised to rectify these matters immediately to avoid committing further offences and you should notify me once they have been. We will likely be in touch in the near future regarding potential further enforcement action.

I am aware that during this latest visit, my colleague Mr Mitchell, identified some potential issues with the labelling of imported products and possible issues with banned additives being in confectionery. He or one of his Trading Standards colleagues will be in touch with you about this separately if there are issues.

If there is anything in this letter you are unclear about, then please seek legal advice or the advice of a licensing consultant.

Yours sincerely

Richard French
Licensing Enforcement Officer

c/o sent via post to premises and head office address and email to Mr Desai