

Statement of Community Consultation Ennismore

22 August 2018

1. Executive Summary

- Ennismore has undertaken a locally targeted programme of community consultation for its licensing application for Old Sessions House
- Ennismore produced a letter introducing the consultation, which was sent to key stakeholders in the area by London Borough of Islington
- The engagement included meetings with community stakeholders and residents
- Stakeholders were asked if any others should be contacted about the consultation but agreed with the method used
- As a direct result from community consultation, Ennismore has updated its proposed hours of operation, licensing conditions and operational management plan to incorporate suggestions from community representatives.

2. Introduction

Ennismore has leased Old Sessions House at its new Head Quarters. It has expanded beyond its previous HQ on St John Street although that office is still used by the company.

Ennismore is an owner and developer of property and experiences in the UK, Europe and USA.

Ennismore has submitted a licensing application for the lower floors of Old Sessions House on Clerkenwell Green. The hours of operation proposed:

- Sunday to Thursday – 10am to 11pm (opening at 9am and closing at 11.30pm)
- Friday to Saturday – 10am to 12am (opening at 9am and closing at 12.30am)

The main day-to-day use of the building will be as Ennismore's new head office. It will be the main business hub, where the team oversees its portfolio of restaurants, hotels and Gleneagles in Scotland. The upper floors of the building will be dedicated entirely to office use.

The ground and basement floors will be used as our office refreshment areas, as well as meeting rooms and break out areas. Ennismore also plans to host carefully selected pre-booked private meetings and functions on these lower floors. No members of the public will be able to walk-in and join these events. In order to regularise this activity, a premises licence application has been made to the London Borough of Islington.

Ennismore has undertaken a programme of engagement with local stakeholders, interest groups and residents in the local area. A meeting was held with community representatives before the application was submitted to ensure concerns were understood and amendments could be made where appropriate. This meeting resulted in a number of changes to the proposed conditions (Appendix 2).

3. Overview of Engagement Methodology

The overall strategic aim for community engagement was to engage with local residents and stakeholders to address concerns and work cohesively with the local community.

Ennismore liaised with licensing officers at London Borough of Islington to agree a consultation methodology. It was agreed that the Council would identify and distribute letters from Ennismore (Appendix 1) to key stakeholders. When asked, community representatives agreed this was a suitable method of engagement.

Licensing Letters

Ennismore's consultation letter (Appendix 1) was sent on 2 May 2018 to community stakeholders. The letter explained that Ennismore was planning to submit a licensing application in the coming months and was keen to engage with the community beforehand. An email address and telephone number were made available for stakeholders to get in touch and arrange a meeting.

Meetings

A number of emails were exchanged during the consultation (Appendix 3) and a meeting was held with three representatives of the community.

On Tuesday 29 May 2018, Ennismore and representatives met two members of Friends of Clerkenwell Green and one resident. A tour of the refurbishments underway at Old Sessions House took place. The areas that would be proposed as licensable areas were viewed.

A meeting was then held nearby to run through the proposed licence and discuss any concerns and possible improvements. The three community representatives suggested looking at Wallacespace for suitable conditions. At the time, they did not recommend suitable hours and said they would revert with a suggestion. Many of the conditions they suggested were included within a subsequent update of the proposed conditions (Appendix 2). A copy of the application documents was sent to these community representatives once submission had taken place.

Materials shared at the meetings can be seen in Appendix 4.

4. How Consultation Informed the Final Licensing Application

The consultation resulted in the following amendments to the licensing application.

- Reduction in proposed hours.
Original proposal:
 - Monday to Saturday – 10am to 2am (2.30am close)
 - Sunday – 10am to 11pm (11.30pm close)Amended proposal:
 - Sunday to Thursday – 10am to 11pm (opening at 9am and closing at 11.30pm)
 - Friday to Saturday – 10am to 12am (opening at 9am and closing at 12.30am)
- Adoption of a number of conditions proposed by community representatives, see Appendix 5 for Wallacespace Conditions
 - The majority of the conditions were included in the original schedule of conditions in a form agree with the authorities. Other conditions have either been included, amended to make appropriate for this space or excluded if not relevant/agreed. Please note that conditions 38, 47 and 51 have been included specifically following community feedback.

5. Conclusion

Ennismore Limited undertook a locally targeted engagement process for its licensing application for Old Sessions House.

The feedback received was reviewed and used to amend hours and conditions in the proposals in order to meet the needs of local residents. Areas of concern were answered and addressed directly during the engagement process.

Working closely with stakeholders throughout the process of engagement has shown that Ennismore is keen to work with the local community cohesively to improve the local area and reduce nuisance. Ennismore is looking forward to becoming a valued member of the Clerkenwell Green community.

Appendix 1 – Community Letter

Appendix 2 - Final Proposed Conditions and Management Plan

Final Proposed Conditions

Management Plan and Dispersal Policy

Appendix 3 - Community Emails

Community representative to Ennismore – 2 July 2018

Apologies for the delay in responding to your Licensing Application. We both have been busy on other things but recognise the urgency to get back to you with a constructive response.

