

For Consideration By	Licensing Sub-Committee
Meeting Date	20 January 2026
Type of Application	Review of a premises licence
Address of Premises	Mare Street Wine Ltd, 157a Mare Street, London, E8 3RH
Classification	Decision
Ward(s) Affected	London Fields
Group Director	Rickardo Hyatt

1. Summary

- 1.1. Application for the review of a premises licence on the basis of the prevention of crime and disorder and public safety.

2. Application

- 2.1. David Hunt, on behalf of Trading Standards has applied for the review of a premises licence under Section 51 of the Licensing Act 2003 in respect of the above premises.
- 2.2. The review application is attached as Appendix A.

3. Current Status/History

- 3.1. The current premises licence was granted on 24th November 2005(attached as Appendix B). The premises licensee is Mare Street Wine Ltd.
- 3.2. The Licensing Authority received an application to vary the DPS on 4th November 2025, proposes to change the DPS from Mr Murat Akbas to Mr Murat Kanber. The police have made no representation to the vary the DPS application.
- 3.3. The Licensing Authority received an application for a minor variation on 11th November 2025; this application has been refused.
- 3.4. No temporary event notices have been given for this premises in the past 12 months.

4. **Representations: Responsible Authorities**

From	Details
Environmental Health Authority (Environmental Protection)	No representation received
Environmental Health Authority (Environmental Enforcement)	No representation received
Environmental Health Authority (Health & Safety)	No representation received
Weights and Measures (Trading Standards)	Not Applicable, see review application
Planning Authority	No representation received
Area Child Protection Officer	No representation received
Fire Authority	Have confirmed no representation on this application
Police (Appendix C1)	Representation received on the grounds of The Prevention of Crime and Disorder and The Prevention of Public Nuisance
Licensing Authority (Appendix C2)	Representation received on the grounds of The Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance and The Protection of Children from Harm
Health Authority	No representation received

5. **Representations: Other Persons**

From	Details
A representation against the review application received from and on behalf of local residents. (Appendix D)	Representation received on the grounds of The Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance and The Protection of Children from Harm

6. **Representations: Licensee**

- 6.1. Representation from the licensee is attached as Appendix E.

7. **Policy Considerations**

- 7.1. Licensing Sub-Committee is required to have regard to the London Borough of Hackney's Statement of Licensing Policy ("the Policy) adopted by the Licensing Authority.
- 7.2. The Policy applies to applications where relevant representations have been made. With regard to this application, policies, LP1 (General Principles) and LP2 (Licensing Objectives) are relevant.

8. Guidance Considerations

- 8.1. The Licensing Authority is required to have regard to any guidance issued by the Secretary of State under the Licensing Act 2003.

9. Officer Observations

- 9.1. The applicant is seeking a revocation of the premises licence.

10. Reasons for Officer Observations

- 10.1. N/A

11. Legal Implications

- 11.1. A legal representative will be in attendance to advise members.

12. Legal Comments

- 12.1. The Council has a duty as a Licensing Authority under the Licensing Act 2003 to carry out its functions with a view to promoting the following 4 licensing objectives;

- The Prevention of Crime and Disorder
- Public Safety
- Prevention of Public Nuisance
- The Protection of Children from Harm

- 12.2. It should be noted that each of the licensing objectives have equal importance and are the only grounds upon which a relevant representation can be made and for which an application can be refused or terms and conditions attached to a licence.

13. Human Rights Act 1998 Implications

- 13.1. There are implications on Article 6, Article 8, Article 14 and the First Protocol of Article 1.

14. Members Decision Making

- 14.1. Members must, having regard to the application and any relevant representations, take such steps (if any) as it considers necessary for the promotion of the licensing objectives.

- 14.2. The steps are:

A. **Option 1**
Take no action

B. **Option 2**
Modify the conditions of the premises licence.

- C. **Option 3**
Exclude a licensable activity from the scope of the premises licence.
- D. **Option 4**
Remove the designated premises supervisor.
- E. **Option 5**
Suspend the premises licence for a period not exceeding three months.
- F. **Option 6**
Revoke the licence.

15. Conclusion

- 15.1.** That Members decide on the application for review of the premises licence under the Licensing Act 2003.

Appendices:

Appendix A: Application for the review of a premises licence and supporting documents

Appendix B: Current Licence

Appendix C: Representation from responsible authorities

Appendix D: Representation from other persons

Appendix E: Representation from the licensee

Appendix F: Location map

Background documents

Licensing Act 2003

LBH Statement of Licensing Policy

Report Author	Name: Shan Uthayasangar Title: Licensing Officer Email: shan.uthayasangar@hackney.gov.uk Tel: 02083562431
Comments for the Group Director of Finance and Corporate Resources prepared by	Name Title Email Tel
Comments for the Director of Legal, Democratic and Electoral Services prepared by	Name Title Email Tel

APPENDIX A

↳ Hackney

LA40

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 David Hunt

(Insert name of applicant)

apply for the review of a premises licence under section 51 / apply for the review of a club premises certificate under section 87 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

Mare Street Food and Wine
157a Mare Street

Post town London

Post code (if known) E8 3RH

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

Mare Street Wine Ltd (Co No 15524213)

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

LBH-PRE-T-0158

Part 2 - Applicant details

I am

Please tick ✓ yes

1) an individual, body or business which is not a responsible authority (please read guidance note 1, and complete (A) or (B) below)

