

Application for a premises licence to be granted 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/We Charworth Ltd

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description 1 Block C Pioneer Wharf Chatham Waterfront CHATHAM Kent ME4 4HA			
Post town	CHATHAM	Postcode	ME4 4HA
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£ 15075	

Part 2 - Applicant details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- | | |
|--|--------------------------------------|
| a) an individual or individuals * | please complete section (A) |
| b) a person other than an individual * | |
| i as a limited company/limited liability partnership | please complete section (B) X |
| ii as a partnership (other than limited liability) | please complete section (B) |
| iii as an unincorporated association or | please complete section (B) |
| iv other (for example a statutory corporation) | please complete section (B) |
| c) a recognised club | please complete section (B) |
| d) a charity | please complete section (B) |
| e) the proprietor of an educational establishment | please complete section (B) |
| f) a health service body | please complete section (B) |

- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; **X** or

I am making the application pursuant to a
 statutory function or a function discharged by virtue of Her
 Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

		Other Title (for example, Rev)	
Surname		First names	
Date of birth		I am 18 years old or over	
Nationality			
Current residential address if different from premises address			
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)			

SECOND INDIVIDUAL APPLICANT (if applicable)

		Other Title (for example, Rev)	
Surname		First names	
Date of birth		I am 18 years old or over	
Nationality			
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)			
Current residential address if different from premises address			
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name Charworth Ltd
Address 160-168 Romford Road AVELEY Essex RM15 4PJ
Registered number (where applicable) 06530052

Description of applicant (for example, partnership, company, unincorporated association etc.)
Limited company

Telephone number (if any)

E-mail address (optional) nick@thelicensingguys.com

Part 3 Operating Schedule

When do you want the premises licence to start?

20/10/2025

If you wish the licence to be valid only for a limited period, when do you want it to end?

Please give a general description of the premises (please read guidance note 1)

This is a reapplication for a Budgen Convenience Store to serve the new MDC Development at Chatham Waterfront. The Chatham Waterfront development by Medway Development Company will include up to 6 ground floor commercial units designed for retail and other business uses. Total Residential Units: 192 in development: This figure includes a mix of tenures—Build to Rent, Shared Ownership, and Open Market Sale—across both sites. These developments are designed to support a balanced and sustainable community, with additional features like commercial spaces, landscaped gardens, cycle storage, and public realm improvements. Based on the average UK household size of 2.4 people per home, the estimated total population that could be accommodated in the Medway Development Company site in Chatham is approximately: 1,106 residents. There are further 115 homes in Garrison Point and 164 homes in Mountbatten House. The applicant therefore wishes to serve all those new homes and new residents with a modern, fully equipped, stocked and serviced Budgen Store in accordance with the overarching objectives of MDC.

We appreciate that this location lies within the pre-existing Cumulative Impact Area, which addresses past issues in the area. However this same area is now being redeveloped and these new premises are an integral part of that new initiative which will fundamentally change the nature of the locality.

Consequently a comprehensive Operating Schedule is proposed, founded on the Medway Pool of Model Conditions with additional safeguards, so that these premises are unlikely to add to previous Cumulative Impact issues in the area. Furthermore, the proposed DPS is a member of the Senior Management Team at Charworth Ltd, thus assuring the necessary grip of control measures over the operation of any Premises Licence on this new store.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Please
tick all

Provision of regulated entertainment (please read guidance note 2)

that apply a) plays (if ticking yes, fill in box A)

b) films (if ticking yes, fill in box B)

c) indoor sporting events (if ticking yes, fill in box C)

d) boxing or wrestling entertainment (if ticking yes, fill in box D)

e) live music (if ticking yes, fill in box E)

f) recorded music (if ticking yes, fill in box F)

g) performances of dance (if ticking yes, fill in box G)

anything of a similar description to that falling within (e), (f) or (g) h
(if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

X

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					
			State any seasonal variations for performing plays (please read guidance note 5)		
Wed					
Thur					
			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					

Sun			

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)	<u>Please give further details</u> (please read guidance note 4)
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Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Tue			
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur					

Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Sat			
Sun			

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					
			State any seasonal variations for the playing of recorded music (please read guidance note 5)		
Wed					
Thur					
			Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					

Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)
Thur			
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Sat			
Sun			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Thur					
Fri					

Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Sun			

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<u>Please give further details here (please read guidance note 4)</u>		
Mon					
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur					
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

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J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	
				Off the premises	X
				Both	
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5) None		
Mon	09:00	23:00			
Tue	09:00	23:00			
Wed	09:00	23:00			
Thur	09:00	23:00			
Fri	09:00	23:00			
Sat	09:00	23:00			
Sun	09:00	23:00			
			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6) None		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name Mrs. Jennifer Fiona BENEDICT	
Date of birth	
Address	
Postcode	
Personal licence number (if known)	
Issuing licensing authority (if known)	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5) None
Day	Start	Finish	
Mon	07:00	23:00	
Tue	07:00	23:00	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6) None
Wed	07:00	23:00	
Thur	07:00	23:00	
Fri	07:00	23:00	
Sat	07:00	23:00	
Sun	07:00	23:00	

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10) Please see attached proposed Operating Schedule.

b) The prevention of crime and disorder

Please see attached proposed Operating Schedule.

c) Public safety

Please see attached proposed Operating Schedule.

d) The prevention of public nuisance

Please see attached proposed Operating Schedule.

e) The protection of children from harm

Please see attached proposed Operating Schedule.

