

# **BIRMINGHAM CITY COUNCIL**

## **LICENSING SUB-COMMITTEE C**

**WEDNESDAY, 04 JUNE 2025 AT 10:00 HOURS**  
**IN ON-LINE MEETING, MICROSOFT TEAMS**

*Please note a short break will be taken approximately 90 minutes from the start of the meeting and a 30 minute break will be taken at 1300 hours.*

### **A G E N D A**

#### **1 NOTICE OF RECORDING/WEBCAST**

The Chair to advise/meeting to note that this meeting will be webcast for live or subsequent broadcast via the Council's Public-I microsite ([please click this link](#)) and that members of the press/public may record and take photographs except where there are confidential or exempt items.

#### **2 DECLARATIONS OF INTERESTS**

Members are reminded they must declare all relevant pecuniary and other registerable interests arising from any business to be discussed at this meeting.

If a disclosable pecuniary interest is declared a Member must not participate in any discussion or vote on the matter and must not remain in the room unless they have been granted a dispensation.

If other registerable interests are declared a Member may speak on the matter only if members of the public are allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless they have been granted a dispensation.

If it is a 'sensitive interest', Members do not have to disclose the nature of the interest, just that they have an interest.

Information on the Local Government Association's Model Councillor Code of Conduct is set out via <http://bit.ly/3WtGQnN>. This includes, at Appendix 1, an interests flowchart which provides a simple guide to declaring interests at meetings.

3 **APOLOGIES AND NOTIFICATION OF NOMINEE MEMBERS**

4 **APPOINTMENT OF SUB-COMMITTEE**

To note the appointment by the City Council of the Sub-Committee and Chair for the Municipal Year 2025/26.

Members of the Sub-Committee may nominate another Member of their respective Party Group on the Licensing and Public Protection Committee to attend in their place.

Any Member nominated must have had formal training as set out in the Licensing Committee Code of Practice for Members and Officers (Part C9 of the Constitution).

5 **DELEGATIONS TO SUB-COMMITTEE**

To note the delegations to the Sub-Committee as follows:-

"To determine matters under the Licensing Act 2003 and the Gambling Act 2005 as assigned and matters in respect of hackney carriage licences and private hire licences and such business as may be referred by the Director of Regulation and Enforcement."

**5 - 18**

6 **MINUTES**

To confirm and sign the Minutes of the meeting held on 20 April 2025 at 1000 hours,

To confirm and sign the Minutes of the meeting held on 14 May 2025 at 1000 hours.

**19 - 112**

7 **LICENSING ACT 2003 PREMISES LICENCE – REVIEW DRINKS 2 GO, 274 HIGH STREET, ERDINGTON, BIRMINGHAM, B23 6SN**

Report of the Director of Regulation and Enforcement.  
N.B. Application scheduled to be heard at 10:00am.

## 8 **OTHER URGENT BUSINESS**

To consider any items of business by reason of special circumstances (to be specified) that in the opinion of the Chair are matters of urgency.





# BIRMINGHAM CITY COUNCIL

<b>LICENSING SUB-COMMITTEE C 30 APRIL 2025</b>
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## **MINUTES OF A MEETING OF THE LICENSING SUB-COMMITTEE C HELD ON WEDNESDAY 30 APRIL 2025 AT 1000 HOURS AS AN ON-LINE MEETING.**

**PRESENT:** - Councillor Diane Donaldson in the Chair.

Councillors Jilly Bermingham and Penny Wagg.

### **ALSO PRESENT**

Bhapinder Nandhra – Licensing Section  
Joanne Swampillai – Legal Services  
Katy Poole – Committee Services

(Other officers were also present for web streaming purposes but were not actively participating in the meeting)

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### 1/300425 **NOTICE OF RECORDING/WEBCAST**

The Chair advised the meeting that the meeting would be webcast for live or subsequent broadcast via the Council's Public-I microsite ([please click this link](#)) and that members of the press/public may record and take photographs except where there are confidential or exempt items.

### 2/300425 **DECLARATION OF INTERESTS**

Members were reminded that they must declare all relevant pecuniary and other registerable interests arising from any business to be discussed at the meeting.

If a disclosable pecuniary interest was declared, a Member must not participate in any discussion or vote on the matter and must not remain in the room unless they had been granted a dispensation.

If other registerable interests were declared, a Member may speak on the matter only if members of the public were allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless they have been granted a dispensation.

If it was a 'sensitive interest', Members did not have to disclose the nature of the interest, just that they have an interest.

Information on the Local Government Association's Model Councillor Code of Conduct was set out via <http://bit.ly/3WtGQnN>. This included, at Appendix 1, an interests flowchart which provided a simple guide to declaring interests at meetings.

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3/300425 **APOLOGIES AND NOTIFICATION OF NOMINEE MEMBERS**

No apologies had been submitted.

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4/300425 **MINUTES**

That the Minutes of the meeting held on 2 April 2025 were confirmed and signed by the Chair.

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**LICENSING ACT 2003 – PREMISES LICENCE GRANT – GREEN LANE  
SUPERSTORE, 115 GREEN LANE, SMALL HEATH, BIRMINGHAM, B9 5BW**

**On Behalf of the Applicant**

Patrick Burke – Agent  
Parthiban Thirugnanasmpanthan – Applicant

**No one making representations attended the meeting**

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The Chair introduced the Members and Officers present and asked if there were any preliminary points for the Sub-Committee to consider. No preliminary points were made.

The Chair outlined the procedure to be followed at the hearing and invited the Licensing Officer to present his report. Bhapinder Nandhra, Licensing Section, outlined the report.

At this stage the Chair invited the applicant to make their presentation. Patrick Burke made the following points: -

- a) That the premises had been closed for a refurbishment and had re-opened without alcohol sales.
- b) His client was experienced working in shops, but this was his first business.
- c) He had also worked as a shop fitter.
- d) The wider family all ran licensed premises.
- e) That the application had been submitted to the licensing authority, copies of which are sent to all the responsible authorities and the application is advertised in the usual way. There is a 28 day window for objections to be made – no responsible authorities had made any objections to the application.

- f) Patrick Burke also send emails to the objectors outlining the application, but was yet to receive a response.
- g) The objectors expressed concerns regarding the location, underage sales, anti-social behaviour and public drunkenness. However, the premises is a convenience store and therefore alcohol was not the only product on offer. Many of the products purchased would be bread, milk and those kinds of items.
- h) There had been no representation by the police who were the experts in crime and disorder.
- i) The concerns surrounding littering and disorderly behaviour had been addressed in the application by way of conditions.
- j) The consultant drew the attention of the Members to the relevant caselaw, namely R (on the application of Daniel Thwaites plc) v Wirral Borough Magistrates' Court [2008] EWHC 838 (Admin), which emphasised the principles laid down by the Licensing Act 2003 and its accompanying Guidance – namely that there should be light touch bureaucracy applied to applications for licences, and that restrictions should only be attached to premises licences where they were necessary to promote the licensing objectives.
- k) The case highlighted the fact that decisions on applications should be made on evidence, and not based on speculation; if the authority gave weight to speculative opinions, it would in fact fail to follow the Guidance issued by the Secretary of State under section 182 of the Act, and its own Statement of Licensing Policy.

At this stage Members were invited to ask questions, but no questions were asked. The Chair then invited Patrick Burke to make a brief closing submission.

Mr Burke briefly summarised the above points and requested that the Committee grant the application.

The Members, Committee Lawyer and Committee Manager conducted the deliberations in a separate private session and a full written decision was sent to all parties as follows;

5/300425 **RESOLVED**

That the application by Parthiban Thirugnanasmpanthan for a premises licence in respect of Green Lane Superstore, 115 Green Lane, Small Heath, Birmingham B9 5BW, be granted in accordance with the application. Those matters detailed in the operating schedule and the relevant mandatory conditions under the Licensing Act 2003 will also form part of the licence issued.

The applicant attended, and was represented in the meeting by a licensing consultant. Written representations had been received from nine other persons; these were all in the Committee Report. None of those who had made written

representations attended the meeting in person to address the Sub-Committee. However, the Sub-Committee took all of their written representations into consideration when making the determination.

The consultant explained that the premises had recently opened after refurbishment. It had been trading successfully as a corner shop, and now the applicant wished to add off-sales of alcohol to the offer.

The applicant had recently been running a business as a shop fitter, but prior to that he had spent about 18 months working in shops of a similar type to the Green Lane Superstore. As well as his personal experience of working in shops, his family all ran shops in and around Birmingham, and would be available to help and guide the applicant as a support for the premises. The Sub-Committee noted this.

There had been no objections from any of the responsible authorities. The consultant outlined the written representations. He had sent an email to the objectors explaining the application period, and also all of the conditions that had been submitted as part of the application. The consultant had asked the objectors if, having read through the conditions, they would be happy to withdraw their representation, or if they wished to suggest any other conditions, with the aim of avoiding the hearing if possible. However, none of the objectors had responded.

The consultant drew the attention of the Members to the relevant caselaw, namely *R (on the application of Daniel Thwaites plc) v Wirral Borough Magistrates' Court [2008]* EWHC 838 (Admin), which emphasised the principles laid down by the Licensing Act 2003 and its accompanying Guidance – namely that there should be light touch bureaucracy applied to applications for licences, and that restrictions should only be attached to premises licences where they were necessary to promote the licensing objectives.

The case highlighted the fact that decisions on applications should be made on evidence, and not based on speculation; if the authority gave weight to speculative opinions, it would in fact fail to follow the Guidance issued by the Secretary of State under section 182 of the Act, and its own Statement of Licensing Policy. The Sub-Committee accepted this.

The Sub-Committee was also aware that, under paragraph 9.43 – 9.44 of the Guidance issued under s182 of the Act, there was a presumption to grant such applications unless there was good evidence of a risk to the promotion of the licensing objectives. The Sub-Committee therefore looked carefully at whether there was evidence that the proposed operation would in fact have an adverse effect on the licensing objectives when considering the representations made against the application.

The Sub-Committee considered all of the written representations in the Committee Report. Concerns had been expressed with regards to the suitability of the location – but the premises was situated on a busy main road. Fears regarding underage access to alcohol were not reasonable, as the application

had detailed comprehensive steps to uphold the protection of children from harm objective.

There were worries around antisocial behaviour and public drunkenness, but the premises was a corner shop - for customers to purchase not just alcohol, but general groceries, to take home. Moreover, there had been no objections from West Midlands Police, who were the experts in the prevention of crime and disorder, and indeed no objections from any of the responsible authorities, including from children's services.

Regarding public nuisance, there were concerns about littering and disorderly behaviour. However, the application had stated that prominent signs would be displayed requesting that customers should have regard for local residents when leaving the premises, and that adequate bins would be available for customers to dispose of litter. The Sub-Committee considered these measures to be satisfactory to deal with any risk to the public nuisance objective.

Traffic issues were mentioned, and drink driving, but these were not relevant. The consultant had made clear that the premises was a corner shop, from which customers would purchase goods to take home, and had also pointed out that the location was on a busy main road in Small Heath.

All in all, the Sub-Committee agreed with the consultant that the letters of representation submitted were speculative in content. Some of the issues mentioned were not relevant and did not relate to the licensing objectives. The nearby schools were for primary-age children who were not likely to attempt to buy alcohol.

Those who had made representations did not attend the meeting and the Sub-Committee therefore did not have an opportunity to ask questions. However, the Members were mindful of the consultant's reminder that if the authority gave weight to the speculative opinions, it would in fact fail to follow the Guidance issued under s182 of the Act, and its own Statement of Licensing Policy.

When deliberating, the Sub-Committee noted that the operating schedule had been drafted with consideration of the licensing objectives, and had been approved by the Police, who were the experts in the prevention of crime and disorder. This was reassuring. There was no reason to suppose that a carefully-managed convenience store licensed for 'off' sales of alcohol would create crime, disorder and antisocial behaviour, or a risk of public nuisance, or other risk to the licensing objectives.

Having examined the operating schedule, the Sub-Committee did not see that any extra measures were required, as all potential risks to the upholding of the licensing objectives had already been satisfactorily addressed, such that the Police and the other responsible authorities had not raised any objection. There was a focus on the promotion of the licensing objectives, and a responsible style of trading had been proposed.

The consultant had said that the shop had originally been a closed premises; the applicant had invested money in it, and had begun trading successfully as a

corner shop. The consultant also pointed out to the Members that a total of nine letters of objection had been received out of “thousands of people living within the area” who had not had any comments to make. The consultant observed that none of the objectors had responded to his email, and nor had they decided to take part in the meeting. The Sub-Committee noted this.

The consultant remarked that it was a brave decision in the current day and age to open licensed premises, when establishments of all kinds were closing. The applicant wished to open up a new business, creating jobs/employment and improving the immediate area; the consultant observed that this was preferable to having a closed and boarded up site, as a local off-licence would make “a massive difference to the to the community”.

The Sub-Committee tended to agree with this, and noted that the applicant was experienced in working in similar shops, and would have family around to give him guidance in his first venture into operating licensed premises on his own, after previously running a shop fitting business.

After careful consideration, the Sub-Committee determined that the application could safely be granted as requested. The Members considered that by granting the application, the licensing objectives in the Act would be properly promoted. The Sub-Committee was satisfied that trading would be safe, and considered that all areas of concern had been satisfactorily addressed.

In reaching this decision, the Sub-Committee has given due consideration to the City Council’s Statement of Licensing Policy, the Guidance issued under section 182 of the Licensing Act 2003 by the Secretary of State, the application for a premises licence, the written representations received, and the submissions made at the hearing by the applicant’s consultant.

All parties are reminded that under the provisions contained within Schedule 5 to the Licensing Act 2003, there is the right of appeal against the decision of the Licensing Authority to the Magistrates’ Court, such an appeal to be made within twenty-one days of the date of notification of the decision.

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**The meeting ended at 1029 hours.**

*Chair*.....

# BIRMINGHAM CITY COUNCIL

<p><b>LICENSING SUB-COMMITTEE C 14 MAY 2025</b></p>
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## **MINUTES OF A MEETING OF THE LICENSING SUB-COMMITTEE C HELD ON WEDNESDAY 14 MAY 2025 AT 1000 HOURS AS AN ON-LINE MEETING.**

**PRESENT:** - Councillor Diane Donaldson in the Chair.

Councillors Jilly Bermingham and Penny Wagg.

### **ALSO PRESENT**

Bhapinder Nandhra – Licensing Section  
Joanne Swampillai – Legal Services  
Katy Poole – Committee Services

(Other officers were also present for web streaming purposes but were not actively participating in the meeting)

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### 1/140525 **NOTICE OF RECORDING/WEBCAST**

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### 2/140525 **DECLARATION OF INTERESTS**

Members were reminded that they must declare all relevant pecuniary and other registerable interests arising from any business to be discussed at the meeting.

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If it was a 'sensitive interest', Members did not have to disclose the nature of the interest, just that they have an interest.

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3/140525     **APOLOGIES AND NOTIFICATION OF NOMINEE MEMBERS**

No apologies had been submitted.

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4/140525     **MINUTES**

That the Minutes of the meeting held on 23 April 2025 1000 hours were circulated and confirmed and signed by the Chair.