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

X

3) a member of the club to which this application relates

(please complete (A) below)

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Please tick ✓ yes

Mr

Mrs

Miss

Ms

Other title
(for example, Rev)

Surname

First names

Please tick ✓ yes

I am 18 years old or over

**Current postal
address if
different from
premises
address**

Post town

Post Code

Daytime contact telephone number

**E-mail address
(optional)**

(B) DETAILS OF OTHER APPLICANT

Name and address

Telephone number (if any)

E-mail address (optional)

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address David Hunt Senior Trading Standards Officer London borough of Hackney Hackney Service Centre 1 Hillman Street Hackney E8 1DY
Telephone number (if any) [REDACTED]
E-mail address (optional) [REDACTED]

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

Please tick one or more boxes ✓

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

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

Hackney Trading Standards have carried out inspections at the premises as part of ongoing work to tackle illicit Tobacco, Alcohol and Vape products on recent occasions illegal tobacco was sold at the premises and illegal tobacco and vapes have been found at the premises behind the counter and in possession of the DPS, evidence of the sale of single cigarettes was also found around the till area and there has been a sale of a nicotine vape to a 15 year old volunteer..

On 24th October 2025 Trading Standards in company with police attended the premises to carry out an inspection of the Tobacco vapes and alcohol. During the inspection a single disposable vape was found in the display, officers then saw a packet of duty evaded cigarettes placed at the side of the till with the top of the packet removed, there were two cigarettes remaining in the packet. Trading standards and police have previously received intelligence that the premises is selling single cigarettes to customers, which is a banned activity. The Designated premises supervisor Mr Murat AKBAS was present in the business at the time of the visit; no other members of staff were present. It was pointed out to him about the open packet of duty free cigarettes. No other duty free cigarettes were found under the counter area. Mr AKBAS had been standing behind the counter when officers attended and was wearing a coat, a second coat was on a hook behind the counter. It was noted that the coat Mr AKBAS was wearing had bulging pockets and he kept moving his hand towards the pockets. He was asked if he had other tobacco products in the premises he replied no, he was then asked what was in his coat pockets, he produced Hand Rolling tobacco and cigarettes that were non compliant with the Tobacco and Related Products Regulations 2015 and The standardisation of Tobacco products Regulations 2025. He was asked where these goods were purchased and he said on the street, saying they had been bought in the Dalston area.

Officers seized

- 4 Packets of Amber Leaf 50g Hand Rolling Tobacco
- 2 Packets of Golden Virginia 50g hand Rolling Tobacco
- 3 Packets of M1 Exclusive Blend Cigarettes (Illicit Whites)
- 2 packets of Benson and Hedges Switch Cigarettes (Duty evaded)
- 1 Open packet of Benson and Hedges switch (Duty evaded)
- 1 Open Packet of Marlborough Touch Blue (Duty evaded)

Further investigation at the premises showed that there were wines that were marked with the Sainsbury's labels, Co-Op labels and Marks and Spencer labels in the premises, these products should only be for sale from the stores that the branding refers to. The DPS was asked about these products as they were located in the store room and on the display shelves. He was unable to explain how these products came to be on the premises or provide invoices or receipts for their purchase, as is required by His Majesty's Customs and Excise to show they have been purchased through a registered wholesale business. The bottles had various types of price marking on them. The DPS stated that the owner does not attend the business due to family ill health and that they are responsible for the day to day running of the business, that there are also 3 other members of staff.

On 15th August 2025 Trading Standards were carrying out a borough wide Test purchase exercise with a 15 year old male volunteer, checking for the sale of vapes containing nicotine to persons under the age of 18. At 11.38 the volunteer was asked to go into Mare Street Food and wine and attempt to purchase a nicotine vape. The test purchase was observed by a member of trading standards staff, the volunteer was sold a Elfbar 600 vape that contained nicotine at 20ml/ml. Officers returned to the premises to speak to the seller, who was identified as [REDACTED], date of Birth [REDACTED] who stated they were an employee at the premises. Details were recorded at the time of the visit by officers.

As a result of a test Purchase for illicit tobacco, on 23rd August 2024 Trading Standards visited the premises with Tobacco dogs as part of an operation to tackle the illicit trade locally. In a coat

hung behind the counter of the premises illicit tobacco products were found in the pockets and lining of the item, when these were inspected they were found to be illegally imported Hand Rolling tobacco and illicit white cigarettes were seized which should not have been available for sale in the UK. There was also a number of oversize illegal vapes which have not been through the MHRA checking process and must not be sold in the United Kingdom.

Products seized were

14 pockets of Handrolling Tobacco 50g

15 packets of Platinum seven Cigarettes (Illicit Whites)

43 Nicotine vape products (oversize tanks)

On 5th August 2024 Hackney Trading Standards were carrying out a borough wide test purchase operation with an adult male to check on premises for the sale of illicit tobacco products. The premises of Mare Street Food and Wine was attended and a test purchase was carried out. The test purchaser was sold a packet of Marlborough Touch Blue cigarettes, these cigarettes were not in compliance with the Tobacco and Related products regulations 2016 or the Standardised Packaging of Tobacco products Regulation 2015. These products should not be sold in retail premises in the UK and have been smuggled into the country for the illicit market.