Checklist:

Please tick to indicate agreement

X I have made or enclosed payment of the fee.

X I have enclosed the plan of the premises.

X I have sent copies of this application and the plan to responsible authorities and others where applicable.

X I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.

X I understand that I must now advertise my application.

X I understand that if I do not comply with the above requirements my application will be rejected. **X** [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

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

Part 4 – Signatures (please read guidance note 11)

Declaration	<ul style="list-style-type: none"> ● [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). ● The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	Nick SEMPER
Date	2025-09-22
Capacity	Licensing Consultant & Agent

For joint applications, signature of 2 nd applicant or 2 nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	

Capacity	
----------	--

Contact name (where not previously given) and postal address for correspondence associated with this application
(please read guidance note 14)

The Licensing Guys

PO Box 303

LLANYMYNECH

Shropshire

SY10 1GZ

Post town		Postcode	
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Telephone number (if any)	
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If you would prefer us to correspond with you by e-mail, your e-mail address (optional)



CHATHAM
WATERFRONT

Notes

- * LAYOUT INCOMPLETE (TBC)
- * UNKNOWN OBJECTS (TBC)
- * BACK OF HOUSE AREA (TBC)
- * CAFE AREA (TBC)
- * CAFE BACK OF HOUSE AREA
- * STORE ENTRANCE RELOCATED

BRACE
EVALUATION
BRACE
EVALUATION
BRACE
EVALUATION
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EVALUATION
BRACE
EVALUATION

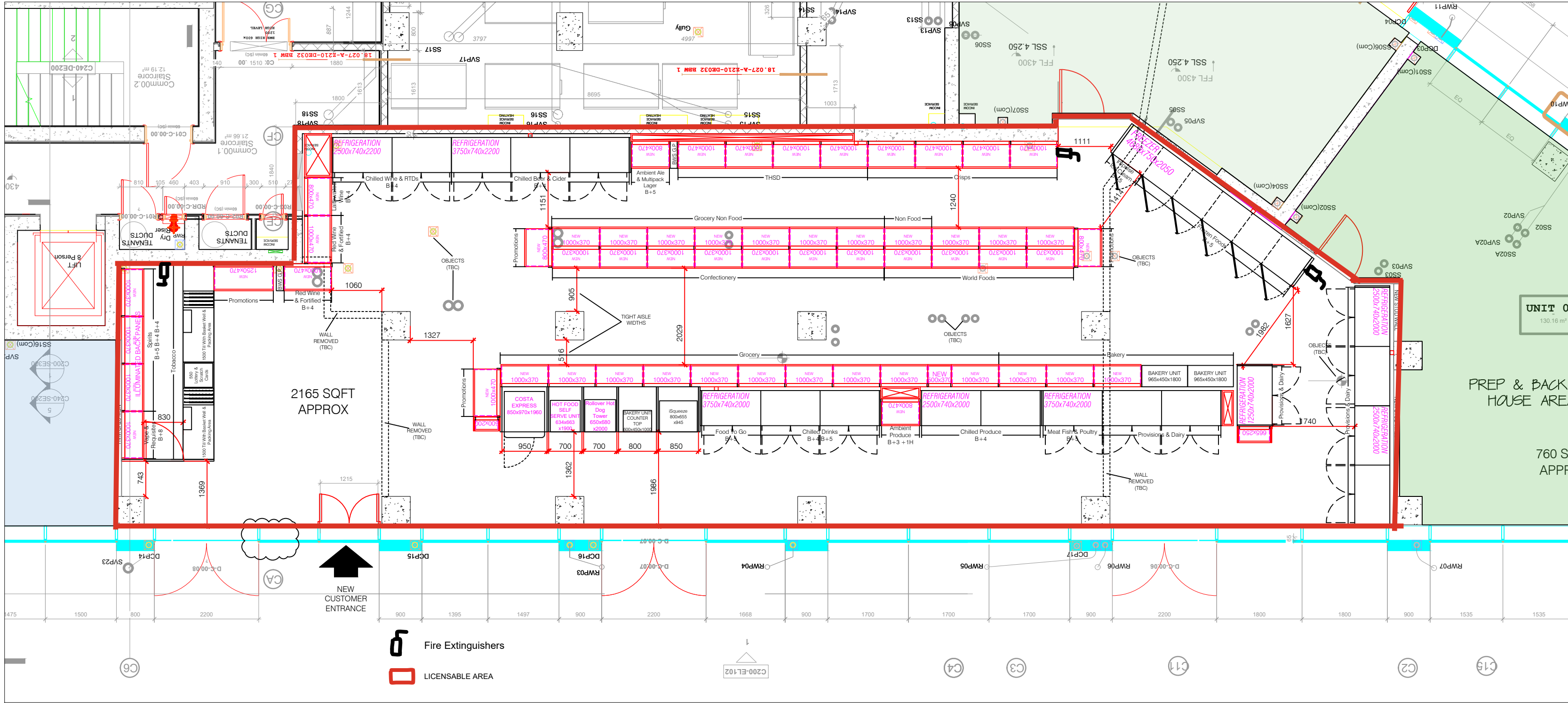
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LAYOUT