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**LICENSING ACT 2003 – PREMISES LICENCE – GRANT – S M FOOD AND WINE, 102 NECHELLS PARK ROAD, NECHELLS, BIRMINGHAM, B7 5PY.**

**On Behalf of the Applicant**

Sayooran Manoharan – Applicant  
Sags Ul-Haq – Agent

**Those Making Representations**

Councillor Lee Marsham – Local Ward Councillor  
Harjit Singh – Local Resident

\* \* \*

The Chair introduced the Members and Officers present and asked if there were any preliminary points for the Sub-Committee to consider. No preliminary points were made.

The Chair outlined the procedure to be followed at the hearing and invited the Licensing Officer to present his report. Bhupinder Nandhra, Licensing Section, outlined the report.

At this stage the Chair invited the applicant to make their presentation. Sags Ul-Haq made the following points: -

- a) That the points raised had been reviewed.
- b) None of the responsible authorities had raised any concerns regarding the application.
- c) The objections mainly expressed concerns in relation to anti-social behaviour and the opening hours.
- d) The agent had checked the online register and there were multiple premises nearby with similar opening hours, even some on the same road.



- e) The applicant had undergone training and wanted to offer a service to the local community.
- f) The applicant was happy to assess the hours and reduce them slightly if that would address concerns.

The Chair then invited the objectors to make their presentation. Councillor Lee Marsham made the following points: -

- a) That a petition had been signed by hundreds of local residents.
- b) The main concern was the operating hours – many residents felt 0700 hours was too early especially with schools nearby.
- c) There was also a park next door with a play area for under 11s.
- d) The protection of children is paramount.
- e) That there is an off licence next door which did not open until 1100 hours.
- f) There were HMOs in the area and other off licences had had to restrict people/ban people in the area.

The Chair then invited the second objector to make their presentation, Harjit Singh made the following points: -

- a) That there was already trouble in the area.
- b) There were already 5/6 off licences and it was attracting drunk people and misbehaviour.
- c) That it was not good if the Committee granted another off licence as there were already many.

The Chair invited all parties to make a brief closing submission.

Councillor Lee Marsham made the following closing statements: -

- a) The 0700 hours opening time would not match the premises next door and it would clash with the school run and morning prayers.
- b) People had already been banned from other premises due to drunkenness and street drinking.
- c) Public safety was very important as was child safety.

Harjit Singh made the following closing statements: -

- a) That there were already two off licences, a post office and a chippy and they did not need anymore.

b) Granting another off licence would cause trouble in the area.

Sags Ul-Haq on behalf of the applicant made the following closing statements: -

- a) That references had been made to the hours of operation of the premises next door, however, the licence hours were earlier but they had made a choice to open later. It was fair to allow the applicant the same hours.
- b) Any issues relating to anti-social behaviour would be addressed by the police and they had not made any objection to the application.
- c) They had CCTV and a challenge 25 policy in place.

The Members, Committee Lawyer and Committee Manager conducted the deliberations in a separate private session and a full written decision was sent to all parties as follows;

5/140525 **RESOLVED**

That the application by Sayooran Manoharan for a premises licence in respect of S M Food and Wine, 102 Nechells Park Road, Nechells, Birmingham B7 5PY, be granted with the condition which was agreed between the applicant and West Midlands Police in advance of the meeting, in order to promote the licensing objectives, namely:

- All staff training regarding their responsibilities around the Licensing Act 2003 and Challenge 25 policy will be documented and signed by both the trainer and trainee. This documented training will be made available to any of the responsible authorities on request. No staff (with the exception of personal licence holders) will work at the premises while it is carrying out licensable activity, without this training

Those matters detailed in the operating schedule and the relevant mandatory conditions under the Licensing Act 2003 will also form part of the licence issued.

The applicant attended the meeting. He was represented by a licensing consultant. Written representations had been received from various other persons; these were in the Committee Report. Two of these attended the meeting in person - the local Ward Councillor, whose representation was at appendix 1, and a neighbouring shopkeeper, whose representation was at appendix 4.

The others who had objected were local residents who did not attend the meeting in person, but the Sub-Committee took their written representations into consideration when making the determination.

The Sub-Committee considered the submissions made by the applicant via his consultant, who confirmed that the points raised in the representations had been reviewed by the applicant, but it appeared that no objections had been raised in terms of the applicant's ability to uphold the licensing objectives.

Many of the objections were in relation to antisocial behaviour. However, the consultant observed that none of the responsible authorities had expressed any concerns about this. He read out details of the premises licences held by neighbouring premises which held licences. The Sub-Committee noted that the hours for licensable activities requested by the applicant were not unusual for the area. Other premises were licensed for off-sales of alcohol to 23.00 hours.

The consultant remarked that the applicant was hoping to run a business which offered a service to the local community. Other neighbouring businesses already offered this type of service, and so the consultant felt that it was “only fair if he is given the opportunity to offer this extra service to his customers”. The Sub-Committee accepted this and noted that the Police had found the application satisfactory with the addition of only one condition relating to staff training.

The Sub-Committee was aware of the relevant caselaw, namely *R (on the application of Daniel Thwaites plc) v Wirral Borough Magistrates’ Court [2008] EWHC 838 (Admin)*, which emphasised the principles laid down by the Licensing Act 2003 and its accompanying Guidance – namely that there should be light touch bureaucracy applied to applications for licences, and that restrictions should only be attached to premises licences where they were necessary to promote the licensing objectives.

The case highlighted the fact that decisions on applications should be made on evidence, and not based on speculation. The Sub-Committee was aware that if the authority gave weight to speculative opinions, it would in fact fail to follow the Guidance issued by the Secretary of State under section 182 of the Act, and its own Statement of Licensing Policy.

The Sub-Committee was also aware that under paragraph 9.43 – 9.44 of the Guidance issued under s182 of the Act, there was a presumption to grant such applications unless there was good evidence of a risk to the promotion of the licensing objectives.

The Sub-Committee was aware that the Police were the experts in the prevention of crime and disorder. The Sub-Committee noted that the Police had found the application satisfactory with only one additional condition, and the other responsible authorities had not had any objection at all.

The Sub-Committee therefore looked carefully at whether there was evidence that the proposed operation would in fact have an adverse effect on the licensing objectives when considering submissions made against the application by the two persons who had attended the meeting.

The Sub-Committee heard first from the local Ward Councillor who directed the attention of the Members to the petition which was in the Committee Report. This had been signed by local residents objecting to the application. The Members noted this.

The Ward Councillor was concerned that the opening time of 07.00 hours would coincide with the morning school run to the two schools nearby. He noted that the premises was at the crossing point for both of the schools. There was a park next door which had a well-used play area for under elevens, and adjacent was a mosque

as well. He observed that the opening time of the premises would coincide with morning prayers.

He noted the nearby young people's centre and urged the Sub-Committee to consider the protection of children from harm objective, remarking that the area already had two off-licences on the road, and further licensed premises in the area. There was a licensed premises directly next door, which did not open until 11.00 hours, although its licence covered much longer hours. The Sub-Committee noted this.

He remarked that in the local area, “we are all deeply concerned about public safety, drunken and unruly behaviour, and a rise in antisocial behaviour”. He was aware of several support-exempt accommodations in HMOs, some within walking distance, which housed vulnerable people. He was aware that the off-licence located next door had had to ban several people, and vigorously enforced the ban. He was worried that to grant a new licence to the applicant “would lose those safeguards that we currently have in place”.

The neighbouring shopkeeper then addressed the Sub-Committee to state that there was already trouble in the area, and that in one mile there were “maybe 5 to 6 off-licences”. He considered that there were “already too many drunk people” and “misbehaviour”; for that reason he felt that the Sub-Committee should not grant any further licences for off-licence shops. The Sub-Committee noted the confirmation of these problems in the area, none of which were attributable to the applicant.

The Sub-Committee examined the other written representations in the Committee Report carefully, but determined that the fears expressed by the objectors seemed rather speculative. Nonetheless, the applicant (via the consultant) had endeavoured to address the concerns and had taken the advice of the Police.

In considering the submissions made by those in the meeting, the Sub-Committee considered that the starting point was that there was already something of an issue with antisocial behaviour in the area, such that the neighbouring shopkeeper had had to ban some persons from his premises. The issue was therefore whether the proposed operating style was capable of upholding the licensing objectives.

Nearby premises were licensed to similar hours to those requested by the applicant. It had been pointed out that the premises next door, and others, were operating from 11.00 hours, but the Sub-Committee agreed with the applicant that this was a business choice that those operators were making. The other premises licences which had been granted for the sale of alcohol were for the long hours which had been read out by the consultant during the meeting.

The consultant had requested “a degree of fairness for a new business owner” who wished to run a business and to offer a service that many other local businesses already offered. He felt that it was good to have healthy competition, and that any matter in relation to antisocial behaviour could be handled by the careful promotion of the licensing objectives, which had been addressed on the application form via careful measures, for example relating to CCTV coverage and a Challenge 25 policy. The Sub-Committee agreed with this.

The Sub-Committee also did not see that any extra measures were required, as all potential risks to the upholding of the licensing objectives had already been satisfactorily addressed via the additional condition, such that the Police and the other responsible authorities had not raised any objection. The Members found all to be in order in terms of the proposed operating style.

The Members were therefore satisfied that any potential for issues had been sufficiently addressed in the application and new condition. There was a proper focus on the promotion of the licensing objectives, and a responsible style of trading had been proposed. Nothing in the written representations, or the submissions made in the meeting, evidenced a threat to the upholding of the licensing objectives.

Accordingly, after careful consideration, the Sub-Committee determined that the application could safely be granted with the agreed condition. The Members considered that by granting the application, the licensing objectives in the Act would be properly promoted. The Sub-Committee was satisfied that trading would be safe, and considered that all areas of concern had been addressed.

In reaching this decision, the Sub-Committee has given due consideration to the City Council's Statement of Licensing Policy, the Guidance issued under section 182 of the Licensing Act 2003 by the Secretary of State, the application for a premises licence, the written representations received, and the submissions made at the hearing by the applicant via his consultant, and by the two other persons.

All parties are reminded that under the provisions contained within Schedule 5 to the Licensing Act 2003, there is the right of appeal against the decision of the Licensing Authority to the Magistrates' Court, such an appeal to be made within twenty-one days of the date of notification of the decision.

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**The meeting ended at 1027 hours.**

*Chair.....*



**BIRMINGHAM CITY COUNCIL****PUBLIC REPORT**

<b>Report to:</b>	<b>Licensing Sub Committee C</b>
<b>Report of:</b>	<b>Director of Regulation &amp; Enforcement</b>
<b>Date of Meeting:</b>	<b>Wednesday 4<sup>th</sup> June 2025</b>
<b>Subject:</b>	<b>Licensing Act 2003 Premises Licence – Review</b>
<b>Premises:</b>	<b>Drinks 2 Go, 274 High Street, Erdington, Birmingham, B23 6SN</b>
<b>Ward affected:</b>	<b>Erdington</b>
<b>Contact Officer:</b>	<b>Bhapinder Nandhra, Senior Licensing Officer, <a href="mailto:licensing@birmingham.gov.uk">licensing@birmingham.gov.uk</a></b>

<b>1. Purpose of report:</b>
To consider an application to review a Premises Licence.

<b>2. Recommendation:</b>
<p>To consider the review application and representations received and to determine this matter, having regard to:</p> <ul style="list-style-type: none"> <li>• The submissions made by all parties</li> <li>• The Statement of Licensing Policy</li> <li>• The Public Sector Equality Duty</li> <li>• The s182 Guidance</li> </ul>

<b>3. Brief Summary of Report:</b>
<p>Review application received on 11<sup>th</sup> April 2025 from West Midlands Police in respect of Drinks 2 Go, 274 High Street, Erdington, Birmingham, B23 6SN.</p> <p>Representations have been received from 3 responsible authorities and from other persons.</p>

<b>4. Compliance Issues:</b>
<b>4.1 Consistency with relevant Council Policies, Plans or Strategies:</b>
<p>The report complies with the City Council's Statement of Licensing Policy and the Council's Corporate Plan to improve the standard of all licensed persons, premises and vehicles in the City.</p>

## **5. Relevant background/chronology of key events:**

West Midlands Police applied on 11<sup>th</sup> April 2025 for a review of the Premises Licence under Section 51 of the Licensing Act 2003 for Drinks 2 Go, 274 High Street, Erdington, Birmingham, B23 6SN.

Representations have been received from Home Office Immigration, Birmingham City Council Licensing Enforcement and Public Health as responsible authorities, which are attached at Appendices 1 – 3 respectively.

Representations have been received from other persons, which are attached at Appendix 4 - 19

The Review application is attached at Appendix 20.

The Premises Licence is attached at Appendix 21.

On 25<sup>th</sup> April 2025 the Licensing Section were in receipt of applications to Transfer the premises licence and vary the Designated Premises Supervisor. As both applications sought to take immediate effect, Mr Thangarasa Nanthakumar is responsible for licensable activities at the premises, as the current premises licence holder.

Site location plans are attached at Appendix 22.

When carrying out its licensing functions, a licensing authority must have regard to Birmingham City Council's Statement of Licensing Policy and the Guidance issued by the Secretary of State under s182 of the Licensing Act 2003.

The Licensing Authority is also required to take such steps as it considers appropriate for the promotion of the licensing objectives, which are: -

- a. The prevention of crime and disorder;
- b. Public safety;
- c. The prevention of public nuisance; and
- d. The protection of children from harm.

## **6. List of background documents:**

Copies of the representations, Appendices 1 – 19

Review Application Form, Appendix 20

Copy of Premises Licence, Appendix 21

Site location plans, Appendix 22



## **7. Options available**

Modify the conditions of Licence  
Exclude a Licensable activity from the scope of the Licence  
Remove the Designated Premises Supervisor  
Suspend the Licence for a period not exceeding 3 months  
Revoke the Licence  
No Action

Where the authority takes a step to modify conditions or exclude a licensable activity, it may provide that the modification or exclusion is to have effect for only such period (not exceeding three months) as it may specify.



**Immigration  
Enforcement**

## Immigration representation in support of an application for the review of a premises Licence

On behalf of the Secretary of State, Home Office (Immigration Enforcement) makes representations in support of the following application for the review of a premises licence, relating to the prevention of crime and disorder objective, including the prevention of illegal working and immigration crime in licensed premises.

IE wishes to make representations on an application for a review of a premises licence.

Details of Premises:			
<b>Premises Licence Holder:</b>			
Nandakumari KASINTHAN			
<b>Name and Address of Premises:</b>			
Drinks 2 Go 274 High Street Erdington			
<b>Post Town:</b>	Birmingham	<b>Post Code:</b>	B23 6SN

Representations are being made for the following reasons:

The Licensing Act 2003 outlines four objectives that are to be upheld, the Home Office (Immigration Enforcement) is concerned regarding the prevention of crime and disorder.

Home Office (Immigration Enforcement) considers that Nandakumari KASINTHAN is not taking suitable measures to prevent crime and disorder. The business has employed illegal workers which is prohibited under the Licensing Act 2003 and the Immigration Act 1971 (as amended).

Employing illegal workers in the UK has the following impact on the community and society as a whole: -

- It deprives HMRC and the Government of revenue by non-payment of tax and national insurance.
- It exploits the undocumented by paying them less than the minimum wage and provides no employment or income protection.
- It encourages those without permission to work to seek similar employment.
- It allows a business to unfairly undercut other businesses by employing cheap labor.
- Illegal workers are often housed in cramped and unsatisfactory conditions by the employer as part of their working arrangement.