The sale of illegal tobacco is a breach of Parts 2 to 4 of the Tobacco and Related Products Regulations 2016, as well as Parts 2 and Part 4 of the Standardised Packaging of Tobacco products Regulations 2015. These breaches also constitute a criminal offence which carries a possible fine and /or a term of imprisonment.

Products have been illegally imported into the uk to avoid the duties payable, they are also illegal to supply at retail premises.

The sale of illegal vapes Breaches part 6 of the Tobacco and Related Products Regulations 2016. These breaches also constitute a criminal offence which carries a possible fine and/or a term of imprisonment.

The supply of these illegal and illicit products is a breach of licensing policy and undermines the authorities licensing aims with regard to the behaviour of licensees and licensed premises. the sale of age restricted goods also breaches the local licensing policy and undermines the requirement to protect young people from harm

The London Borough of Hackney also has public health priorities with regard to reducing the harms caused by tobacco products on the residents of the borough and the costs associated with ill health and disease caused by smoking. It has been demonstrated that access to cheap illegal tobacco products undermine the health objectives and strategies which higher taxation and controls seek to enforce.

The sale of illegal tobacco also reduces the monies from Tobacco Duty, Import Duty and Vat that are collected by the exchequer, reducing funds available to support other services such as National Health Service. It also removes money from the local economy funelling funds to criminal groups involved in the supply.

Therefore the application is made to prevent the continuation of these Criminal offences within a licence premises within the borough of Hackney, and to tackle the current offending in a proportionate manner ensuring the Licensee and designated premises supervisors will understand the repercussions of continued offending or breaches in licensing at the premises. This application is as an alternative to taking criminal proceedings against the Licensee and Designated Premise Supervisor on this occasion, but may be cited if further offences occur.

These matters undermine Hackney licensing objectives as laid out in the current statement of licensing policy Paragraph 2.15 LP2 Prevention of Crime and Disorder and Prevention of Public Nuisance. As set out in accordance with section 182 Licencing Act 2003 guidance document paragraph 11.10.

These matters also breach section 144 of the licensing Act 2003, which makes it an offence to keep smuggled or unlawfully imported goods on premises. The goods seized by Trading Standards

on each occasion are suspected to have been smuggled or illegally imported as they are not permitted to be sold in the UK.

The authority also has the role of protecting young people from the harms associated with the sale of age restricted products to them.

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

The premises Licence currently held by this premises was granted on 24th November 2005 with the and Licensee named on the licence being Mare Street Wine Ltd and the DPS named as Murat AKBAS.

Officer Recommendations

Trading Standards as a responsible authority would request that the Licencing Panel consider: -

- A) Revoke the Premises Licence for Mare Street Wine Ltd

Please tick ✓								
Have you made an application for review relating to the premises before	NO							
If yes please state the date of that application	Day Month Year							
	<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>							

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

Please tick ✓ yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate
- I understand that if I do not comply with the above requirements my application will be rejected

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

Part 3 – Signatures (please read guidance note 4)

Signature of applicant or applicant’s solicitor or other duly authorised agent (please read guidance note 5). **If signing on behalf of the applicant please state in what capacity.**

[Redacted Signature]

Signature

.....

Date 27/10/2025

.....

Capacity Trading Standards Responsible Authority Officer

.....

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

David Hunt
Senior Trading Standards Officer
London borough of Hackney
Hackney Service Centre
1 Hillman Street

Post town
London

Post Code
E8 1DY

Telephone number (if any)

[Redacted Telephone Number]

If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)

[Redacted E-mail Address]

TRADING STANDARDS SERVICE - INSPECTION SUMMARY

Date: 4 / 10 / 24 Time Arrived: 11:00 Time Left: _____ Accompanying Officer/s: _____
 Proprietor: SULTAN AILUN Email: DAVID.HUNT@Hackney.GOV.UK
 Address: 517 MARE STREET Tel: _____ Post Code: E8 3HR

OBSERVATIONS/ACTIONS	Legislation (see list overleaf)	Statutory Requirement
Illegal tobacco & vapes seized - Tobacco related products 2016. Consumer Protection Act 1987.		
Seizures:		
14 x MIRT 50mg Seal no: LA032530		
15 x PLATINUM SEVEN CIGARETTES Seal no: LA032525, from Car.		
43 x 4.500 Vapes Seal no: M1120M002678.		
Baseball bat found behind till point - advice given.		
Tobacco getting open - Advice given		

Do you to take the above corrective actions within _____ days.
 Advice given: _____
 Issued Officer (BLOCK CAPITALS): Tracey Bering Signed: _____
 Acknowledged by (BLOCK CAPITALS): _____ Position: Manager L'UIT: Akbas

This summary only covers the areas examined at the time of the inspection. It does not necessarily indicate full compliance with any legislation. It is not a statutory improvement notice. For further information or general advice for your business please contact:

Notice of powers and rights to occupier

To: Mare Street Wine Ltd LA ref 0509
 Address: 157a Mare Street
 Date: 24/10/25 Time in: 12:00 Time out: _____
 Officer(s): Daniel Hunt
 Person seen: Marek Position*: DR



Trading Standards
 Telephone – 020 8356 4929

Notice no. **0906**

* If you are an employee you should pass this notice to the business owner(s) or the relevant manager or company director etc.