@1:75

Budgens

CHATHAM WATERFRONT

Address	Chatham Waterfront Chatham Kent ME4 4HA
Drawing Type	Proposed
Store Type	Standard
Store Size	2165 sq/ft
Building Size	sq/ft
Drawn By	D.O
Scale @ A2	1:75
Date	03.04.2025
Revision	A
Signed Off	No

Notes

BUDGENS SPACE ANALYSIS			
New Store	Category	STANDARD 2000 SQFT	ACTUAL SPACE
	Produce	3 Chilled Bays 1 Ambient Bay	2 Chilled Bays 1 Ambient Bay
	Meat	1 Chilled Bay	1 Chilled Bay
	Dairy Provisions	7 Chilled Bays	7 Chilled Bays
	Food To Go	2 Chilled Bays	1 Chilled Bay
	Food & Drinks to Go	6 Units	5 Units
	Chilled Soft Drinks	3 Chilled Bays	2 Chilled Bays
	Bakery	6 Bays	5 Bays
	Frozen	5 Door + Ice Cream Unit	6 Door + Ice Cream Unit
	Grocery	11 Bays	14.5 Bays
	Grocery Non Food	7 Bays	7 Bays
	Non Food	1 Unit	1 Unit
	Confectionery	7 Bays	7 Bays
	Crisps & Snacks	4 Bays	4 Bays
	Take Home Drinks	4 Bays	4 Bays
	BWS	5 Bays Chilled 4 Ambient	5 Bays Chilled 4 Ambient
	Value Seasonal	4 Bays	4 Bays
	Kiosk / Vape	4 Bays	4 Bays
	Total	86	

- LAYOUT INCOMPLETE (TBC)
- UNKNOWN OBJECTS (TBC)
- BACK OF HOUSE AREA (TBC)
- CAFE AREA (TBC)
- CAFE BACK OF HOUSE AREA (TBC)
- STORE ENTRANCE RELOCATED (TBC)

SPACE ANALYSIS KEY
RANGE SHORT
RANGE COMPROMISED
RANGE TO MATRIX
RANGE OVER

All dimensions are shown in millimeters unless stated otherwise, & must be checked by the shopfitter prior to commencement of work on site. This drawing is to be read in conjunction with all other relevant drawings, documents & specifications. All works is to be carried out by a qualified shopfitter in accordance with the manufacture / supplier instructions and to current codes of practice and legislation. The feasibility of this drawing must be checked by a qualified shopfitter who should ensure that the drawing meets all the required legislation. Booker Limited & the drawer take no responsibility for the feasibility of this drawing. The drawer of this drawing does not act as the principal designer. For any queries please contact the Merchandising & Development department or the relevant member of the project team.

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Budgen Convenience Store at Chatham Waterfront

Proposed Operating Schedule

General:

G1 – Staff training

All persons who sell or supply alcohol to customers must have licensing training.

1. Training must take place within six weeks of employment.
2. Any new employees will be supervised until the training has taken place.
3. Refresher training should be repeated a minimum of every six months or earlier if required due to changes of legislation.
4. Training records must be kept on the premises and shall contain the nature, content and frequency of all training.

Records must be made available for inspection by police, police licensing officer and authorised officers from Medway Council on demand either electronically or in hard copy.

Prevention of Crime & Disorder:

There shall be no single sales of 330ml cans or bottles of any beer, lager or cider.

No beer, lager or cider in excess of 6.5%ABV shall be offered for sale.

No miniature bottles of spirits of 10cl or below shall be sold from the premises.

CD10 – Alcohol off sales for shops

No alcohol will be displayed within close to any access points from the street.

CD11 – Alcohol off sales for shops

Alcohol to be displayed only on shelving as indicated on the plan.