On 17 December 2024, immigration officers from West Midlands ICE Team in collaboration with West Midlands Police conducted an enforcement visit to Drinks 2 Go, 274 High Street, Erdington, Birmingham, B23 6SN after intelligence was received the premises was employing illegal workers. Immigration officers encountered the following illegal worker:

#### **Karthick THANGAVEL**

As immigration officers gained entry THANGAVEL was encountered working behind the counter. Officers witnessed THANGAVEL serving customers and handling payments made for goods.

During the illegal working interview THANGAVEL admitted to having been employed at the premises for one month. His duties included working the till, stacking shelves and cleaning. THANGAVEL stated he works 4 to 5 hours a day, 2 to 3 days a week and was employed by the manager who he named as 'Kasinthan'. When questioned in regard to remunerations, THANGAVEL stated he is paid £15 - £20 per shift, paid in cash by the manager.

When questioned surrounding right-to-work checks. THANGAVEL stated no pre-employment checks had been carried out and he did not provide any documentation prior to commencing work. When questioned if the manager is aware of his right to work status he replied 'I think she is aware but doesn't mind me illegally working'

Home Office checks showed at the time of the enforcement visit THANGAVEL had an ongoing claim for protection and his bail conditions did not permit him the right to work. Therefore, THANGAVEL was found working in breach of his bail conditions.

A civil penalty for £45,000 was issued to Nandakumari KASINTHAN, with the penalty currently outstanding.

#### **RIGHT TO WORK CHECKS AND THE PREVENTION OF CRIME AND DISORDER**

The objective of the Licensing Act 2003 (the Act) is to provide a clear, transparent framework for making decisions about applications by individuals or businesses wishing to sell or supply alcohol or provide certain types of regulated entertainment and late-night refreshment.

There are four licensing objectives which underpin the Act, and which need to be taken into account and promoted throughout the licensing process.

The licensing objectives are:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance and
- the protection of children from harm

Nandakumari KASINTHAN has been found employing an illegal worker. This business has clearly failed to meet the prevention of crime and disorder objective. The license holder would have been aware of their responsibilities to uphold the licensing objectives as they are clearly defined as part of the premises license application. It is an offence to work when a person is disqualified to do so, and such an offence can only be committed with the co-operation of a premises license holder or its agents.

The employer could have protected themselves and prevented crime and disorder by completing a straightforward right to work check. Should the license holder have conducted the relevant right to work checks, the worker would have failed at the first stage. This would have quickly and easily confirmed that they had no right to work, and the license holder could have protected themselves from employing an illegal worker. All employers are dutybound by law to conduct these checks if they wish to avoid being penalised if found to have employed someone who is prohibited from working, and guidance can be found on the gov.uk website or by using a search engine. Additional information on how to conduct these checks is available online, this includes the Home Office's official YouTube page.

There are serious concerns surrounding the remuneration for work. In this case, the worker confirmed that he received £15 - £20 for working a shift of 4 – 5 hours. This works out to an hourly rate of £3 - £5 per hour. This is substantially below the National Minimum Wage (which was £11.44 at the time of the enforcement visit) and is considered to be labour exploitation. This exploits workers as well as providing an unfair competitive advantage over businesses that adhere to wage regulations and deprives the UK economy of tax revenue. A key draw for illegal immigration is work and low-skilled migrants that are increasingly vulnerable to exploitation by unlawful enterprises, finding themselves in sub-standard accommodation and toiling in poor working conditions for long hours.

Whether by negligence or willful blindness an illegal worker was engaged in activity on the premises. Section 182 guidance of the Licensing Act 2003 at point 11.27 states that certain activity should be treated particularly seriously, and this includes employing someone who is disqualified from that work by reason of their immigration status in the UK. 11.28 of the guidance states that it is expected that revocation of the license – even in the first instance – should be seriously considered.

Details of Responsible Authority			
Name and Address:			
Immigration Enforcement Immigration Enforcement Licensing Compliance Team 6th Floor, 2 Ruskin Square Dingwall Road Croydon CR0 2WF			
		Email address (optional):	<input type="text"/>
Signatures			
Signature of Responsible Authority			
Home Office Immigration Enforcement			
Date:	02/05/2025	Capacity:	Responsible Authority

**From:** Christina McCullough

**Sent:** 09 May 2025 18:37

**To:** Licensing

**Subject:** Representation - Review of Premises Licence 4408 - Drinks 2 Go, 274 High Street, Erdington, Birmingham B23 6SN

Dear Licensing,

**REPRESENTATION OF BIRMINGHAM CITY COUNCIL, LICENSING ENFORCEMENT  
DRINKS 2 GO, 274 HIGH STREET, ERDINGTON, BIRMINGHAM B23 6SN  
PREMISES LICENCE NUMBER 4408**

I, Christina McCullough, a Licensing Enforcement Officer, wish to submit a representation on behalf of Birmingham City Council, Licensing Enforcement, in respect of the application for the review of the premises licence of Drinks 2 Go, 274 High Street, Erdington, Birmingham B23 6SN submitted by West Midlands Police.

During January 2025 information was received from Home Office Immigration regarding an employee at Drinks 2 Go, 274 High Street, Erdington, Birmingham B23 6SN. The information also stated that during their visit Officers witnessed alcohol being served to persons that they believed were intoxicated.

As a result of the information, I visited the premises on 18<sup>th</sup> February 2025 and conducted an inspection to assess compliance with the premises licence.

I identified the following failures:

1. Staff training could not be evidenced, and a training log could not be produced.

*(The conditions of licence state: All staff to be trained, before commencing work at the premises, on their responsibilities under the Licensing Act 2003. Such training to be regularly refreshed, a minimum of yearly intervals.*

*A record of staff training will be maintained, this will include signatures of members of staff to confirm that they have received and understood the training received.*

*All training records to be made available immediately, to any responsible authority, upon request.)*

2. An incident book could not be produced.

*(The conditions of licence states: The premises will have an incident book and record all incidents that occur inside or immediately outside the premise, regardless of whether any of the emergency services have been called. The record of incident will include details of the member of staff involved in the incident and the actions taken. Regular liaison with police will be encouraged to ensure cross-reference of premises related incidents. This incident book can be inspected at any time by all authorities.)*

3. There was no signage asking customers to have regard for neighbours displayed.

*(The conditions of licence state: Prominent signs will be displayed, requesting customers have regard for local residents, when leaving the premises.)*

4. The refusals book was not signed by the DPS on a weekly basis, as required by the premises licence. The last entry showing that a refusal had been made was dated 29/01/2025.
5. The full premises licence could not be produced. This particular premises licence consists of 7 pages, however, only pages 1, 2 and 3 were available.
6. The summary licence was not displayed.

I issued a notice to the premises detailing the breaches – Attached as appendix 1.

On 8<sup>th</sup> May 2025 I revisited the premises and carried out a re-inspection.

1. The summary licence was not displayed. However, page 1, of the full premises licence was displayed on the wall.
2. I asked to see the full premises licence but was shown the same pages that I had seen on my previous visit some three months earlier.

A notice was issued to the premises advising of the non-conformities – attached as Appendix 2.

Considering that we are almost at the end of the representation period for the review I would have expected that the premises would have had their house in order. In fact, the easiest requirement to comply with is to have the correct documentation displayed or available for production. This was not the case.

The content of the review application made by West Midlands Police is very concerning. The PSPO was implemented to stop certain activities within the area that have had, or are likely to have, a detrimental effect on the quality of life of those in the locality. The effect or likely effect of these activities is of a persistent or continuing nature such as to make these activities unreasonable, and justifies the restrictions imposed in the order. One of the specified activities within the order is being under the influence of intoxicating substances and/or alcohol whilst in a public space. Licensed premises within this area should be operating to a level that is above and beyond in order to have a positive impact.

Not only do we have the evidence from West Midlands Police but we also have the information received from Home Office Immigration that intoxicated persons were being sold alcohol whilst they were inside the premises. I have also witnessed large groups of street drinkers outside the premises late at night who congregate directly outside the premises blocking the pavement.

The premises licence holder/DPS will also be aware that it is also an offence to sell or attempt to sell alcohol to a person who is drunk under the Licensing Act 2003. Taking into account the PSPO and the known issues of street drinking and anti-social behaviour in the area staff should be trained to a very high level on this subject.

Considering the severity of the allegations made by West Midlands Police and Home Office Immigration, and the outcome of the inspection at the premises, Licensing Enforcement do not have any confidence that the licence holder is capable of promoting the Licensing objectives at these premises, in particular the prevention of crime and disorder and the promotion of public safety. Licensing Enforcement would ask that the premises licence be revoked.

If I can be of any further assistance please don't hesitate to contact me.

Regards

Christina McCullough  
Licensing Enforcement Officer





**Birmingham**  
City Council

No. 0044

Licensing (Enforcement) Section  
P.O. Box 17831  
Birmingham  
B2 2HJ

NICK LOWE  
Head of Licensing, Markets and Private Rented Service

M. Dunlop 260  
274 High Street  
Edinburgh

Enquiries to: C. McLaughlin  
Telephone: [REDACTED]  
Date: 8/5/2025

Legislation: Licensing Act 2003 Premises Licence 448

The following matters have been identified which do not comply with the above legislation:

Staff training records have been produced  
for 3 members of staff, Sva Suvarasi  
& Yigesh. - Each document is a tick sheet.  
There is an incident book but no entries  
have been made.

The refusals register has the 1st entry dated  
25/1/25 and is signed by a person,  
NORTH NINDHAKUMAR on 4/5/2025.

The <sup>summary</sup> licence is not displayed only  
Page 1 of the full licence is  
- Only pages 1, 2 and 3 of the full premises  
is available.

It is an offence to offer regulated activity when  
you are not fully compliant with the Licensing Act

Received by: [REDACTED] Authorised Officer: [REDACTED]

By not having the premises licence available or  
not displaying the summary are  
contravenors of the act for which  
legal proceedings could be instigated.



The Government Standard





**Birmingham  
City Council**

No. 0040

Licensing (Enforcement) Section  
P.O. Box 17831  
Birmingham  
B2 2HJ

Nick Lowe  
Head of Licensing, Markets and Private Rented Service

M. Drinks 2 Go  
274 High St  
Edmonton

Enquiries to: C McCallough

Telephone: [REDACTED]

Date: 18/12/2015

Legislation: Licensing Act 2003 Premises licence 14408

The following matters have been identified which do not comply with the above legislation:

1. Staff training cannot be evidenced and a training log cannot be produced
  2. There is no incident book
  3. Signage asking customers to have regard for neighbours is not displayed
  4. The refusals book is not signed weekly by the DPS
  5. The full licence cannot be produced and the Summary is not displayed
- It is an offence to alter any regulated activity when you are not fully compliant with the authorisation of premises licence. A visit will be made to ensure you are compliant in 7 days.

Received by: [REDACTED]

Licensed Officer: [REDACTED]



From: Noreen X Akhtar On Behalf Of PH BNE Team  
Sent: 08 May 2025 17:30  
To: Licensing  
Subject: RE: Review Drinks 2 Go, 274 High Street, Erdington (Licence No. 4408)

Dear Licensing Team, please find Public Health representation below.

### Birmingham Public Health Representation:

Premises Licence Review – Drinks 2 Go, 274 High Street, Erdington (Licence No. 4408)

Public Health support the West Midlands Police application to review the premises licence for Drinks 2 Go, located at 274 High Street, Erdington, B23 6SN.

From public health perspective, the way the premises is currently managed is inconsistent with the licensing objectives of Licensing Act 2003 relating to the prevention of public nuisance and disorder. We therefore support the police-led review and support that measures are taken to reduce harm and protect community wellbeing, supporting the aims of the police operation in the area to reduce crime.

The police evidence suggests that the current operation of this premises is contributing to increased antisocial behaviour and street drinking which is concerning given the local context of vulnerable groups and educational facilities nearby.

According to the Index of Multiple Deprivation (IMD), Erdington is among the more deprived wards in Birmingham, with specific challenges related to health inequalities and social vulnerability.

Erdington is subject to a significant number (12%) of alcohol-related deaths across Birmingham, including increased hospital admissions and A&E attendances tied to intoxication, particularly during weekends and evenings. (Source: [Birmingham Health Profiles](#))

Recent crime data from Street Check highlights recurring issues of public disorder and alcohol-related incidents in the area. (Source: <https://www.streetcheck.co.uk>)

Within a one-mile radius of the premises, there are at least 10 primary schools and 5 secondary schools, several of which are within walking distance. (Source: <https://www.streetcheck.co.uk>) This clustering increases the likelihood of children being exposed to alcohol misuse. Many of these schools have had recent Ofsted inspections, with safeguarding being a key priority.

### Recommended Conditions:

If the Licensing Committee decides not to revoke the licence, we strongly recommend the following licensing conditions:

- Prohibition on the sale of high-strength alcohol (ABV > 6.5%) in single cans or bottles.
- Mandatory Challenge 25 policy, with documented staff training and visible signage.

- Refusals register, kept up to date and available for inspection.
- CCTV coverage, both inside and outside the premises, with appropriate data retention and access protocols.
- Restrictions on late evening alcohol sale

Regards

Birmingham Public Health

Address: Birmingham City Council , Council House, Victoria Square, Birmingham B1 1BB



HOUSE OF COMMONS  
LONDON SW1A 0AA

Sent by email only.

2<sup>nd</sup> May 2025

Dear Licensing Committee,

**Support for West Midlands Police Objection – Drinks2Go Premises**

I am writing in my capacity as the Member of Parliament for Birmingham Erdington to formally support the objection raised by West Midlands Police regarding the operation of Drinks2Go, 274 High Street, Erdington, Birmingham, B23 6SN.

It has come to my attention through both constituents and local stakeholders that this business is contributing to significant issues on Erdington High Street including rising incidents of anti-social behaviour, and street drinking.

At a time when the High Street has seen so much improvement as a result of West Midlands Police' Operation Fearless, and the hard work of the Council, the Police, traders and local residents, it is extremely disappointing to hear of these negative developments in this area.

I have serious concerns that the manner in which it appears Drinks2Go is operating is incompatible with the core licensing objectives under the Licensing Act 2003 particularly the prevention of crime and disorder and the maintenance of public safety.

These objectives must be the foundation of any decision-making process around alcohol licensing.

The police objection reflects the lived experiences of many constituents who are witnessing the deterioration of local conditions directly linked to this premises. It is imperative that the Council works collaboratively with West Midlands Police and other partners to protect community wellbeing and ensure responsible licensing standards are upheld by all traders on the High Street.

I urge the Licensing Committee to take the police objection seriously and to consider all available regulatory options to address the situation appropriately.

Thank you for your attention to this matter. I look forward to hearing from you soon.

Yours sincerely,

Paulette Hamilton MP

Paulette Hamilton MP

ERDINGTON WARD  
CONSERVATIVE  
COUNCIL HOUSE  
VICTORIA SQUARE  
BIRMINGHAM  
B1 1BB



**COUNCILLOR GARETH MOORE**

**COUNCILLOR ROBERT ALDEN**

## **Letter in support of the licence review of Drinks 2 Go, Erdington High Street**

*Sent by Email to Licensing department*

Dear Licensing,

We write in support of the Police's application to revoke the Licence for the Drinks 2 Go Store on Erdington High Street in order to promote the Licensing Objectives – namely the Prevention of Crime & Disorder and Prevention of Public Nuisance. We are both the local Councillors for the local area and Robert is one of the Directors for Erdington Business Improvement District.