Consumer Rights Act 2015 (Schedule 5 paragraph 23(7), Police & Criminal Evidence Act 1984 (PACE) Code B Code of Practice Powers of Entry (paragraph 7.1) – Section 48 (1)(a) of the Protection of Freedoms Act 2012

Visit conducted Without warrant Under warrant

This notice is issued in accordance with the above legislation and codes. PACE Code B will apply if you are suspected of committing an offence and/or entry is under warrant.

It informs you about your rights when an authorised officer who has powers of entry wishes to exercise that power. It also explains officers associated powers and any compensation or complaints procedures.

Reason for visit Routine inspection Enquiry / complaint investigation Campaign / project Revisit

The officer named above is a duly authorised officer and is visiting to check compliance against the legislation enforced by this Service. The officer may be accompanied by such persons, and may take onto the premises such equipment, as the officer thinks necessary. Further information is shown below and overleaf.

Officers powers

Authorised officers have a legal right to enter and inspect business premises when they are open for business or at any reasonable time. They may visit by appointment if appropriate but often will not, as to do so may defeat the purpose of the inspection or not be practicable. You should ask to see an officer's official credentials or identification before allowing them to proceed. It is good practice to do so as criminals do sometimes pose as bogus officials.

Powers do vary depending on the legislation but in most cases officers will have powers to;

- enter and inspect all parts of the premises
- observe the operation of the business
- interview staff during the inspection
- seize and retain any food, goods, computers or documents that may be required as evidence
- break open containers or vending machines
- make test purchases, take samples and photographs
- inspect and test any goods, equipment or installations
- seize items that are liable to forfeiture
- require the production and take copies of recordings (including computer records), documents and video recordings associated with the business
- access electronic devices to obtain or access information

Where entry is under a warrant any type of premises may be entered - with reasonable force if necessary.

Powers exercised are contained in statutory instruments enforced by this Service including those listed below

Consumer Rights Act 2015 <input checked="" type="checkbox"/>	General Product Safety Regulations 2005 <input type="checkbox"/>	Consumer Protection Act 1987 <input type="checkbox"/>
Consumer Protection from Unfair Trading Regulations 2008 <input type="checkbox"/>		Licensing Act 2003 <input type="checkbox"/>
Business Protection from Misleading Marketing Regulations 2008 <input type="checkbox"/>		Food Safety Act 1990 <input type="checkbox"/>
Health & Safety at Work etc. Act 1974 <input type="checkbox"/>	Tobacco Advertising and Promotion Act 2002 <input type="checkbox"/>	
Product specific safety regulations <input type="checkbox"/> (insert detail)	Other <input type="checkbox"/> (insert detail)	<u>2012</u>

Obstructing a duly authorised officer is an offence punishable by fine and/or imprisonment

Obstruction includes; where a person intentionally obstructs an officer; intentionally failing to comply with instructions by an officer or a requirement imposed; without good reason fails to give an officer assistance or information reasonably required (including opening locked doors or containers); making a reckless statement which is false or misleading; knowingly making a statement which is materially false or misleading.

Consent of landowner or occupier (paragraph 8.6 of the Code*) or PACE Code B

Consent obtained Consent not requested Consent requested but not obtained

This section is to confirm that the occupier has been notified about the purpose of the visit and, for exercising powers of entry and associated powers, what these powers are and how they will be used.

*Reasonable effort should also be made to obtain the consent of the landowner or occupier, unless obtaining consent would frustrate the purpose of the visit, for example by causing undue delay. Further information overleaf.

Declaration of landowner or occupier

I confirm receipt of this notice. I understand that I am not obliged to consent and may withdraw consent at any time. I understand if I refuse or withdraw consent officers can still exercise lawful authority to enter and exercise powers. I also understand the consequences or penalty for obstructing officers when exercising their powers.

I hereby consent to officers entering the premises for the stated purposes - Yes No Not requested

Name of person signing: Marek ARBAS Signature: _____

London Borough of Hackney – Trading Standards – Hackney Service Centre, 1 Hillman Street, London, E8 1DY

Website – www.hackney.gov.uk E-mail – tradingstandards@hackney.gov.uk

Principal Trading Standards Officer – Robin Jones robin.jones@lhackney.gov.uk

TRADING STANDARDS SERVICE - INSPECTION SUMMARY

Date: ___/___/20___ Time Arrived: _____ Time Left: _____ Accompanying Officer/s: _____
Proprietor: Mine Steel Boat Jermi M Email: _____
T/A: AKBIS MURAT Tel: 020 8955 5763
Address: 157a Mine Steel Post Code: E8 3RH

OBSERVATIONS/ACTIONS	Legislation (see list overleaf)	Statutory Requirement
<u>10/01/1973 Turb.</u>		
<u>AKBIS 709103 199 X W</u>		
<u>42 Grand Union Crescent E8 4TR</u>		
<u>+ Amber leaf</u>		
<u>2 cable ties</u>		
<u>60 ml exchanger</u>		
<u>62 BTH switch</u>		
<u>6 monthly Turb. Rec</u>		
<u>1 offer</u>		
<u>Receipt for 600 cover</u>		

I advise you to take the above corrective actions within 7 days.
Leaflets given: _____
Authorised Officer (BLOCK CAPITALS): David Hunt Signed: _____
Receipt acknowledged by (BLOCK CAPITALS): Murat AKBIS
Signed: _____ Position: _____

This summary only covers the areas examined at the time of the inspection. It does not necessarily indicate full compliance with any legislation. It is not a statutory improvement notice. For further information or general advice for your business please contact:

Visit Check List

Premises Name	Address	Post Code
Mine Street wine. h d Food & Wine	157A Mine Street.	E8 3R14
Telephone Number	Website	Email
020 8985 5763		

Notes

lost Mary BM 60

Mr

Salam ALTAW.