CD13 – Alcohol off sales for shops

Spirits will be displayed behind the counter.

CD23 – CCTV

CCTV will be provided in the form of a recordable system, capable of providing pictures of evidential quality in all lighting conditions particularly facial recognition.

1. Cameras shall record all ingress and egress to the premises, fire exits and all areas where the sale and supply of alcohol occurs.
2. Equipment must be maintained in good working order, with recordings correctly time and date stamped. Recordings MUST be kept in date order, kept for a period of 31 days and handed to police and authorised officers on demand.
3. The premises licence holder must ensure at all times a DPS or appointed member of staff are on the premises and are capable and competent at downloading CCTV footage in a recordable format to the police and local authority on demand.
4. The recording equipment and discs/tapes shall be kept in a secure environment under the control of the DPS or other responsible named individual.
5. An operational weekly log report must be maintained and endorsed by signature, indicating the system has been checked and is compliant. In the event of any failures, any action taken is to be recorded.

In the event of technical failure of the CCTV equipment the premises licence holder or DPS must report the failure to the police licensing officer immediately. licensing.north.division@kent.police.uk .

CD34 – Drunkenness

All staff shall be trained in recognising signs of drunkenness, how to refuse service and the premises' duty of care. Documented records of completed training shall be kept for each member of staff. Training shall be regularly refreshed at no greater than 12 monthly intervals. Training records shall be made available for inspection upon request by a police officer or an authorised officer of the Authority.

CD35 – Drunkenness

The premises shall display prominent signage at (insert proposed location) indicating that it is an offence to sell alcohol to anyone who is drunk.

CD40 – Incident log

An incident log shall be kept at the premises, and made available on request to a police officer, police licensing officer or Council authorised licensing officer. It must be completed within 24 hours of the incident and will record the following:

1. All crimes reported to the venue.
2. All ejections of patrons.
3. Any complaints received concerning crime and disorder.
4. Any incidents of disorder.
5. All seizures of drugs or offensive weapons.
6. Any faults in the CCTV system, searching equipment or scanning equipment.
7. Any refusal of the sale of alcohol.
8. Any visit by a relevant authority or emergency service.

CD51 – Staff levels

There will be a minimum of 2 members of staff on duty at all times.

Public Safety

PS1 – First Aid

There shall be first aid equipment and materials available at the premises whilst the premises are trading.

Prevention of Public Nuisance

PN22 – Notices and signage

Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

PN43 – Waste disposal and litter

A waste receptacle for use by patrons will be provided outside the premises. The receptacles shall be emptied every day the venue during trading hours.

The Protection of Children from Harm

CH4 – Challenge 25 Policy

A Challenge 25 proof of age scheme shall be operated at the premises.

CH10 – Proxy sales

The premises shall display prominent signage indicating at (insert proposed location) that it is an offence to buy, or attempt to buy, alcohol for a person under the age of 18.

CH11 – Refusals book

The premises licence holder or designated premises supervisor must keep a refusal register. Staff to be trained to complete a refusal book/record immediately after the refusal but no later than the end of their shift. The register must be kept on the premises and will detail:

1. Day, date & time of refusal.
2. Item refused.
3. Name or description of person refused sale.
4. Reason for refusal.

Each entry is to be checked and signed by the designated premises supervisor or licensee no later than 1 week after the entry has been made. The register must be made available for police, police licensing officers and authorised officers from Medway Council on demand either electronically or by hard copy.

CH12 – Safeguarding

Information shall be displayed in the Manager's Office giving details of what to do if there is a cause for concern regarding a child's welfare. This shall include:

1. Reporting to Medway Children's Services, with correct telephone numbers and email contact.
2. Dialling 999 in the event of an immediate threat.

INTERNET SALES

The Premises Licence Holder shall ensure that any person who purchases from any website shall register with the site. Such registration details shall include the person's full name, full address, date of birth and phone number. Records of such checks shall be kept for a period of 12 months and shall be produced on demand of the police or an 'authorised person' (as defined by Section 13 of the Licensing Act 2003) or an authorised Trading Standards Officer of the Council.

The terms and conditions of the company website will contain the following: -

- a) The company will not sell alcohol to any person until it has been verified that the person is over 18 years of age.
- b) An age confirmation requirement when registering to purchase.
- c) Reference to the operating of a Challenge 25 policy.
- d) That no parcels will be left by the courier if the person at the delivery address is under 18 years of age.

DELIVERIES

The person delivering the alcohol to the premises shall operate a Challenge 25 policy and shall require proof of age prior to the alcohol being handed over. No alcohol shall be handed over to a person under 18. The only acceptable proof of identity shall be a photographic driver's licence, a passport or an Identity Card containing the PASS Hologram. The website shall contain a declaration to this effect.