Residents have raised concerns with us about concerns about the operations at the Drinks 2 Go store in Erdington and their contribution to Anti-social Behaviour and crime related issues at the Six Ways end of the High Street.

We are aware of the issues that West Midlands Police have come across in their investigations into the operations here and support their licence review of the premises. The examples submitted of selling alcohol to knowing intoxicated people demonstrates that no level of conditions will ensure safe operation of the site for the local community and therefore the fairest solution for our local area is for the licence to be revoked to promote the Licensing Objectives.

We understand from the police that the store has also been reported to immigration services as well as further ASB and crime related incidents. These follow up incidents further demonstrate a pattern of behaviour which unfairly makes local residents lives less safe and secure and should not be tolerated. This means that the only way that the Licensing Objectives can be secured is through revoking the premises licence.

Yours sincerely

**Cllr Gareth Moore                      and    Cllr Robert Alden**  
**Erdingtons Local Councillors**

**From:**

**Sent:** 21 April 2025 16:16

**To:** Licensing

**Subject:** Alcohol license

Drinks 2 go Erdington High Street. I'm objecting to their alcohol license being renewed. I'm a Erdington resident to scared to go up the hight street. People are sold alcohol by them to consume on the streets. This is fuelling violence and antisocial behaviour.

Concerned resident.

From:  
Sent: 21 April 2025 19:23  
To: Licensing  
Subject: Re: Drinks To Go Erdington

Dear Sirs

I wish to make formal representations in relation to the review of the premises licence for Drinks To Go on High Street, Erdington.

I am fully supportive of the premises licence being removed as I do not believe that the premises takes steps to protect the public from harm or disorder. The premises serves people who are already intoxicated and also sells cans of alcohol and cigarettes in singles making it a magnet for persistent drinkers who want to have one can in their possession then beg in the high street then go back for another and another.

Steps must be taken by the licensing authority to protect the public from harm and I would urge the licensing authority to revoke the license to curtail this behaviour and improper business practice.

Kind Regards

Erdington Resident

From:  
Sent: 21 April 2025 19:26  
To: Licensing  
Subject: Re drink to go b23 high street

I would like to object to the licence review of drinks to go on the high street. This is causing a mess I've issue of street drinkers on the high street which had a PSPO in place and street drinkers have been spoken to for being drunk on the high street and when asked to move they all made their way to drinks to go to purchase more cheap alcohol. We as residents and police have worked so hard to clean up the high street and this stores opening hours are adding and exasabating the issue. Please do not allow this licence the staff members are abusive when spoken to and have been arrested for immigration offences.

Please do the right thing

Regards



From:  
Sent: 21 April 2025 19:32  
To: Licensing  
Subject: Re drinks2 go b23

The drinks 2 go store needs to be closed down Selling alcohol 9am -3am We have a PSPO on the hight street and this store is causing the drinking issue on the high street. It has take residents and police a long time to clean up the high street and these street drinkers are using this store and causing trouble. Staff memebers have also been arrested on immigration issues and other staff very abusive. We have finally got the hight street cleaned up from crime and the issues this stores opening hours is causing serving alcohol til 3am is exsasabating the issue on street drinker and crime in the area. This store need to be closed down and liecence removed Totally in acceptable

**From:**

**Sent:** 22 April 2025 14:17

**To:** Licensing

**Subject:** Fwd: Re Drinks to Go off licence Erdington high street

Date: Tue, Apr 22, 2025 at 12:01 PM

Subject: Re Drinks to Go off licence Erdington high street and the B23 Stockland Green Ward

Dear Sir/Madam

Regarding the subject of the the renewing of the license for this premises, it is a well-known fact that it is a significant factor in the incidents of antisocial behaviour and criminality in the area .There are police crime reports that are available to evidence that.

It is not rocket science or coincidence that correlation in the number of HMO's in the area and the inhabitants who dwelling these premises .They have been promised levels of social support which has not been provided by these landlords and due to to not being mointered they have use these premises to line their pockets at the expense of their resident's and the local community of which I am a member. Prior to the disproportionate number of HMO's and 24/7 availability of alcohol licenses being over loaded into the STG area it was a very pleasant area living and raise children.

Consquently along with the other 24/7 shops that exist on the High Street and which entice "vulnerable people" to come out at all hours of the night/ morning it is self evidence that these issues will be consistently ongoing. There are hundreds if not thousands of studies and research data which have all come to the same conclusion, being if you put vulnerable people with social issues in a position where they have access to alcohol outcomes will always be negative. Therefore, it is incumbent on those with the power to authorise licensing provisions to take this into consideration. Clearly to date this has not been the case hence we are in this position repeatedly.

I would truly love to know how you can rationalise the decision to give this license to this premise and any other of license within the Stockland Green area given that it has one of the highest crime rates in the city.

When you break down the victims of these offences, it is clearly evidenced that it is transient people from these HMO's who are in fighting amongst themselves and causing these issues and as a consequence when others try to prevent them from escalating any further way to becoming broiled in these situations.

I respectfully would like an answer to that question and totally oppose the alcohol licence being apporoved.

Your sincerely

**From:**

**Sent:** 22 April 2025 15:40

**To:** Licensing

**Subject:** Re: Drinks 2 Go

To whom it may concern.

I am writing in support of West Midlands Police and Cllrs Alden & Moore in their attempts to revoke the licence of Drinks 2 Go.

This establishment fuels the groups of perpetual drinkers on Erdington High Street. They continue to serve alcohol to these individuals even when it is clear they are already heavily intoxicated.

Operation Fearless has achieved a lot already in cleaning up the High Street and making it a safer area. It is unscrupulous shops like this that hinder that process.

Yours

From:

Sent: 22 April 2025 17:49

To: Licensing

Subject: Drinks to go

Yes close down it's open far to late and causes trouble in the area

**From:**

**Sent:** 22 April 2025 18:49

**To:** Licensing

**Subject:** DRINKS 2 GO

That shop needs to go. It is attracting the wrong crowd and the owners of that business are not responsible. The area has changed for the worse since that shop and the one opposite called INTERNATIONAL opened. Before Operation Fearless there was a real fear of walking on the high street as anytime of the day anti social behaviour was happening. Having lived in the area for over 30 years I am so disappointed that criminals are allowed licences and premises to carry out their illicit and illegal dealings. Please continue to help us fight crime in Erdington. For years the residents have recognised which shops on the High Street are cover shops being used to carry out crime. Operation Fearless is working so please don't stop....what you are doing is very much appreciated and needed. Those shops seem to be open 24/7 .....is that even legal. INTERNATIONAL also seems to be open all hours....that alone attracts crime. Please help us

Kind regards

The shop should at the very least close at 10pm. The same should go for the INTERNATIONAL Store opposite. If those shops close at 10pm you will see a big reduction in crime around that area. The HMO residents sleep in the day and come out at night. If those shops are closed there is no reason for them to be hanging around.

From:

Sent: 22 April 2025 21:38

To: Licensing

Subject: Drinks 2 go / Erdington high street

Here's a draft for your letter:

Dear Birmingham city council, licensing ,

I am writing to express my concerns regarding the off-license alcohol shop located in our area Drinks 2 Go. Its presence has been causing significant issues within the community, and I believe it is important to bring these matters to your attention.

Firstly, there have been numerous instances of disturbances and anti-social behavior linked to the shop.

These incidents have negatively impacted the peace and safety of our neighborhood and high street making it increasingly difficult for residents and shoppers to feel secure in their own community.

Additionally, there are troubling reports that the shop has been selling alcohol to underage individuals. This not only violates the law but also poses a serious risk to the well-being of young people in our area.

Such actions undermine the values we strive to uphold and jeopardize the future of our youth.

I kindly request that you investigate these issues and take appropriate action to address the situation. Our community deserves a safe and harmonious environment, and I trust that you will prioritize these concerns.

By the way the shop located to me We're aware of the trouble caused by DRINMKS 2 Go

Thank you for your attention to this matter. I am happy to provide further information or support if needed.

Yours sincerely,

high street  
Erdington  
B23

**From:**

**Sent:** 22 April 2025 23:23

**To:** Licensing

**Subject:**

Drinks 2 Go' need to Go as the management is not managing the business on a professional way. Police officers on several occasions visited the premises for various issues. There is no need to have this shop open till late at night selling alcohol as alcohol plays a large part in antisocial behavior. Erdington High Street can be a lovely place for all including the families to shop and stroll along the High Street and enjoy the community spirit.

From:  
Sent: 23 April 2025 09:28  
To: Licensing  
Subject: Drinks 2 Go store high st Erdington

Sir/Madam

I fully support the police request to review/revoke the licence of this Store whomever issued the licence for this shop must have carried out zero ASBO checks or decided to drive by at 9am in the morning.

It's a hub of criminal activity and the local faux homeless alcoholics are always hanging outside there knowing full well that the proprietor will sell them alcohol no matter how inebriated they are.

They then cause anti social behaviour making that end of Erdington a no go area for residents. The proliferation of HMOs, Illegal money laundering shops, Fake vodka and fags off licences plus Eastern European gangster run shops are turning Six Ways into a slum. It's an absolute disgrace up there. Most sane Erdington residents avoid six ways like the plague.

it is unbelievable that these shops and latterly a brothel opened on Gravelly Lane are allowed to operate by Bham City Council with impunity.



From:  
Sent: 23 April 2025 19:58  
To: Licensing  
Subject: Drinks 2 Go Erdington

Dear Team

I am writing to ask that the licensing application for Drinks2Go, High St, Erdington be denied. What is the point of having alcohol on sale from 9am - 3am? Unless you wish the disorder in Erdington to continue and of course take police officers away from important work to deal with drunks?

I despair with poor decisions that Birmingham keep making to the detriment of law abiding residents.

Yours faithfully

**From:**

**Sent:** 27 April 2025 07:28

**To:** Licensing

**Subject:** Drinks 2 go

It's a blight to the area. Drunken, nasty behaviours fuelled by selling alcohol to already drunk individuals. When my friend has to go shopping she always asks I go with her, for safety reasons regardless of the time of day. People who live, work and shop on Erdington high street don't deserve it.

**From:**

**Sent:** 29 April 2025 10:40

**To:** Licensing

**Subject:** Drinks to Go

Dear Licensing Team,

I hope this email finds you well. I am writing to formally raise an objection to the renewal of the alcohol premises license for Drinks to Go Name. There have been numerous incidents of anti-social behaviour linked to this establishment, which have been causing significant disturbances within the community.

The current opening hours of the premises are excessively long, which seems to be contributing to the issues we are facing. Extending the time during which the premises can operate exacerbates the problems, with increased noise levels and unruly behaviour spilling into the early hours of the morning, affecting the peace and tranquility of the neighbourhood.

Moreover, there have been reported problems with law-breaking associated with the manager or owner of the premises. Which raise concerns about the responsible management of the establishment.

Given these points, I urge you to consider the impact on the community and the ongoing disturbances when reviewing the renewal application of this alcohol premises license. It is crucial to maintain a safe and respectful environment for all residents, and addressing these concerns is a step in that direction.

Thank you for your attention to this matter. Please feel free to contact me if you require any further information.

Kind regards,

**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.

I Det Supt 2643 James MUNRO

*(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 (delete as applicable)**

**Part 1 – Premises or club premises details**

**Postal address of premises or, if none, ordnance survey map reference or  
description**

Drinks 2 Go  
274 High Street  
Erdington

**Post town** Birmingham

**Post code (if known)** B23 6SN

**Name of premises licence holder or club holding club premises certificate (if  
known)**

Mr Nandakumari Kasinthan

**Number of premises licence or club premises certificate (if known)**  
4408

**Part 2 - Applicant details**

I am

**Please tick yes**

1) an interested party (please complete (A) or (B) below)

a) a person living in the vicinity of the premises ☐

b) a body representing persons living in the vicinity of the premises ☐

c) a person involved in business in the vicinity of the premises ☐

d) a body representing persons involved in business in the vicinity of the  
premises ☐

2) a responsible authority (please complete (C) below) ☒



**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address  West Midlands Police Lloyd House HQ Colmore Circus Queensway B4 6AT
Telephone number (if any)
E-mail address (optional)

**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

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

**Please state the ground(s) for review (please read guidance note 1)**

The grounds for this application are that the licensing objectives of the prevention of crime and disorder and public nuisance have been not been promoted at the premises.

This is due to poor operational procedures over a number of visits from responsible authorities.

**Please provide as much information as possible to support the application**  
(please read guidance note 2)

Drinks 2 Go is an off licence premises located on Erdington High Street.

In November 2024, West Midlands Police launched Operation Fearless. This a major new drive to bring down crime and improve the quality of life for people in communities across the West Midlands.

The area first selected to deploy this intensive operation was Erdington High Street. This has led to multi agency activity as well as a dedicated police team taking daily action to prevent the crimes that affect the community the most. One of the causes of issues around Erdington High Street is the availability of alcohol driving anti-social behaviour.

WMP would expect off licence premises in this area to be responsible operators and promote the licensing objectives, especially when such intensive multi agency work is taking place.

Drinks 2 Go has failed to promote the licensing objectives on a number of occasions and is fuelling some of the issues that Op Fearless is trying to tackle.

On the 17<sup>th</sup> December 2024, as part of a multi agency operation on the High Street, Immigration officers and police officers attended Drinks 2 Go. The sole member of staff inside the premises was arrested for immigration matters. This has been followed up by the immigration service for civil penalties for the licence holder.

Further information will be provided about the outcome in a private statement due to ongoing prosecutions.

On the 3<sup>rd</sup> March 2025, Sgt Fryer was dispersing an anti social group from the High Street, which is covered by a public space protection order (PSPO). Persons were intoxicated and had alcohol seized from them before being directed to leave the High Street.

Officers then observed the group going into Drinks 2 Go, purchasing more alcohol, and then consume it on the street. This is captured on body worn video (BWV).

On Saturday 5<sup>th</sup> April officers from Op Fearless have again had cause to attend Drinks 2 Go in relation to anti social behaviour linked to the location.

WMP will provide further evidence and BWV to the sub-committee to show the poor management practices at the premises and the impact it is having upon crime, disorder and ASB.

Please tick yes

Have you made an application for review relating to this premises before ☐

If yes please state the date of that application

Day Month Year

--	--	--	--	--	--	--	--

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

Not under the current premises licence holder and management.



- 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, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 3 – Signatures** (please read guidance note 3)

**Signature of applicant or applicant's solicitor or other duly authorised agent** (See guidance note 4). If signing on behalf of the applicant please state in what capacity.

Signature   
 Date 09/04/2025

Capacity Detective Superintendent 2643

<b>Contact name (where not previously given) and postal address for correspondence associated with this application</b> (please read guidance note 5)	
Central Licensing Team Lloyd House Colmore Circus Queensway	
<b>Post town</b> Birmingham	<b>Post Code</b> B46AT
<b>Telephone number (if any)</b>	
<b>If you would prefer us to contact you by e-mail address your e-mail address (optional)</b> 	

**Notes for Guidance**

1. The ground(s) for review must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address which we shall use to correspond with you about this application.