Mine Street Wine h d
ISS 24213



This premises licence has been issued by:

Licensing Service
1 Hillman Street
London E8 1DY

PART A – PREMISES LICENCE

Premises Licence Number

LBH-PRE-T-0158

Part 1 – Premises details

Mare Street Wine Ltd
157a Mare Street
Hackney
London
E8 3RH

Where the licence is time limited the dates

Not Applicable

Licensable activities authorised by the licence

Supply of Alcohol

The times the licence authorises the carrying out of Licensable activities

Supply of Alcohol	Standard Hours: Mon 00:00-23:59 Tue 00:00-23:59 Wed 00:00-23:59 Thu 00:00-23:59 Fri 00:00-23:59 Sat 00:00-23:59 Sun 00:00-23:59
The opening hours of the premises	Standard Hours: Mon 00:00-23:59 Tue 00:00-23:59 Wed 00:00-23:59 Thu 00:00-23:59 Fri 00:00-23:59 Sat 00:00-23:59 Sun 00:00-23:59

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

Off Premises

Part 2 –

Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence

Mare Street Wine Ltd
157a Mare Street
Hackney
London
E8 3RH

Registered number of holder, for example company number, charity number (where applicable)

15524213

Name, address and telephone number of designated premises supervisor where the premises authorises the supply of alcohol

Murat Akbas

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol

Licence No:
Issuing Authority:

Date of Grant: 24 November 2005

Signed:

Gerry McCarthy
Head of Community Safety, Enforcement and Business Regulation
Document re-issued: 13 June 2024

Annex 1 - Mandatory Conditions

Supply Of Alcohol(Off)

Supply of Alcohol

1. 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.
 - (b) At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3.
 - 3.1. 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 sales or supply of alcohol.
 - 3.2 The designated premises supervisor in relation to the premises licences must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 - 3.3. 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.

Minimum Drinks Pricing

4.
 - 4.1 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.
 - 4.2 For the purposes of the condition set out in paragraph 4.1 above -
 - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) “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 rate of duty chargeable in relation to the alcohol as if the duty were 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;
 - (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.

4.3 Where the permitted price given by Paragraph 4.2(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4.4 (1) Sub-paragraph 4.4(2) below applies where the permitted price given by Paragraph 4.2(b) above 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.

(2) 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.

Annex 2 – Conditions consistent with the Operating Schedule

5. Staff are to be regularly trained in the licensing regulations.
6. The Red care alarm system is to be maintained and connected directly to the Police.
7. The General alarm system is to be maintained in operational order.
8. CCTV is to operate on the premises and recordings kept for 31 days.
9. An incident book will be maintained and made available to the police on request.
10. Fire escape exits will be kept clear at all times.
11. Fire escape exit signs are to be maintained and clearly visible.
12. Carbon dioxide and 9LT water fire extinguishers shall be maintained in working order at all times.
13. Signs discouraging noise are to be displayed where patrons enter, exit or queue for the premises.
14. Staff will request suitable proof of age to prevent the sale of alcohol to a minor.
15. All refusals are to be entered into a refusals book, which is to be made available to the Police or Hackney Council staff upon request.
16. All staff are to be made aware of child protection requirements.
17. All staff are to be made aware of how to report concerns about the welfare of a child.

Annex 3 – Conditions attached after a hearing by the licensing authority

Not Applicable.

Annex 4 – Plans

PLAN/LBH-PRE-T-0158/120705

APPENDIX C1

RESPONSIBLE AUTHORITY REPRESENTATION: APPLICATION UNDER THE LICENSING ACT 2003

RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	Metropolitan Police service
ADDRESS OF AUTHORITY	Licensing Unit, Stoke Police Station 33 Stoke Newington High Street London N16 8DS
CONTACT NAME	PC 3288CE Amanda GRIGGS
TELEPHONE NUMBER	07884 561085
E-MAIL ADDRESS	hackneylicensing@met.police.uk

APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	Mare Street Food and Wine 157a Mare Street London E8 3RH
NAME OF PREMISES USER	Mare Street Wine Ltd

COMMENTS

I make the following relevant representations in relation to the review application of the Premises Licence at the above address.

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

Representations (which include comments and/or objections) in relation to:

Police make the following representations in relation to the review application of the Premises Licence at Mare Street Food and Wine, 157a Mare Street, E8 3RH for the following reason(s).

Police support the review as submitted by David Hunt from London Borough of Hackney Trading Standards.

The premises is an Off Licence, situated on a busy part of Mare Street, which operates 24hrs a day. The premises has been connected to issues of Anti-Social behaviour, received allegations of selling to drunk people, and selling stolen goods.