We understand that to keep the process moving, Ennismore felt it necessary to file a placeholder application with the Council. And we appreciate that the additional Conditions we provided have been included in the Management Plan.

With regard to Licensing and Operating Hours, we believe the operating and licensing hours in the application would result in a substantial negative cumulative impact.

It is our opinion that the premises licence for nearby Wallacespace presents a good example and if Ennismore proceeds with an application along these lines residents would be supportive.

Wallacespace(also on the Green) originally proposed licensing hours to 22.30pm, Monday through Sunday for private functions. Residents protested and the Licensing Sub-Committee rejected the proposed hours but did agree to more modest licensing arrangement.

The Committee agreed to licensed operations until 9pm on weekdays but denied Wallacespace's application to serve alcohol on Saturday and Sunday. The Committee's reason was that large numbers of drinkers would generate excessive noise on weekends when most businesses and offices on and around the Green are closed.

Wallacespace had a stronger case than Ennismore for a premises license.

As stated in its application, "the premises provide a comfortable forum where business clients can book a day to hold conferences, meetings, seminars and networking sessions." As such, being able to offer food and drinks is a key part of Wallacespace's business model.

Nonetheless we would support an Ennismore license that mirrored Wallacespace's. We think this would achieve your objective of utilising the available space on the two lower floors without severely harming local resident amenity.

We found the analysis of the measured noise impact of customers coming and going to OSH to be deeply flawed and not credible. Our issue with the testing that was done is the assumed "worst case" scenario of a handful of people entering or leaving the venue, with one talking loudly.

A proper test would simulate closing time with dozens of departing people ALL talking loudly. No matter what time people leave there will be excessive noise on the Green but by limiting drinking hours to 9pm, hundreds of Ennismore's neighbours won't be woken up by noise from the departing crowd.

One last recommendation is a limit on the number of people attending events. Wallacespace's approved license limited crowd size to 300 before 6pm and 200 after. We would support that level for Ennismore employee events and/or private functions.

Our shared goal with Ennismore is to avoid a contentious meeting with the Licensing Sub-Committee and actually provide positive support for Ennismore's application, which we have done with some other licensing applicants.

We hope these comments are helpful and that Ennismore will strongly consider them and incorporate them into its License Application.

Community representative to Ennismore – 13 June 2018

Oh that's a shame that you already submitted it. I was hoping to get back to you before you did. Sorry I've had many deadlines this week after returning from half term.

You'll appreciate that we are not professionals involved in licensing. Rather, we fit in our efforts regarding new applications around our own responsibilities - and so sometimes we our replies are a bit slow.

Actually I was working on another licence today that was submitted to us before yours, and I was going to work on my reply to yours tomorrow ... I'll still take some time tomorrow to review the draft you have now submitted.

Ennismore to Community representative – 13 June 2018

I hope you are well?

I'm writing as Ennismore has submitted its licensing application today as it is keen to keep working towards its operational programme. As we have not yet discussed hours, the application is for core/policy compliant hours for licensable activity.

Our licensing solicitor took on board the Wallacespace conditions you sent through. The majority of the conditions were included in the original schedule of conditions in a form agreed with the authorities. Other conditions have either been included, amended to make appropriate for this space or excluded if not relevant or agreed. I have attached here for your information and note that conditions 38, 47 and 51 have been included specifically following your feedback.

We are awaiting information from building control before we confirm capacity. We would very much welcome your thoughts on the application and hope for ongoing dialogue during the determination process. Once you are contacted by Islington, you will see that the closing date for representations is 11 July.

I look forward to hearing from you.

Community representative to Ennismore – 5 June 2018

Apologies for taking so long to get back to you on this.

After researching our files on Conditions, we feel that the Conditions imposed on Wallacespace by the Council are the most appropriate for private functions at Old Sessions House.

Wallacespace at 18 Clerkenwell Green requested Licensing for private functions in 2015. The approval was contingent on meeting the Conditions included in the attached Notice of Decision in Appendix 3 on pages 4 through 7. So this list seems appropriate for private functions at OSH.

A few comments:

1. We know your team has met with the Metropolitan Police so their recommendations on CCTV, Incident Logs, Assaults, etc. would supersede those in the attachment.
2. Collections – Condition 15 on page 6 of the attachment doesn't address weekday collection hours but we've reviewed other licensing approval documents and these limit collections on weekdays to between 8am and 8 pm.
3. Deliveries—Condition 38 on page 4 of the attachment calls for "daytime deliveries". Your draft Condition 31 limiting deliveries to the hours of 8am to 8 pm meets this requirement.

Hope this helps. We'll get back to you shortly on our view on Operating and Licensing Hours.

Ennismore to Community representative – 1 June 2018

Many thanks for your time on Tuesday and for providing so much detailed response.