Licensing Act 2003

Premises Licence

<b>Premises Licence Number</b>	4408
--------------------------------	------

**Part 1 – Premises Details**

<b>Postal address of premises, or if none, ordnance survey map reference or description</b> Drinks 2 Go, 274 High Street, Erdington, Birmingham, B23 6SN
<b>Telephone Number</b> N/A

<b>Where the licence is time limited the dates</b> N/A
---

<b>Licensable activities authorised by the licence</b> Sale of Alcohol by Retail
---

**Times the licence authorises the carrying out of licensable activities**

<b>Sale of Alcohol by retail:</b>		
<b>Day</b>	<b>Start Time</b>	<b>End Time</b>
Monday	08:00	03:00
Tuesday	08:00	03:00
Wednesday	08:00	03:00
Thursday	08:00	03:00
Friday	08:00	03:00
Saturday	08:00	03:00
Sunday	08:00	03:00
<b>Place:</b> For consumption off the premises <b>Seasonal Variations:</b> <b>Non-Standard Times:</b>		

<b>The opening hours of the premises</b>		
<b>Day</b>	<b>Start Time</b>	<b>End Time</b>
Monday	08:00	03:00
Tuesday	08:00	03:00
Wednesday	08:00	03:00
Thursday	08:00	03:00
Friday	08:00	03:00
Saturday	08:00	03:00
Sunday	08:00	03:00
<b>Seasonal Variations:</b> <b>Non-Standard Times:</b>		

Reference: 200231

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Birmingham City Council, Licensing Section, P.O. Box 17831, Birmingham, B2 2HJ

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**BIRMINGHAM CITY COUNCIL**

**Where the licence authorises supplies of alcohol whether these are on and /or off supplies**

For consumption off the premises

BIRMINGHAM CITY COUNCIL

Part 2

<b>Name, (registered) address, telephone number and email (where relevant) of holder of premises licence</b>  Thangarasa Nanthakumar
<b>Registered number of holder, for example company number, charity number (where applicable)</b>  N/A
<b>Name and address of designated premises supervisor where the premises licence authorises the supply of alcohol</b>  Thangarasa Nanthakumar
<b>Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol</b>  Licence Number: SOL/PE/093177 Issuing Authority: Solihull MBC

Dated 19-05-2025

Shaid Yasser  
Senior Licensing Officer  
For Director of Regulation & Enforcement

Reference: 200231

Page 3 of 7

Birmingham City Council, Licensing Section, P.O. Box 17831, Birmingham, B2 2HJ

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## BIRMINGHAM CITY COUNCIL

### Annex 1 – Mandatory Conditions

No supply of alcohol may be made under the premises licence (a) at a time when there is no designated premises supervisor in respect of the premises licence, or (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

Every retail sale or supply of alcohol made under this licence must be made or authorised by a person who holds a personal licence.

The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol. The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either: (a) a holographic mark, or (b) an ultraviolet feature.

(1) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price. (2) In this condition:—(a) 'permitted price' is the price found by applying the formula  $P = D + (D \times V)$ , where—(i) P is the permitted price, (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty charged on the date of the sale or supply of the alcohol, and (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol; (b) 'duty' is to be construed in accordance with the Alcoholic Liquor Duties Act 1979; (c) 'relevant person' means, in relation to premises in respect of which there is in force a premises licence—(i) the holder of the premises licence, (ii) the designated premises supervisor (if any) in respect of such a licence, or (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence; (d) 'relevant person' means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and (e) 'value added tax' means value added tax charged in accordance with the Value Added Tax Act 1994. (3) Where the permitted price would not be a whole number of pennies, the permitted price shall be taken to be the price rounded up to the nearest penny. (4) Where the permitted price on a day ('the first day') would be different from the permitted price on the next day ('the second day') as a result of a change to the rate of duty or value added tax, the permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

## BIRMINGHAM CITY COUNCIL

### Annex 2 – Conditions consistent with the Operating Schedule

All staff to be trained, before commencing work at the premises, on their responsibilities under the Licensing Act 2003. Such training to be regularly refreshed, a minimum of yearly intervals.

A record of staff training will be maintained, this will include signatures of members of staff to confirm that they have received and understood the training received.

All alcohol sold for consumption off the premises is to be via a 'Secure Night Hatch' after 23:00 hours. Two members of staff are always present from 20:00 - 23:00hrs.

All training records to be made available immediately, to any responsible authority, upon request.

CCTV will be operated all times and recordings will be retained for 31 days, these will be made available to responsible authorities on request. A member of staff will be trained to download images and recordings. An additional camera will be situated outside the premises, showing the area of the night hatch.

CCTV to be installed and maintained at the premises, to the specifications and recommendations of West Midlands Police.

Proxy sales. The premises licence holder shall ensure that staff remain vigilant to the age profiles of groups of customers to avoid adults purchasing alcohol destined for somebody under age.

The premises licence holder shall ensure that all staff will be trained on signs of persons drinking to excess.

The premises will have an incident book and record all incidents that occur inside or immediately outside the premise, regardless of whether any of the emergency services have been called. The record of incident will include details of the member of staff involved in the incident and the actions taken. Regular liaison with police will be encouraged to ensure cross-reference of premises related incidents. This incident book can be inspected at any time by all authorities.

Alcohol, in open containers, is not permitted on the premises.

Prominent signs will be displayed, requesting customers have regard for local residents, when leaving the premises.

In accordance with the Licensing Act 2003, any person who appears to be drunk or under the influence of alcohol will not be served and requested to leave the premises.

The refusals register to be signed off weekly by the DPS.

A Challenge 25 system to be in operation at the premises. Appropriate signage will be displayed to this effect, with at least one sign on the entrance door and one at the point of sale.

Challenge 25 Policy / Signage to be on display at all times.

A refusals register will be maintained at the premises and made available, upon request, to any responsible authority.

The premises will operate a Challenge 25 policy, with full poster support and suitable refusals register in operation made available to all Responsible Authorities on request. Only recognised proof of identity will be accepted [PASS card or photo id]. No ID No Sale. Checklist.

**BIRMINGHAM CITY COUNCIL**

**Annex 3 – Conditions attached after a hearing by the Licensing Authority**

N/A

**BIRMINGHAM CITY COUNCIL**

**Annex 4 – Plans**

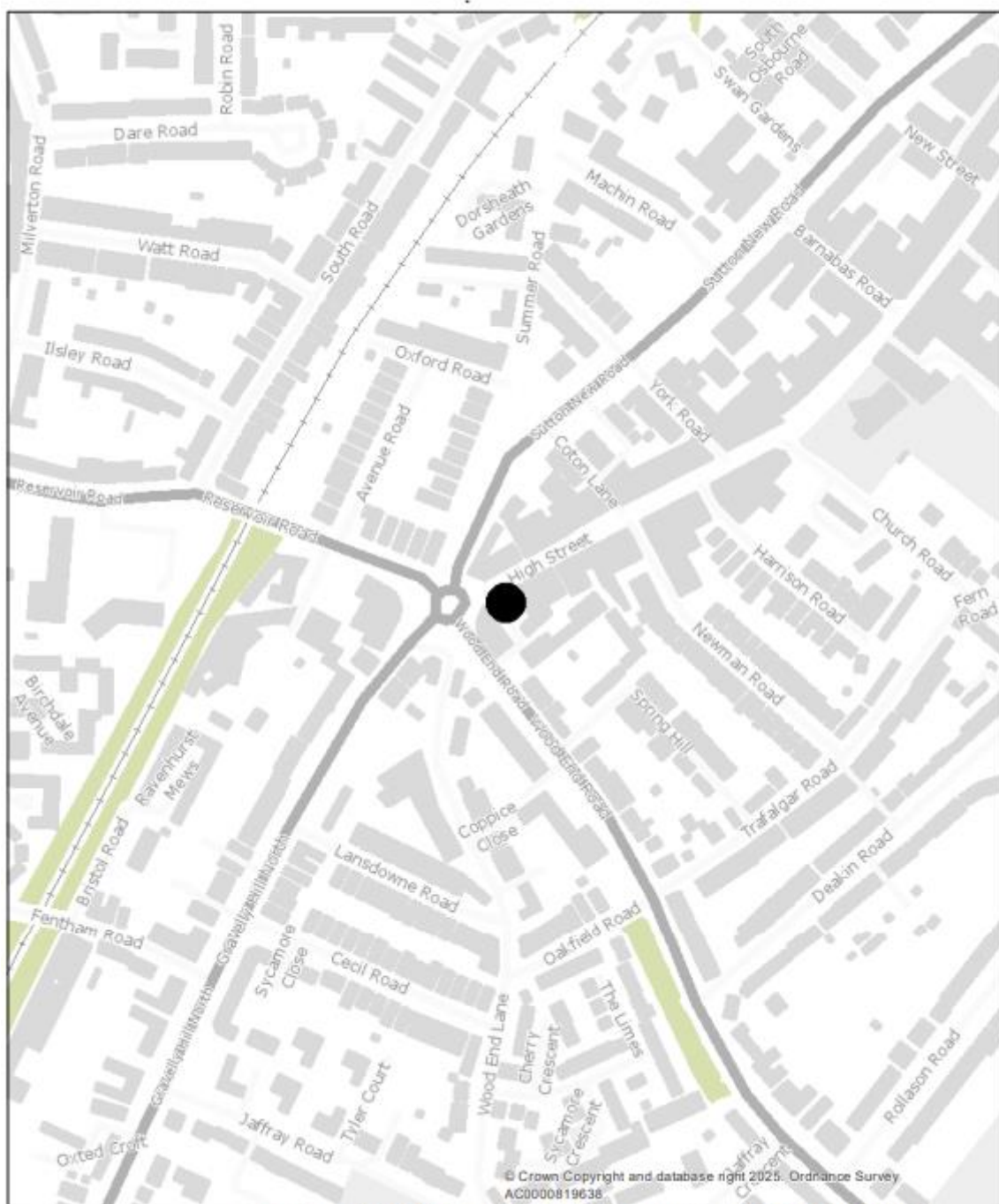
The Plan of the premises with reference number 200231 which is retained with the public register kept by Birmingham City Council and available free of charge for inspection by appointment only. Please contact The Licensing Section to book an appointment.

Reference: 200231

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**Birmingham**

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## Premises Licence Review Application

Drinks 2 Go

274 High Street, Erdington, Birmingham, B23 6SN

### Statement of Facts

#### Background

- The leaseholder of the property is **Mr. Muthulingam Sathyanathan**. He does not involve in the management of this business.

*[Appendix – 1 : shows the current lease and the communications with the landlord]*

*[Appendix – 2 : shows the communications with the landlord]*

- Premises was managed by **Ms Nandakumari Kasinthan**, and she was the Licensee and supervisor.
- Upon learning about the Review application and poor management standards, the leaseholder removed **Ms Nandakumari Kasinthan** and her management team from the premises.
- **Mr Thangarasa Nanthakumar**, (my client) signed a new management lease in April 2025 and took over the management. Also, he became the Licensee and DPS for the business.

*[Appendix – 3 : Shows the new management lease]*

*[Appendix – 4 : Shows the stock take report]*

## Current Management

- The current Licence/DPS Mr T Nanthakumar, is an experienced licence holder in Birmingham. He manages another premises in Birmingham in Bristol Road (Licence No -4272) without any issues for very long time.
- When he took-over this business, he brought his staff and trained all of them not only under the Licensing Act 2003 but also to make them aware of the environment, current PSPO and the challenges.

*[Appendix – 5 : Shows the staff training records and authorisation]*

- Also introduce the following management practices to respect the PSPO –
  - **Beer, Cider and Lager 500ml or less will not be sold in single cans.**
  - **Beer, Cider and Lager which are more than 6.5% ABV will only be served as minimum of 4 in any single transaction.**

*[Appendix – 6 : Photos shows Signs on display, advising customers]*

- Additionally, he ensured that the premises comply fully with the current Premises Licence requirements.

*[Appendix – 7 : Photos shows all warning Signs and posters on display]*

- Also included the latest inspection carried out by the Licensing Enforcement Service showing these changes.

*[Appendix – 8 : Shows the latest inspection report showing the changes ]*

DATED

6 JANUARY 2023

LICENCE TO ASSIGN

relating to

Lease of Ground Floor Premises at 274 High Street, Erdington, Birmingham, B23 6SN

between

**Starborn International Limited**

and

**Amin Jamajam Esq**

and

**Muthulingam Sathyanathan**

band  
hatton  
button | solicitors  
Incorporating Varley Hibbs

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This deed is dated 6 JANUARY 2023

## Parties

- (1) STARBORN INTERNATIONAL LIMITED incorporated and registered in England and Wales with company number 11877996 whose registered office is at 55 Blandford Street, 3rd Floor, London, England, W1U 7HW (**Landlord**)
- (2) AMIN JAMAJAM ESQ of (Tenant)
- (3) MUTHULINGAM SATHYANATHAN of (Assignee)

## BACKGROUND

- (A) This licence is supplemental and collateral to the Lease.
- (B) The Landlord is entitled to the immediate reversion to the Lease.
- (C) The residue of the term granted by the Lease is vested in the Tenant.
- (D) The Tenant intends to assign the Lease to the Assignee and, under the terms of the Lease, requires the consent of the Landlord to that assignment.

## AGREED TERMS

### 1. Interpretation

The following definitions and rules of interpretation apply in this licence.

#### 1.1 Definitions:

**Assignee's Solicitors:** F&B Lawyers Limited of 287 – 289 Birchfield Road, Perry Barr, B20 3DD

**Authorised Guarantee Agreement:** the authorised guarantee agreement in Schedule Schedule 1 and incorporated into this licence.

**Electronic Payment:** payment by electronic means in same day cleared funds from an account held in the name of the Assignee's Solicitors at a clearing bank to an account in the name of the Landlord's Solicitors.

**Landlord's Solicitors:** Band Hatton Button LLP of Earlsdon Park, 53-55 Butts Road, Coventry, West Midlands, CV1 3BH (reference LMD/STA371/7).

**Lease:** a lease of Ground Floor Premises at 274 High Street, Erdington, Birmingham, B23 6SR dated 24 July 2015 made between (1) Capital Growth Investments Limited and (2) Amin Jamajam Esq and all documents supplemental or collateral to that lease.

**LTA 1954:** Landlord and Tenant Act 1954.

**LTCA 1995:** Landlord and Tenant (Covenants) Act 1995.

**Property:** Ground Floor Premises at 274 High Street, Erdington, Birmingham as more particularly described in and demised by the Lease.

**Rent Deposit Deed:** a rent deposit deed in the form attached to this licence at Annex A.

- 1.2 References to the **Landlord** include a reference to the person entitled to the immediate reversion to the Lease from time to time. Except in clause 1.4 and clause 2, references to the **Assignee** include a reference to its successors in title and assigns.
- 1.3 The expression **tenant covenants** has the meaning given to it by the LTCA 1995.
- 1.4 References to **completion of the assignment** (and similar expressions) are to the date on which the deed of assignment to the Assignee is dated and not to the registration of that deed at HM Land Registry.
- 1.5 Clause, Schedule and paragraph headings shall not affect the interpretation of this licence.
- 1.6 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.7 The Schedule forms part of this licence and shall have effect as if set out in full in the body of this licence. Any reference to this licence includes the Schedule.
- 1.8 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.9 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.10 Unless otherwise specified, reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.
- 1.11 A reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision.
- 1.12 A reference to laws in general is a reference to all local, national and directly applicable supra-national laws as amended, extended or re-enacted from time to time and shall



include all subordinate laws made from time to time under them and all orders, notices, codes of practice and guidance made under them.