Much of the police involvement here has come from PS Ryan and the London Fields Safer Neighbourhood Team, and as such I produce a full statement from PS Ryan as part of our representations (AJG/1).

The statement provides comprehensive details about the visits that have been undertaken to work with the premises and ensure they are acting in accordance with their Premises Licence and the Licensing objectives. PS Ryan details four of the many visits to the premises in her statement, showing the consistent failings of the premises. This representation will highlight some of these.

The first visit detailed, highlights the DPS not knowing what a DPS is or that he was the DPS, has no knowledge of the Licensing objectives and no knowledge of the conditions on the premises licence. All major concerns to start with. This was exacerbated with the discovery in the basement storage area of rows of single bottles of wine, not boxed cases as you would expect from a 'Cash and Carry', giving weight to allegations they were selling stolen goods.

This visit also highlighted issues with anyone at the premises being able to work the CCTV as well as not having a refusals book. Other breaches were found and are detailed in PS Ryans statement. PS Ryan went on to send a comprehensive warning letter (AJG/2) detailing all the breaches and concerns she had found on this visit to the Premises Licence holder. Copies were sent to the registered address for the Premises Licence Holder, Sultan Altun, as well as to the premises itself. The letter had various ways to contact PS Ryan to discuss the contents, to date this offer has not been taken up.

Further visits to the premises aroused suspicions of single cigarette sales, as well as potentially more stolen items being sold in the shop.

PS Ryan and her team accompanied David Hunt on his visit on 24th October 2025. During this visit bottles of white wine and prosecco from Sainsburys, Marks and Spencer's, and Co-op were found on the shelves in the shop, with further bottles of wine from Co-op being found in the storeroom. An open bottle labelled as vodka was also found in the basement storeroom, with the label

painted over. David Hunt also found illegal tobacco and cigarettes, including an open pack next to the till, which from experience would be consistent with the sale of single cigarettes.

PS Ryan's statement goes on to evidence that on a later visit, Mr [REDACTED], despite recently gaining his personal licence qualification, was unable to name a single licensing objective. PS Ryan has been told that the Premises Licence Holder, Sultan Altun, is in Turkey, however when PS Ryan spoke to her, she was in the UK, caring for a sick relative. As PS Ryan points out in her statement, whilst it is understandably difficult to juggle caring responsibilities with running a business, it is still her licence and she should be ensuring the premises is being run in accordance with the licence itself and the Licensing objectives.

The staff at the shop have a clear disregard of the Licensing objectives and have actively undermined them on numerous occasions, despite warnings and words of advice, which is all clearly documented in the statement of PS Ryan.

Police echo the findings of both David Hunt in his review application, and PS Ryan in her statement. There have been significant failings by the venue with breaches under the Licensing act 2003, as well as sales of illegal tobacco, vapes and underage sale of vapes.

Considering these multiple failings, police would support David Hunts recommendation and would ask the Sub-Committee to revoke the premises licence.

The above representations are supported by the following evidence and information.

Personal knowledge of the local area and issues in the area. Statement and warning letter by PS Ryan

Are there any actions or measures that could be taken to allay concerns or objections? If so, please explain.

None

Signed
PC 3288CE GRIGGS
(By E-mail)
Name (printed)

,WITNESS STATEMENT

Criminal Procedure Rules, r 27. 2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B

[Empty table with 4 columns]

Statement of: Kerrie RYAN

Age if under 18: Over 18 (if over 18 insert 'over 18') Occupation: Police Sergeant

This statement (consisting of 1 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.

Witness Signature: [Redacted] PS269CE Date: 20.11.2025

I am the above named officer and am currently a sergeant and supervisor on London Fields Safer Neighbourhood Team, based at Stoke Newington Police Station on Central East BCU.

This statement refers to the application to review of the Premises Licence at 157a MARE STREET, E8, that has been submitted by Mr David HUNT from Trading Standards.

This premises is very well known to me and my team. We have had cause to visit the premises on many occasions following complaints made by the local residents that they were selling alcohol to drunk persons and selling single cigarettes.

This shop is located on a main throughfare through Hackney and is surrounded by a mixture of other retail outlets, licensed premises and residential properties. On the opposite side of the road is a St Mungo's hostel. This is an organisation that works directly with people who become homeless in England. It is my experience that many of the residents that are housed in St Mungo's also suffer with addictions relating to alcohol and/or drugs.

I have been a sergeant on London Fields ward since January 2023. Before this I was posted in the Licensing Unit. This Off Licence has consistently been an issue in relation to Anti Social Behaviour at all hours of the day and night, as it is open and sells alcohol 24 hours a day. There have been allegations that they were selling to drunk people from local residents, and information that the local shoplifters were selling their stolen goods here.

During an operation in September 2025, to specifically target the small area of Mare Street from Bayford Street up to Westgate Street, we identified the prolific shoplifters, arrested drug dealers and issued numerous ASB warnings to those individuals loitering outside, drinking and causing ASB and causing nuisance to the local residents. Part of this operation was to ensure that the local

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businesses in the area were doing their part to support us in improving the area and helping to make the local residents feel safe when leaving their homes. We held a community meeting for all residents to attend and speak to police about their concerns.

This statement will concentrate on four recent visits to the premises which outline the concerns of police and echo those of the local residents.