It would be fantastic to have a copy of the conditions you had typed up [REDACTED] to help with the drafting of the application. Please do also send through the hours we discussed when you have had time to consider them. I will send over the additional information we are still working on once this has been completed.

Ennismore to Community representative – 28 May 2018

Thank you for your email. Yes, that's great, we look forward to meeting you and Bill tomorrow too.

Community representative to Ennismore – 28 May 2018

First my apologies for not replying earlier. Together with [REDACTED] I'm a co-founder of the Friends of Clerkenwell Green Association.

I wanted to thank you for reaching out to us prior to filing the application. This is really helpful and should hopefully expedite matter for you and us.

I've been very closely involved with applications relating to OSH since before Ted and Oliver bought the property. I first met with them about 4 years ago, since which time we've met at least a dozen times to discuss prospects for the building. Together with [REDACTED] and other neighbours/members of FoCG, I have also personally canvassed the neighbourhood and spoken with over 100 neighbours myself about OSH, its importance and its potential impact on the area.

[REDACTED] Edwina tells me that she is meeting you at 11am on Tuesday. As we know her well and had not yet replied to you about a day/time we met (my apologies again), [REDACTED] and I thought we would join her. We trust this is ok, and we look forward to meeting you and discussing the new proposal.

Community representative to Ennismore – 27 May 2018

Looking forward to meeting everyone at 11am at the Old Sessions House on Tuesday (29th). [REDACTED] will come along too, and possibly a couple of others if they are free. [REDACTED] co-ordinates a list of local residents who might have concerns about licence and other applications. She is familiar with the Old Sessions House documentation from previous conversations.

Ennismore to Community representative – 25 May 2018

The team is available to meet late on Tuesday morning. Does 11am work for you and will anyone else attend?

We shall meet you at Old Sessions House.

Ennismore to Community representative – 24 May 2018

Please find attached the draft licensing conditions and also the floors plans for Old Sessions House as set out for Ennismore's head office. The basement and ground floor are the areas that Ennismore intends to apply to licence. I have included the first and second floors for information only.

We would be keen to meet you to discuss this information in more detail. Please do let me know if you are available in the next week.

Community representative to Ennismore – 25 May 2018

I am free Tuesday morning, Thursday morning or anytime on Friday next week.

Ennismore to Community representatives – 24 May 2018

Please find attached the draft licensing conditions and also the floors plans for Old Sessions House as set out for Ennismore's head office. The basement and ground floor are the areas that Ennismore intends to apply to licence. I have included the first and second floors for information only.

We would be keen to meet you and any neighbours you believe may also be interested to discuss this information in more detail. Please do let me know if you are available in the next week.

Ennismore to Community representatives – 23 May 2018

Sorry for the delay, I'm still awaiting the updated licence plan. I'm told I should have it today or tomorrow and will send on as soon as it arrives.

Community representative to Ennismore – 23 May 2018

Licensing conditions not yet received.

Ennismore to Community representatives – 17 May 2018

Apologies for the delay in sending you details. I have caught up with the team and they are still working on updating the conditions. We expect to have them with you early next week.

Ennismore to Community representatives – 16 May 2018

Many thanks for your email. I will be sending out the first draft of licensing conditions later today to the Friends of Clerkenwell Green at its request and will also issue these to you.

We'd be very happy to meet you to discuss any questions or concerns you may have. Please do let me know if you would like to arrange a meeting once you have reviewed the draft conditions. If we hold a bigger meeting, we will of course let you know.

Community representative to Ennismore – 15 May 2018

As a local resident I received a copy of the letter sent out about the development and use of the Old Sessions House. I would be keen to hear more details of the licences being applied for, hours, numbers, likely local impact etc. If you hold a meeting with local residents, I would like to attend.

Ennismore to Community representatives – 15 May 2018

Many thanks for your emails and I am liaising with the team. We will be back in touch shortly.

Community representative to Ennismore – 14 May 2018

Thank you for your letter received via Islington Licensing and, like [REDACTED] I look forward to seeing a copy of the proposed conditions and details of the intended Ennismore operations.

Community representative to Ennismore – 14 May 2018

Carol Jones of Islington Licensing has distributed your letter to local residents.

Thank you for the informative letter and for offering to meet with local residents to discuss Ennismore's plans for the ground and lower ground floors.

What would be helpful prior to such a meeting would be a better understanding of Ennismore's proposed "comprehensive licensing conditions", which are referred to in the letter.

In that regard, would you please send these conditions to me and the residents cc'd above. We'll be most interested in proposed licensing hours, frequency of private functions, and the maximum number of people who will be participating in private functions.

Appendix 4 - Documents shared with Community Representatives

Floor Plans

Noise Impact Assessment

Appendix 5 – WallaceSpace Conditions

ISLINGTON COUNCIL LICENSING SUB-COMMITTEE
DECISION FORM

Licensing Sub-Committee C – 16 June 2015
18 Clerkenwell Green, London, EC1

ENDS