- 1.13 A reference to **writing** or **written** includes fax but not email.
- 1.14 Any obligation on a party not to do something includes an obligation not to allow that thing to be done.
- 1.15 A reference to **this licence** or to any other agreement or document referred to in this licence is a reference to this licence or such other agreement or document as varied or novated (in each case, other than in breach of the provisions of this licence) from time to time.
- 1.16 Unless the context otherwise requires, references to clauses and Schedules are to the clauses and Schedule of this licence and references to paragraphs are to paragraphs of the relevant Schedule.
- 1.17 Any words following the terms **including, include, in particular, for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.
- 1.18 A **working day** is any day, other than a Saturday, a Sunday, a bank holiday or a public holiday in England.

## 2. **Consent to assign**

- 2.1 Subject to clause **2.2** and <sup>clause 2.3</sup> ~~Error! Bookmark not defined.~~ ~~Error! Reference source not found.~~ the Landlord consents to the Tenant assigning the Lease to the Assignee.
- 2.2 The consent given by clause **2.1** is valid for three months from (and including) the date of this licence. If that consent ceases to be valid before the assignment is completed, all the terms of this licence (except clause **2.1**) shall remain in force.
- 2.3 On completion of the assignment the Assignee shall execute and deliver to the Landlord the Rent Deposit Deed as a deed and pay the Initial Deposit (as defined in the Rent Deposit Deed) by Electronic Payment to the Landlord.
- 2.4 Nothing in this licence shall operate to waive or be deemed to waive any subsisting breach of any of the tenant covenants of the Lease.
- 2.5 Any sum which becomes due under the Lease after completion of the assignment but which relates to any period before completion of the assignment shall be payable in full by the Assignee.

- 2.6 The consent given by clause 2.1 does not obviate the need for the consent or licence of any person other than the Landlord that may be required for the assignment.

### **3. Obligations relating to the assignment**

- 3.1 The Assignee shall not occupy, and the Tenant shall not allow the Assignee to occupy, the Property or any part of it before completion of the assignment.
- 3.2 Immediately following completion of the assignment, the Assignee shall notify the Landlord (or its managing agents) of the name and address of the person to whom demands for rent should be sent.
- 3.3 Within one month after completion of the assignment, the Assignee shall:
- (a) notify the Landlord of completion;
  - (b) send the Landlord a certified copy of the assignment; and
  - (c) pay the Landlord's registration fee of £50.00 plus value added tax.

### **4. Authorised Guarantee Agreement**

- 4.1 The Authorised Guarantee Agreement is an authorised guarantee agreement for the purposes of section 16 of the LTCA 1995.
- 4.2 The Authorised Guarantee Agreement shall take effect on the date the Tenant is released from the tenant covenants of the Lease by virtue of the LTCA 1995.

### **5. Costs**

On completion of this licence the Tenant shall pay the costs and disbursements of the Landlord's solicitors and its managing agents in connection with this licence. This obligation extends to costs and disbursements assessed on a full indemnity basis and to any value added tax in respect of those costs and disbursements except to the extent that the Landlord is able to recover that value added tax.

### **6. The right of re-entry in the Lease**

The right of re-entry in the Lease shall be exercisable if any covenant or condition of this licence is breached as well as if any of the events stated in the provision for re-entry in the Lease occurs.

## **7. Indemnity**

The Tenant and the Assignee shall indemnify the Landlord against all liabilities, costs, expenses, damages and losses suffered or incurred by the Landlord arising out of or in connection with any breach of their respective obligations in this licence.

## **8. Notices**

8.1 Any notice given to a party under or in connection with this licence shall be in writing and shall be delivered by hand or sent by pre-paid first-class post or other next working day delivery service, at the address given for that party in this licence or as otherwise notified in writing to each other party.

8.2 A notice shall be deemed to have been received:

- (a) if delivered by hand, on signature of a delivery receipt or otherwise at the time the notice is left at the proper address; or
- (b) if sent by pre-paid first-class post or other next working day delivery service, at 9.00 am on the second working day after posting or at the time recorded by the delivery service.

8.3 A notice given under this licence is not valid if sent by fax or email.

8.4 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

## **9. Liability**

9.1 The obligations of each of the Tenant and the Assignee in this licence are owed to the Landlord.

9.2 Where a party to this licence comprises more than one person, then those persons shall be jointly and severally liable for the obligations and liabilities of that party arising under this licence or the assignment. The party to whom those obligations and liabilities are owed may take action against, or release or compromise the liability of, or grant time or other indulgence to, any one of those persons, without affecting the liability of any other of them.

## **10. Third party rights**

This licence does not give rise to any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this licence.

#### **11. Registration at the Land Registry**

The Assignee shall:

- (a) apply for registration of the assignment at HM Land Registry within one month following completion of the assignment;
- (b) ensure that any requisitions raised by HM Land Registry in connection with its registration application are responded to promptly and properly; and
- (c) send the Landlord official copies of its title within one month after the registration has been completed.

#### **12. Governing Law**

This licence and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

#### **13. Jurisdiction**

Each party to this licence irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this licence or its subject matter or formation.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

## **Schedule 1    Authorised guarantee agreement**

### **1.    Guarantee and indemnity**

- 1.1     The Tenant guarantees to the Landlord that the Assignee shall pay the rents reserved by the Lease and any interim rent determined under the LTA 1954 and observe and perform the tenant covenants of the Lease and that, if the Assignee fails to pay any of those rents or to observe or perform any of those tenant covenants, the Tenant shall pay or observe and perform them.
- 1.2     The Tenant covenants with the Landlord as principal obligor and as a separate and independent obligation and liability from its obligations and liabilities under paragraph **Schedule 11.1** to indemnify and keep indemnified the Landlord against any failure by the Assignee either:
- (a) to pay any of the rents reserved by the Lease and any interim rent determined under the LTA 1954; or
- (b) to observe or perform any of the tenant covenants of the Lease.

### **2.    Tenant's liability**

- 2.1     The liability of the Tenant under paragraph **Schedule 11** shall continue until the end of the term of the Lease (however it may end) and during any statutory continuation of it, or until the Assignee is released from the tenant covenants of the Lease by virtue of the LTCA 1995, if earlier.
- 2.2     The liability of the Tenant shall not be reduced, discharged or otherwise adversely affected by any of the following:
- (a) any time or indulgence granted by the Landlord to the Assignee (or to any person to whom the Assignee has assigned the Lease pursuant to an assignment that is an excluded assignment under section 11 of the LTCA 1995);
- (b) any delay or forbearance by the Landlord in enforcing the payment of any of the rents or the observance or performance of any of the tenant covenants of the Lease or in making any demand in respect of any of them;
- (c) any refusal by the Landlord to accept any rent or other payment due under the Lease where the Landlord believes that the acceptance of such rent or payment may prejudice its ability to re-enter the Property;
- (d) the Landlord exercising any right or remedy against the Assignee for any failure to pay the rents reserved by the Lease or to observe or perform the tenant covenants of the Lease;

- (e) the Landlord taking any action or refraining from taking any action in connection with any other security held by the Landlord in respect of the Assignee's liability to pay the rents reserved by the Lease and observe and perform the tenant covenants of the Lease, including the release of any such security;
- (f) any legal limitation on or disability of the Assignee or any invalidity or irregularity of any of the tenant covenants of the Lease or any unenforceability of any of them against the Assignee;
- (g) the Assignee being dissolved or being struck off the register of companies or otherwise ceasing to exist or, if the Assignee is an individual, by the Assignee dying or becoming incapable of managing its affairs;
- (h) without prejudice to paragraph **Schedule 14**, the disclaimer of the liability of the Assignee under the Lease;
- (i) the surrender of the Lease in respect of part only of the Property, except that the Tenant shall not be under any liability in relation to the surrendered part in respect of any period after the surrender; or
- (j) any other act or omission except an express written release by deed of the Tenant by the Landlord.

2.3 Any sum payable by the Tenant under this Authorised Guarantee Agreement shall be paid without any deduction, set-off or counter-claim against the Landlord or the Assignee.

### **3. Variations and supplemental documents**

- 3.1 The Tenant shall, at the request of the Landlord, join in and give its consent to the terms of any licence, consent, approval, variation or other document that may be entered into by the Assignee in connection with the Lease.
- 3.2 The liability of the Tenant shall not be released by any variation of the rents reserved by, or the tenant covenants of, the Lease, whether or not:
  - (a) the variation is material or prejudicial to the Tenant;
  - (b) the variation is made in any document; or
  - (c) the Tenant has consented, in writing or otherwise, to the variation.
- 3.3 Except to the extent that its liability is affected by section 18 of the LTCA 1995, the Tenant's liability under this Authorised Guarantee Agreement shall apply to:
  - (a) the rents reserved by the Lease as varied and any interim rent determined under the LTA 1954; and
  - (b) the tenant covenants of the Lease as varied.

#### **4. Tenant to take a new lease**

- 4.1 If the liability of the Assignee under the Lease is disclaimed and the Landlord gives the Tenant written notice not later than six months after the Landlord receives notice of the disclaimer, the Tenant shall enter into a new lease of the Property on the terms set out in paragraph **Schedule 14.2**.
- 4.2 The rights and obligations under the new lease shall take effect from the date of the disclaimer and the new lease shall:
- (a) be granted subject to the right of any person to have the Lease vested in them by the court and to the terms on which any such order may be made and subject to the rights of any third party existing at the date of grant;
  - (b) be for a term that expires at the same date as the end of the contractual term granted by the Lease had there been no disclaimer;
  - (c) (subject to paragraph **Schedule 15.1**) reserve as an initial annual rent an amount equal to the rent which is reserved under the Lease at the date of disclaimer or which would be payable but for any abatement or suspension of such annual rent or restriction on the right to collect it and which is subject to review on the same terms and dates provided by the Lease; and
  - (d) otherwise be on the same terms as the Lease (as varied, save to the extent that the Tenant is not bound by any such variation by virtue of section 18 of the LTCA 1995).
- 4.3 The Tenant shall pay the Landlord's solicitors' costs and disbursements (on a full indemnity basis) and any value added tax on them in relation to the new lease and shall execute and deliver to the Landlord a counterpart of the new lease within one month after service of the Landlord's notice under paragraph **Schedule 14.1**.
- 4.4 The grant of a new lease and its acceptance by the Tenant shall be without prejudice to any other rights which the Landlord may have against the Tenant or against any other person or in respect of any other security that the Landlord may have in connection with the Lease.

#### **5. Rent at the date of disclaimer**

- 5.1 If at the date of the disclaimer there is a rent review pending under the Lease, then:
- (a) the initial annual rent to be reserved by the new lease shall be subject to review on the date on which the term of the new lease commences on the same basis as a review of the rent reserved under the Lease, such review date to be included in the new lease; and

(b) the provisions in the new lease relating to the payment of any shortfall and interest following agreement or determination of a rent review shall apply in relation to any shortfall between the rent reserved under paragraph Schedule 14.2(c) and the rent determined under paragraph Schedule 15.1(a), in respect of the period after the date of the disclaimer.

- 5.2 If paragraph Schedule 15.1 applies, then the review for which it provides shall be in addition to any rent reviews that are required under paragraph Schedule 14.2(c).

## **6. Payments in gross and restrictions on the Tenant**

- 6.1 Any payment or dividend that the Landlord receives from the Assignee (or its estate) or any other person in connection with any insolvency proceedings or arrangement involving the Assignee shall be taken and applied as a payment in gross and shall not prejudice the right of the Landlord to recover from the Tenant to the full extent of the obligations that are the subject of this Authorised Guarantee Agreement.
- 6.2 The Tenant shall not claim in competition with the Landlord in any insolvency proceedings or arrangement of the Assignee in respect of any payment made by the Tenant pursuant to this Authorised Guarantee Agreement. If it otherwise receives any money in such proceedings or arrangement, it shall hold that money on trust for the Landlord to the extent of its liability to the Landlord.
- 6.3 The Tenant shall not, without the consent of the Landlord, exercise any right or remedy that it may have (whether against the Assignee or any other person) in respect of any amount paid or other obligation performed by the Tenant under this Authorised Guarantee Agreement unless and until all the obligations of the Tenant under this Authorised Guarantee Agreement have been fully performed.

## **7. Other securities**

- 7.1 The Tenant warrants that it has not taken and covenants that it shall not take any security from or over the assets of the Assignee in respect of any liability of the Assignee to the Tenant. If it does take or hold any such security it shall hold it for the benefit of the Landlord.
- 7.2 This Authorised Guarantee Agreement is in addition to and independent of any other security that the Landlord may from time to time hold from the Tenant or any other person in respect of the liability of the Assignee to pay the rents reserved by the Lease and to observe and perform the tenant covenants of the Lease. It shall not merge in or be affected by any other security.



- 7.3 The Tenant shall not be entitled to claim or participate in any other security held by the Landlord in respect of the liability of the Assignee to pay the rents reserved by the Lease or to observe and perform the tenant covenants of the Lease.

Executed as a deed by  
Starborn International Limited  
Acting by **ARISTOES D' COSTA** ]  
A director, in the presence of:

Witness Signature:

Witness Name: SAIRAH AHMED

Witness Address: THIRD FLOOR 55 BLANDFORD STREET LONDON W1U 7HW

Occupation of witness: ACCOUNTS ASSISTANT

Signed as a deed by  
Amin Jamajam Esq  
in the presence of:

Witness Signature:

Witness Name:

Witness Address:

Occupation of witness:

Signed as a deed by  
Muthulingam Sathyanathan  
in the presence of:

Witness Signature:

Witness Name:

Witness Address:

Occupation of witness:

**ANNEX A      FORM OF RENT DEPOSIT DEED**

From: Laila <[REDACTED]>  
Date: Tue, 6 May 2025 at 08:47  
Subject: RE: 274 High Street Erdington- new lease  
To: Faraz Hussain blackstone <[REDACTED]>  
Cc: [REDACTED], Luke Stansfield <[REDACTED]>, Shangeeth Sathyanathan  
[REDACTED]

Dear Fraz

When can you send this lease?

**Laila Paruk**

**MONITOR**

[293 UMBILO ROAD](#)

[UMBILO](#)

[DURBAN](#)

PH: 27-31-3017351

CELL: 27-83 786 1216

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**From:** Laila [REDACTED]  
**Sent:** 06 April 2025 12:28  
**To:** 'Ejaz Hussain blackstone'; [REDACTED]; 'Luke Stansfield' <[REDACTED]>; 'Shangeeth Sathyanathan' <[REDACTED]>  
**Subject:** [REDACTED] new lease

Dear Fraz

Please see below for new lease to be drawn up

Luke will send you the old lease. Tenants details are the same

Terms of lease

274 High St – Mutulingham – expires 23/07/2025.

6 year lease with a 3 year mutual break clause and 3 year rent review

Please let me know if you need anything further. Tenant and Luke are copied in this email;

**Laila Paruk**

MONITOR

[291 UMBILO ROAD](#)

[UMBULO](#)

[DURBAN](#)

PH: 27-31-3017351

CELL: 27-83 786 1216

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**From:** Laila [REDACTED]  
**Sent:** 07 April 2025 11:52  
**To:** 'Shangeeth Sathyanathan' [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: [274 High Street Edington](#)

Are all the lease details the same as the existing lease for example name of lease holder, address etc?