On Thursday 28th August 2025 at approximately 1415hrs I attended 157a Mare Street, E8 with my team officers to conduct a full Licensing Visit. As we arrived we were met at the entrance by a male who is very well known to us as a prolific shoplifter. He questioned us as to why we were there. He was stood with another male who entered the shop. This male entered the shop saying something that I couldn't understand but sounded something similar to 'I'm just going to get some chips alright?' Moments later he exited the shop with a single can of K Cider and walked across Mare Street towards St Mungos Hostel. This male is one that we see regularly in the area, who loiters, drinks in the street and visits BetFred next door. He is regularly drunk. We continued to have a short conversation with the remaining male before entering the premises and speaking to the male behind the counter, who gave his name as [REDACTED] I would describe him as IC2 male with a bald head, a white beard and moustache of stocky build. I told him that I was there to do a licensing visit. He said 'One second, he's coming, the Boss'. This was not unusual. On the many occasions that we had visited on previous occasions, we would be told that the boss had 'just gone out' to either get food or gone to the cash and carry. I asked who is the boss? And he replied 'Murat'. I asked him if he was the manager, to which he replied 'I'm just working here'. He made a phone call to 'the boss'.

I could see that there was a CCTV system in the shop and asked where it was controlled from? I also asked how long the system recorded for? [REDACTED] said that he didn't know. In fact, [REDACTED] was not able to give any answers in relation to any of the conditions on the licence. He just stood and shrugged his shoulders'. A short while later Mr Murat AKBAS arrived. I asked if he was the boss. He said 'I'm not the boss, I'm just working here. Boss is in Turkey'. He gave me the name of the 'boss' who is also the owner of the company who is the Premises Licence holder, as Sultan ALTUN. I asked if she was also the DPS to which he replied 'What's a DPS?'. In fact, Mr Murat AKBAS is the DPS himself. I explained that we were there to do a Licensing Visit as we had been receiving complaints from the local residents that they were serving drunk people. Mr AKBAS replied by saying 'But we don't know who is and who is not drunk. They're not looking drunk. When they're looking drunk and they can't stand by themselves we don't sell them'. I advised that if he was unsure

Witness Signature: [REDACTED]

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Continuation of Statement of:

as to whether they were drunk or not, they shouldn't be served otherwise he could be committing an offence.

I asked how long the CCTV recorded for. Mr AKBAS said 'I don't know about that'. This shows a disappointing lack of knowledge around the premises licence and the practical workings of the shop.

During the visit I asked [REDACTED] if he knew what the four licensing objectives were. He said 'Me? No'. This showed that the staff had not had any training and had no knowledge of the Licensing legislation, which was another condition on the licence.

As I went through the conditions on the licence I asked to see the fire escape. This was located at the rear of the store and was blocked by crates of drinks on the floor, which did not allow the door to open sufficiently. Next to the fire exit was a set of stairs that went into a basement. I asked if this was storage and asked if I could have a look. I climbed down the stairs and walked into a large storage area. This consisted of two rooms, that were both stacked high with, in the main, alcoholic and non alcoholic drinks. At the far end of the room I could see a shelf unit that took up the majority of the back wall, reaching from floor to ceiling and was full of bottles of wine. None of these bottles were boxed and none appeared to be identical. They were all different. There were also boxes that were full of unboxed bottles of wine of varying types and brands. This caused me some concern as I am aware that when items are purchased from a cash and carry they are boxed in crates with other identical bottles and wrapped to keep them secure and to be stored safely. There was also a double sided shelving unit that ran down the centre of this room. One side contained mainly fizzy no-alcoholic drinks, with exception of the top shelf which contained many different single bottles of wine and the other side, which was in the main alcoholic drinks – again, none of these bottles were boxed or stacked with other bottles the same.

We have seen a high volume of shoplifting from the local supermarkets and have received information from local residents that these items were being sold to local shops in order for the shoplifters to fund their drug addictions. Seeing the mismatched bottles in the basement storage room caused me some concern. This stock room ran almost double the length of the shop floor upstairs and the amount of alcohol being stored here is not consistent with the size of the shop. Again, this raised my concern that the bottles of wine here had not been purchased legitimately.

As I returned up the stairs and walked back towards the counter, I could see a drunk male at the counter trying to purchase some alcohol. His appearance was dishevelled, his speech was slurred, and he was unsteady on his feet. Mr Murat AKBAS was at the counter, and I saw and heard him refuse to sell the male alcohol. I asked Mr AKBAS where he was going to record the refusal. He

Witness Signature: [REDACTED]

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Continuation of Statement of: said 'Record?'. He then stated that he had no refusals book, which was added to the list of breached conditions on the licence.

Further breaches were discovered, for example, the fire exit sign at the rear of the premises had been painted over so that no-one would be able to see the direction of the fire exit in an emergency, the staff were not aware of any child protection requirements and did not know who or how to report concerns about the welfare of a child, and had no appropriate signage discouraging noise.

Most concerning, was the fact that neither of the staff members, including the DPS, knew what a licensing objective was, nor could they list what they were. This is something that is clearly covered when doing the course for a personal licence. A course which Mr Murat AKBAS would have completed to get his personal licence and be appointed as the DPS. Before I left the premises, I again asked Mr AKBAS if he knew what a DPS was, to which he replied 'No'. I explained that if the boss, Ms Sultan ALTUN, was away in another country and was not going to return soon, she should have a deputy that can act on her behalf. Mr AKBAS shrugged his shoulders.