Would you like to do a 3 year lease or a 6 year lease with rent review at 3 years?

**Laila Paruk**

MONITOR

[291 UMBILO ROAD](#)

[UMBULO](#)

[DURBAN](#)

PH: 27-31-3017351

CELL: 27-83 786 1216

**From:** Shangeeth Sathyanathan - [REDACTED]  
**Sent:** 07 April 2025 11:41  
**To:** Laila [REDACTED]  
**Subject:** RE: [274 High Street Edington](#)

Hi I have Received your email I am happy to go through our lease process with you and me so tell please me what next steps we have to do what you looking for my side any documents paperwork you need it we will complete it as soon as possible thanks

Regards,

Muthulingam SATHYANATHAN.

On Fri, 28 Mar 2025 at 11:43, Laila [REDACTED] wrote:

Dear Mr Sathi

I hope this email finds you well.

I am the landlord of the above property.

I am writing to discuss you lease for [274 High Street Edington](#), which is expiring on 23 July 2025.

We would like to save solicitors costs on both sides and as such, would prefer to do the negotiations ourselves.

Luke from Orbit is still managing the property and once we have reached an arrangement we will advise him to draw up the rent review memorandum.

I would like to propose a new 3 year lease at the annual rent of [REDACTED]

We have valued you as a great tenant for many years.

We understand that this seems like a big escalation however, you last review was in 2020 and the market has significantly changed since then.

Rent prices in the area have increased and we need to bring your rental inline with the other units on the block

Please let me know if you require any additional information or if there are any specific steps to finalize the renewal process.

Looking forward to your response and a continued successful partnership.

Kind regards,

**Laila Paruk**

MONITOR

[291 UMBILO ROAD](#)

[UMBULO](#)

[DURBAN](#)

PH: 27-31-3017351

CELL: 27-83 786 1216

Screenshot





OFFICIAL – (when complete)

MG11

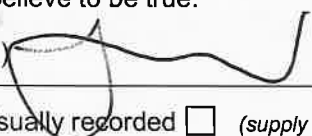
**WITNESS STATEMENT****Criminal Procedure Rules, r 27.2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B****Crime No.** **URN** 

Statement of Ben READER

Age if under 18 Over 18 (if over 18 insert "over 18")

Occupation Police Constable 2413

This statement (consisting of 5 page(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false, or do not believe to be true.

**Signature:** (witness) **Date** 30<sup>th</sup> May 2025Tick if witness evidence is visually recorded ☐ (supply witness details on rear)

I am PC 2413 Reader, a specialist licensing officer based at Lloyd House Police Headquarters.

This statement is in relation to the review of the premises licence for Drinks 2 Go, 274 High Street, Erdington B23 6SN

I have been engaging with the licence holders agent, Naga RAJESH.

At the time of submission, the licence holder was Miss Nandakumari KASINTHAN.

The leaseholder for the premises, Mr. Muthulingam Sathyanathan removed the tenant, Miss Nandakumari KASINTHAN.

Miss KASINTHAN was subject of the immigration enforcement action mentioned in the original review paperwork. I stated that I would submit a private statement surrounding this, but I note from the public bundle for this hearing that Immigration Enforcement have covered off this in significant detail so I have no further comments to add.

Evidentially, the police review is based upon failure to promote the licensing objectives as well as a lack of confidence in the management.

Miss KASINTHAN has sold the business to Mr Thangarasa NANTHAKUMAR.

Mr NANTHAKUMAR has implemented new management practices and a training regime for all staff.

This training was completed prior to the BCC enforcement inspection conducted by Christine McCullough on 8th May.

BCC licensing enforcement have made comments that they expected the premises to 'have their house in order' by the time of this visit following the enforcement action being started.

WMP are aware of the volunteered new practices suggested by Naga RAJESH which included the below

Signature 

Signature witnessed by .....

03/2016

OFFICIAL (when complete)

Crime No. URN 

Statement of Ben READER

Also introduce the following management practices to respect the PSPO –

- Beer, Cider and Lager 500ml or less will not be sold in single cans.
- Beer, Cider and Lager which are more than 6.5% ABV will only be served as minimum of 4 in any single transaction.

WMP believe that the main issue with the premises is the supply of super strength products.

The above has been amended by Naga RAJESH and his client to not stock or sell any beers or ciders above 6.5%.

WMP believe that this proposal is the most significant measure that the operator can make in order to tackle the issue of street drinking within the PSPO area.

WMP can not produce evidence that the new licence holder does not have our confidence due to the recent sale of the business.

WMP can not ignore the significant number of representations made by local concerned residents, local councillors and of course the Member of Parliament covering this location.

Many of these concerns focus upon hours of trade and this premises in particular fuelling the issue of street drinking.

WMP will be aware that these representations will be carefully considered by the sub-committee.

WMP are not in a position to support these evidentially since the date of the business transfer.

Signature .....

03/2016

Signature witnessed by .....

DATED 25<sup>th</sup> April

2025

**Muthulingam Sathyanathan (1)**

**AND**

**Thangarasa Nanthakumar (2)**

**LICENSE TO OCCUPY AND**  
**MANAGEMENT AGREEMENT**

RELATING TO

**Drinks 2 Go**  
**274 High Street**  
**Erdington**  
**B23 6SN**

**THIS LICENCE** is made on the 25<sup>th</sup> April day of 2025

**BETWEEN: Muthulingam Sathyanathan of** (hereinafter called "the Licensor") and  
**Thangarasa Nanthakumar of** (hereinafter called "the Licensee")

## **DEFINITIONS**

1. In this agreement the following terms shall have the following meanings

"Property"	means 274 High Street, Erdington B23 6SN
"Business"	means the business of a convenience store
"Goodwill"	means the goodwill relating to the Business.
"Commencement Date"	means the <u>25<sup>th</sup> April</u> 2025

## **LICENCE TO OCCUPY**

- 2.1 The Licensor grants to the Licensee a licence to occupy the Property for a period of 24 months.
- 2.2 In conjunction with this Licence the Licensor will let the Licensee have exclusive use of the Property together with the right to operate the business.
- 2.3 The Licensee will not use the designated area for any other purpose other than in accordance with clause 2.2 of this licence.

## **LICENCE FEE**

- 3.1 The Licensee shall pay Licence fee of (Licence Fee) on the first day every month in advance. The first instalment of the Licence Fee shall be made on the date of this Licence and shall be the proportion, calculated on a daily basis, in respect of the period beginning on the date of the Licence and the next Licence Fee payment date.
- 3.2 The Licence fee reserved in clause 3.1 shall be paid by the Licensee in advance and without deduction on the first day of each month and if required by Banker's Order to such Bank as shall be reasonably nominated by the Licensor from time to time.
- 3.3 In addition to the Licence fee the Licensee will discharge all periodical charges and outgoings of the property including but not limited to rates gas electricity water telephone charges licence fees and royalties.

## **LICENCE NOT LEASE**

4. This agreement does not give the Licensees any estate, right, or interest in the Property except as is necessary for the exercise of the rights expressly conferred upon them in this Licence.
- 4.2 This agreement is personal to the Licensee and shall not be capable of being assigned or otherwise disposed of and the Licensee shall not grant or attempt to grant any rights in it including sub-licensing.

## **INSURANCE**

5. The Licensor shall be responsible for the insurance of the Property apart from the plate glass which shall be insured by the Licensee.

## **PROFITS**

6. The Licensor hereby agrees that in consideration of the management duties undertaken by the Licensee the Licensee shall be entitled to retain all profits generated by the Business.

## **NO NUISANCE**

7. The Licensees shall not do anything on the Property which may be a nuisance or annoyance to the Licensor or the owners or occupiers of any neighbouring property or other parts of the Building.

## **TERMINATION**

- 8.1 The Licensor may by written notice terminate this agreement without liability for compensation or damages if any money payable by the Licensee is in arrears for 28 days.
- 8.2 Minimum term of this license is 24 months, any notice to termination must be given 3 months prior to the expiration of this license.

## **EQUIPMENT & GOODWILL**

- 10.1 The Goodwill of the Business, and fixtures & fittings shall remain in the ownership of the Licensor and the Licensee will maintain all of the equipment and fixtures & fittings at the Property.
- 10.2 The Licensee shall run the Business with a good level of skill, care, diligence and good manner.
- 10.3 The Licensee will maintain stock levels and will actively seek ways of improving the business.

## **RIGHTS ON TERMINATION**

11. Upon the happening of any of the events referred to in clause 7 the Licensee shall on demand vacate the Property.

AS WITNESS the hands of the Licensor and the hands of the Licensee the day and year first before written

Signed as a Deed by the said  
Muthulingam Sathyanathan

.....

In the presence of:-

Gowryshankar Mathan Kanna

**F & B Lawyers Ltd**  
287- 289a Birchfield Road  
Birmingham, B20 3DD  
Tel: 0121 356 5007  
CLC No: 2442

Signed as a Deed by the said  
Thangarasa Nanthakumar

.....

In the presence of:-

AS WITNESS the hands of the Licensor and the hands of the Licensee the day and year first before written

Signed as a Deed by the said  
Muthulingam Sathyanathan

.....

In the presence of:-

Signed as a Deed by the said  
Thangarasa Nanthakumar

.....

In the presence of:

01/04/25  
MAYIB Au  
David J Foster & Co Solicitors  
Argyle House, 29-31 Euston Road  
London, NW1 2SD

(witness only)



**bk Stocktakers**  
*Business Transfer Certificate 2025*  
**BUSINESS TRANSFER SPECIALISTS**

**APPRAISEMENT OF STOCK-IN-TRADE**

**COST VALUE**    £ 30,070.91    (Exclusive of Value Added Tax)

**DRINKS TO GO**  
**274 HIGH STREET ERDINGTON**  
**B23 6SN**

**25<sup>th</sup> april 2025**

**In signing this certificate you are confirming that the above valuation as been agreed by the purchaser and vender**


**BUSINESS TRANSFER FROM:**

**MR Muthulingam**

**Vendor:** ..... **Signed:** .....

**MR Thangarasa**

**Purchaser:** ..... **Signed:** .....

*bk stocktakers* ...- 07774 130064    **Signed:**  .....

**BK STOCKTAKER'S**  
*Nationwide Stocktaking Services*  
**Mobile: 07774 130064**

64 Tinmeadow cres  
rednal  
birmingham  
b45 8tl

**Stock Valuation at:**

DRINKS 2 GO  
274 HIGH STREET  
ERDINGTON  
B23 6SN

DATE 25<sup>th</sup> april 2025

	<u>RETAIL</u>	<u>LESS VAT</u>	<u>LESS %</u>	<u>COST</u>
TOBACCO	298.65	49.78	6%	233.94
TOB/SUND	1754.32	292.39	50%	730.97
CONFECTIONERY	2256.66	376.11	25%	1410.41
POP/ICES	4523.94	753.99	25%	2827.46
SUNDRIES	349.00	58.17	50%	145.42
HOUSEHOLD	178.65	29.78	30%	104.21
CHEMIST	239.76	39.96	30%	139.86
PET FOOD	367.88	61.31	30%	214.60
WINES	8635.89	1439.32	25%	5397.43
SPIRITS	12980.76	2163.46	15%	9194.71
BEER	13548.90	2258.15	20%	9032.60
		-		0.00
GROCERY	534.00	-	22%	416.52
ZERO SNACKS	297.05	-	25%	222.79
INT PHONE CARDS		-	20%	0.00
<b>TOTAL</b>	<b><u>45965.46</u></b>	<b>7522.40</b>		<b><u>30070.91</u></b>

float  
goods at cost  
other

30070.91

This is in our opinion a fair and accurate valuation of stock within the premises.  
sale or return items should be pointed out to valuers on the day.  
although we do our best to identify out of date stock we are not responsible for any  
out of date or damaged items found once the valuers have left the premises.  
LOTTERY SCRATCH CARDS ; it is not possible for the stocktakers to know if the scratch cards  
are paid for or activated therefore we cant take responsibility for the value of these  
if both the seller and buyer agree to include them on the day of the stocktake.  
stocktaker

Signed ( vendor/proprietor )

The undersigned agree by the figure declared above

Signed (purchaser/buyer )

MR Muthulingam

MR Thangarasa



# Staff Training Record

Licensing Act 2003

Premises Name	Drinks 2 Go
Premises Address	274 High Street Erdington, B23 6SN

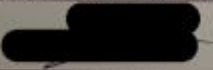
Name of the Trainer	Naga Rajesh [Preradic Ltd]
Date of the Training	25/04/2025

Name of the Trainee	Suvarasi Sathyanathan
Home Address	[REDACTED]
D.O.B	[REDACTED]

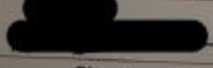
No.	Contents	Trained		
		Yes	No	N/A
01	Immigration status - Right to Work in UK	✓		
02	Licensing Act 2003	✓		
03	Licensing Authority & Responsible Authority - Powers	✓		
04	Licensable Activities	✓		
05	It is illegal to sell alcohol or tobacco to anyone under the age of 18.	✓		
06	It is illegal to sell alcohol or tobacco to anyone 18 or over if they are buying on behalf of someone under the age of 18.	✓		
07	Understand the harm caused by underage drinking	✓		
08	How to check the proof of age documents	✓		
09	Know how to check the fake IDs or altered ID documents	✓		
10	Understand the consequences of selling alcohol to anyone who is drunk	✓		
11	How to identify if someone is drunk	✓		
12	All premises sell alcohol must have a Premises Licence & a DPS	✓		
13	Licence holder & DPS - The Roles & Responsibilities	✓		

14	Premises licence holder must display the licence inside premises in a prominent place.	✓		
15	"Challenge 25" must be always followed	✓		
16	Aware of other areas with regards to Safeguarding Children and Young people	✓		
17	CCTV must be always ON & recording when premises in operation	✓		
18	Know how to operate and comply with till prompts for age restricted products	✓		
19	Fully aware of the conditions stipulated in the Premises licence	✓		
20	Aware of the hours for sale of alcohol & premises open for public	✓		
21	Understand all 4 Licensing Objectives	✓		
22	How to record the Refusals in the book	✓		
23	How to record the incidents in the Incident Record Book	✓		
24	Understand the importance to record the refusals & incidents	✓		
25	How to handle difficult customers	✓		
26	Aware of the fire exit and other fire safety equipment's	✓		
27	Other health & safety matters in shop floor & immediate vicinity.	✓		
28	Aware of the Emergency contact numbers and the person to contact	✓		
29	Handling stolen goods knowingly or believing them to be stolen, is an offence	✓		
30	Premises Licence Documents - explained	✓		
31	Aware of blind spots in the shop floor & how to avoid them	✓		
32	Premises Licence Review	✓		

**Trainee** - I can confirm that I attended the training above. I listened & understood the training, and I understand that as an employee, it is my responsibility to abide by the policy & the procedures, in accordance with the training.

	Business owner / Licensee / DPS / Manager / Staff / Other	25/05/2025
Signature	Position in the organisation	Date

**Trainer** - Training has been completed successfully

	Preradic Ltd	25/04/2025
Signature	Name of the organisation	Date

**DESIGNATED PREMISES SUPERVISOR (DPS)  
LETTER OF AUTHORISATION**

To whom it may concern:

I, Thengavasa Ranthakumar, being the Designated Premises Supervisor (DPS), and the holder of a Personal Licence, I am the person in a position of authority on the premises known as:

Name: Drinks 2 GO

Address: 274 High Street, B23 6SN

Premises Licence Number: 4408

Personal Licence Number: SOL/PE/093177

Hereby authorise the following named personnel to sell and supply alcohol, to comply with the licensing law and the licence conditions attached to the licence. This being either when I am present on the premises or in my absence when I am away from the premises, I can always be contactable on the following telephone number:

[REDACTED]

**NAME OF AUTHORISED PERSONS:**

I, being a person named below aware of and accept my responsibilities under the Licensing Act 2003 and will endeavour to comply in accordance with the licensing law and the licence conditions attached to the above Premises Licence.

Full Name: Suvarasi Sathyanathan

Personal Licence Number:  
(If Applicable)

[REDACTED]  
Signature  
[Authorised Person]

[REDACTED]  
Signature  
[Designated Premises Supervisor]

Date

25/04/2025



# Staff Training Record

Licensing Act 2003

Premises Name	Drinks 2 Go
Premises Address	27A High Street. Erdington, B23 8SN

Name of the Trainer	Naga Rajesh (Preradic Ltd)
Date of the Training	25/04/2025

Name of the Trainee	SIVA KALAISELVAN
Home Address	[REDACTED]
D.O.B	[REDACTED]

No.	Contents	Trained		
		Yes	No	N/A
01	Immigration status - Right to Work in UK	✓		
02	Licensing Act 2003	✓		
03	Licensing Authority & Responsible Authority - powers	✓		
04	Licensable Activities	✓		
05	It is illegal to sell alcohol or tobacco to anyone under the age of 18.	✓		
06	It is illegal to sell alcohol or tobacco to anyone 18 and over if they are buying on behalf of someone under the age of 18.	✓		
07	Understand the harm caused by underage drinking	✓		
08	How to check the proof of age documents	✓		
09	Know how to check the fake IDs or altered ID documents	✓		
10	Understand the consequences of selling alcohol to anyone who is drunk	✓		
11	How to identify if someone is drunk	✓		
12	All premises sell alcohol must have a Premises Licence & a DPS	✓		
13	Licence holder & DPS - The Roles & Responsibilities	✓		

Preradic Ltd

- 1 -

2025

14	Premises licence holder must display the licence inside the premises in a prominent place.	✓		
15	"Challenge 25" must be always followed	✓		
16	Aware of other areas with regards to Safeguarding Children and Young people	✓		
17	CCTV must be always ON & recording when premises in operation	✓		
18	Know how to operate and comply with till prompts for age restricted products	✓		
19	Fully aware of the conditions stipulated in the Premises licence	✓		
20	Aware of the hours for sale of alcohol & premises open for public	✓		
21	Understand all 4 Licensing Objectives	✓		
22	How to record the Refusals in the book	✓		
23	How to record the incidents in the Incident Record Book	✓		
24	Understand the important to record the refusals & incidents	✓		
25	How to handle difficult customers	✓		
26	Aware of the fire exit and other fire safety equipment's	✓		
27	Other health & safety matters in shop floor & immediate vicinity.	✓		
28	Aware of the Emergency contact numbers and the person to contact	✓		
29	Handling stolen goods knowingly or believing them to be stolen, is an offence	✓		
30	Premises Licence Documents - explained	✓		
31	Aware of blind spots in the shop floor & how to avoid them	✓		
32	Premises Licence Review	✓		

**Trainee** – I can confirm that I attended the training above. I listened & understood the training and understand that as an employee, it is my responsibility to abide by the policy & the procedures in accordance with the training.

Signature	Business owner / Licensee / DPS / Manager / <u>Staff</u> / Other	Date
		25/04/2025

**Trainer** – Training has been completed successfully.

Signature	Preradic Ltd	Date
	Name of the organisation	25/04/2025

Preradic Ltd

**DESIGNATED PREMISES SUPERVISOR (DPS)  
LETTER OF AUTHORISATION**

To whom it may concern:

I, Thangarasa Nanthakumar, being the Designated Premises Supervisor (DPS), and the holder of a Personal Licence, I am the person in a position of authority on the premises known as:

Name: Drinks 2 Go

Address: 274 High Street, B23 6SN

Premises Licence Number: 4408

Personal Licence Number: SOL/PE/092171

Hereby authorise the following named personnel to sell and supply alcohol, to comply with the licensing law and the licence conditions attached to the licence. This being either when I am present on the premises or in my absence when I am away from the premises. I can always be contactable on the following telephone number:

[REDACTED]

**NAME OF AUTHORISED PERSONS:**

I, being a person named below aware of and accept my responsibilities under the Licensing Act 2003 and will endeavour to comply in accordance with the licensing law and the licence conditions attached to the above Premises Licence.

Full Name: SIVA KALAISELVAN

Personal Licence Number:  
(If Applicable)

[REDACTED]

Signature  
[Authorised Person]

[REDACTED]

Signature  
[Designated Premises Supervisor]

25/04/2025

Date



Premises Name	Drinks 2 Go		
Premises Address	274 High Street. Erdington, B23 6SN		
Name of the Trainer	Naga Rajesh [Preradic Ltd]		
Date of the Training	25/04/2025		
Name of the Trainee	YOGESH KALIMUTHAN		
Home Address	[REDACTED]		
D.O.B	[REDACTED]		

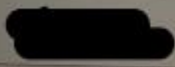
  

No.	Contents	Trained		
		Yes	No	N/A
01	Immigration status - Right to Work in the UK	✓		
02	Licensing Act 2003	✓		
03	Licensing Authority & Responsible Authority - Powers	✓		
04	Licensable Activities	✓		
05	It is illegal to sell alcohol or tobacco to anyone under the age of 18.	✓		
06	It is illegal to sell alcohol or tobacco to anyone 18 or over if they are buying on behalf of someone under the age of 18.	✓		
07	Understand the harm caused by underage drinking	✓		
08	How to check the proof of age documents	✓		
09	Know how to check the fake IDs or altered ID documents	✓		
10	Understand the consequences of selling alcohol to anyone who is drunk	✓		
11	How to identify if someone is drunk	✓		
12	All premises sell alcohol must have a Premises Licence & a DPS	✓		
13	Licence holder & DPS - The Roles & Responsibilities	✓		

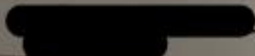
Preradic Ltd 1 2025

14	Premises licence holder must display the licence inside the premises in a prominent place.	✓		
15	"Challenge 25" must be always followed	✓		
16	Aware of other areas with regards to Safeguarding Children and Young people	✓		
17	CCTV must be always ON & recording when premises in operation	✓		
18	Know how to operate and comply with till prompts for age restricted products	✓		
19	Fully aware of the conditions stipulated in the Premises licence	✓		
20	Aware of the hours for sale of alcohol & premises open for public	✓		
21	Understand all 4 Licensing Objectives	✓		
22	How to record the Refusals in the book	✓		
23	How to record the incidents in the Incident Record Book	✓		
24	Understand the important to record the refusals & incidents	✓		
25	How to handle difficult customers	✓		
26	Aware of the fire exit and other fire safety equipment's	✓		
27	Other health & safety matters in shop floor & immediate vicinity.	✓		
28	Aware of the Emergency contact numbers and the person to contact	✓		
29	Handling stolen goods knowingly or believing them to be stolen, is an offence	✓		
30	Premises Licence Documents - explained	✓		
31	Aware of blind spots in the shop floor & how to avoid them	✓		
32	Premises Licence Review			

**Trainee** - I can confirm that I attended the training above, I listened & understood the training, also I understand that as an employee, it is my responsibility to abide by the policy & the procedures, in accordance with the training.

	Business owner / Licensee / DPS / Manager / Staff / Other	25/04/2025
Signature	Position in the organisation	Date

**Trainer** - Training has been completed successfully

	Preradic Ltd	25/04/2025
Signature	Name of the organisation	Date

**DESIGNATED PREMISES SUPERVISOR (DPS)  
LETTER OF AUTHORISATION**

To whom it may concern:

I, Thangarasa Nanthakumar, being the Designated Premises Supervisor (DPS), and the holder of a Personal Licence, I am the person in a position of authority on the premises known as:

Name: Drinks 2 go

Address: 274 High street, B23, BSN

Premises Licence Number: 4408

Personal Licence Number: SOL/PE/093177

Hereby authorise the following named personnel to sell and supply alcohol, to comply with the licensing law and the licence conditions attached to the licence. This being either when I am present on the premises or in my absence when I am away from the premises. I can always be contactable on the following telephone number:

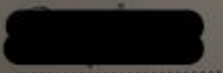
07411920555.....

**NAME OF AUTHORISED PERSONS:**

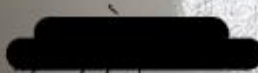
I, being a person named below aware of and accept my responsibilities under the Licensing Act 2003 and will endeavour to comply in accordance with the licensing law and the licence conditions attached to the above Premises Licence.

Full Name: YOGESH KALIMUTHU

Personal Licence Number:  
(If Applicable)



Signature  
[Authorised Person]



Signature  
[Designated Premises Supervisor]

25/04/25

Date



# Staff Training Record

Licensing Act 2003

Premises Name	Drinks 2 Go
Premises Address	274 High Street. Erdington, B23 6SN

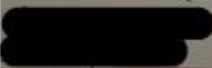
Name of the Trainer	Naga Rajesh [Preradic 110]
Date of the Training	25/04/2025

Name of the Trainee	Thangarasa Nandakumar
Home Address	[REDACTED]
D.O.B	[REDACTED]

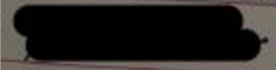
No.	Content	Trained		
		Yes	No	N/A
01	Immigration status - Right to Work in UK	✓		
02	Licensing Act 2003	✓		
03	Licensing Authority & Responsible Authority - Powers	✓		
04	Licensable Activities	✓		
05	It is illegal to sell alcohol or tobacco to anyone under the age of 18.	✓		
06	It is illegal to sell alcohol or tobacco to anyone 18 or over if they are buying on behalf of someone under the age of 18.	✓		
07	Understand the harm caused by underage drinking	✓		
08	How to check the proof of age documents	✓		
09	Know how to check the fake IDs or altered ID documents	✓		
10	Understand the consequences of selling alcohol to anyone who is drunk	✓		
11	How to identify if someone is drunk	✓		
	All premises sell alcohol must have a Premises Licence & a	✓		

14	Premises licence holder must display the licence inside the premises in a prominent place.	✓		
15	"Challenge 25" must be always followed	✓		
16	Aware of other areas with regards to Safeguarding Children and Young people	✓		
17	CCTV must be always ON & recording when premises in operation	✓		
18	Know how to operate and comply with till prompts for age restricted products	✓		
19	Fully aware of the conditions stipulated in the Premises licence	✓		
20	Aware of the hours for sale of alcohol & premises open for public	✓		
21	Understand all 4 Licensing Objectives			
22	How to record the Refusals in the book			
23	How to record the incidents in the Incident Record Book			
24	Understand the importance to record the refusals & incidents			
25	How to handle difficult customers			
26	Aware of the fire exit and other fire safety equipment's			
27	Other health & safety matters in shop floor & immediate vicinity.	✓		
28	Aware of the Emergency contact numbers and the person to contact	✓		
29	Handling stolen goods knowingly or believing them to be stolen, is an offence	✓		
30	Premises Licence Documents - explained	✓		
31	Aware of blind spots in the shop floor & how to avoid them	✓		
32	Premises Licence Review	✓		

**Trainee** – I can confirm that I attended the training above. I listened & understood the training. I understand that as an employee, it is my responsibility to abide by the policies & the procedures in accordance with the training.

	Business owner / Licensee (DPS) / Manager / Staff / Other	25/04/2025
Signature	Position in the organisation	Date

**Trainer** – Training has been completed successfully

	Preradic Ltd	25/04/2025
Signature	Name of the organisation	Date

Preradic Ltd













**UNDER 25?**

Please be prepared to show proof of age when buying alcohol



drinkaware.co.uk

**u25**

**RASG**  
Real Age Score

**CHALLENGE 25**


IF YOU ARE LUCKY ENOUGH TO LOOK UNDER 25 YOU WILL BE ASKED TO PROVE YOU ARE **OVER 18** WHEN YOU BUY ALCOHOL

IF YOU ARE UNDER 18, IT IS AN OFFENCE TO BUY OR ATTEMPT TO BUY ALCOHOL

ACCEPTABLE FORMS OF ID:

- CARDISSUING THE PASS HOLOGRAM
- PHOTO CARD DRIVING LICENCE
- PASSPORT
- MILITARY ID

**PASS**



drinkaware.co.uk

**LICENSING ACT 2003**

IT IS A CRIMINAL OFFENCE TO BUY ALCOHOL ON BEHALF OF A

**25?**

Please be prepared to show proof of age when buying alcohol



drinkaware.co.uk

**u25**

**NO ID NO SALE!**

**IG.**

to ses

**Please respect our neighbours and leave quietly**

**NO ID NO SALE!**

It's not personal  
It's the law!

DP104BA

**NO LOITERING**

**IN THIS AREA**

THANK YOU

**LICENSING OBJECTIVES**

The prevention of Crime and Disorder

Public Safety

The prevention of Public Nuisance

The protection of children from harm

Prevalence Ltd

**IT IS ILLEGAL TO SELL TOBACCO PRODUCTS TO ANYONE UNDER THE AGE OF 18**

**CCTV in operation**

Physical or Verbal abuse towards our staff will not be tolerated

**UNDER 25?**

Please be prepared to show proof of age when buying alcohol



drinkaware.co.uk

**u25**

**NO ID NO SALE!**





Nick Lowo  
 Head of Licensing, Markets and Private Rented Service

 M. Drinks 2 Go  
274 High Street  
Edington

 Enquiries to: C. McLaughlin

Telephone: ...

 Date: 8/5/2025

 Legislation: Licensing Act 2003 Premises Licence 4408

The following matters have been identified which do not comply with the above legislation:

- Staff training records have been provided for 3 members of staff, Swa, Suvarasi & Yogesh. - Each document is a tick sheet.
- There is an incident book but no entries have been made.
- The refusals register has the 1st entry dated 25/1/25 and is signed by a person, ~~Neeth~~ NANDHAKUMAR on 4/5/2025.
- The ~~full~~ <sup>summary</sup> licence is not displayed, only Page 1 of the full licence is.
- Only pages 1, 2 and 3 of the full premises is available.

It is an offence to offer regulated ~~at~~ activity when you are not fully compliant with the Licensing Act

Received by: ... Authorised Officer: ...

By not <sup>prova</sup> having the premises licence available or not displaying the summary are Contraventions of the Act for which legal proceedings could be instigated.