I told Mr AKBAS that everything that we had discussed during the visit would be written down in a letter and delivered to him. This would outline all the remedial works that needed to be completed in order to comply with the premises licence.

This letter was delivered by hand by one of my officers a couple of days later. This letter was also sent through the post to the registered address for the Premises Licence holder and contained all of my contact information so that they could reach out for help and/or advice should they require it.

It should also be noted that during this visit, officers noticed that at the end of the counter near the door were plastic grinders and pipes being offered for sale. We regularly find these articles on the drug users in the area when they are stopped and searched. The grinders are used to grind cannabis and the pipes are used to prepare and smoke crack cocaine. Despite giving advice to both members of staff about the sale of these articles encouraging the drug related ASB in the area, which is a ward priority in London Fields Ward, they remained on sale each and every time we visited thereafter. This shows a complete disregard for the promotion of the licensing objectives.

Officers from the London Fields Safer Neighbourhood Team would go into this shop every day that they were on duty to provide reassurance and support where needed.

However, on Friday 26th September 2025 at approximately 1530hrs, whilst on patrol, PCSO Fry and I stopped to speak to [REDACTED] who was stood in the doorway of the shop. After a short conversation, I could see, over [REDACTED] shoulder in the shop, an IC1 male wearing a light-

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coloured hoodie with the hood up and a dark beanie hat underneath. He appeared to be startled at our presence. He came from the far aisle of the shop, which is out of view of any public walking past. He walked straight out of the shop with his head down, not buying anything and appeared to be in a hurry. Officers from London Fields SNT know this male as a regular drug user who regularly frequents this area. I entered the shop and walked down this shop aisle. [REDACTED] shouted a warning in Arabic, that I now know was 'Behind you, behind you, behind you', and saw an IC4 male moving around to the drinks fridges and was looking at the drinks. I said to Mr AKBAS, 'What was all that about? Why was he in here?' he relied 'I don't know'. I then asked the other male 'Do you work here?'. He replied 'No'. He looked very anxious and nervous and avoided all eye contact.

I recognised this male and so when I returned to the police station, reviewed my Body Worn Video footage of my previous visit on 28th August 2025, this same male was inside the shop. He was looking at drinks in the refrigerator. He was picking up cans and then putting them back before selecting one can, which he put on the counter. In my footage, he handed Mr AKBAS a card, which looked like a driving licence. He then took the can and put it back on the shelf before leaving. I found this to be odd behaviour for a customer.

A couple of days later I returned to the shop to have a look at the CCTV coverage of the shop with a view to requesting a download for the area of the shop that the two males had come from, as I suspected that there was illegal activity going on in the shop relating to the dealing of drugs or handling of stolen goods. Mr Murat AKBAS was in the shop, and we tried to identify the camera that would have shown this activity. I asked one of my officers to walk up that specific aisle so that we could identify the camera. However, it did reveal that the whole of the premises was covered by the CCTV apart from the aisle next to the counter and the rear corner, where these two males had been seen and disturbed. This immediately roused my suspicions as to why this specific area was not covered. Mr AKBAS assured me that they would alter the cameras to ensure that the whole of the shop is covered by the CCTV in future.

On Tuesday 7th October 2025 at approximately 1235hrs, I again attended 157a Mare Street, E8 with PC Paige COLEMAN 2970CE. This was with the intention of checking that the CCTV cameras had been altered as discussed on my previous visit. I entered the shop and could see Mr Murat AKBAS stood behind the counter. I walked to the end of the counter so that I could see the CCTV screens that were on the top shelf/over the refrigerators facing the till. As I got to the end of the counter, I could see a male wearing a dark wide brimmed hat and a blue and grey checked shirt sat on the floor behind the counter with his back to me. He ignored me, despite me asking Mr AKBAS 'Who is this?'

Witness Signature: [REDACTED]

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and saying 'Hello. Hello'. I could see that he was emptying an orange Sainsbury's bag which was full of loose large Tony's Chocolate bars and packets of chewing gum. This male eventually stood up and faced me. I immediately recognised him as I have met him before at another licensed premises on a previous occasion. I know him to be [REDACTED] (younger). He is an IC2 male, medium build, approx 25 years with a full beard and moustache. He had a pile of chocolate bars in his hand which he piled on top of the other bars that were being offered for sale on top of the counter.

I explained that police were receiving lots of information and intelligence around the prolific shoplifters in the area, selling their stolen items to small independent shops nearby. I explained that the Sainsbury's store just up the road on Mare St was a repeat victim several times a day. I asked what was in the bag. He lifted the bag up and opened it to show me the contents. He said 'It's my stuff'. I asked, 'Where did you buy this stock from?' [REDACTED] and AKBAS started talking in another language, what I believe is Turkish. Mr Murat AKBAS said 'Sainsbury's, he said it's his one'. I repeated to [REDACTED] 'You bought it from Sainsbury's?' AKBAS said, 'It's his one'. He then changed his mind and said, 'From the Cash & Carry'. I asked [REDACTED] if he could produce an invoice, but he couldn't. There was a relatively long exchange in Turkish, during which Mr AKBAS looked very uncomfortable and nervous. I asked when he bought it, to which he replied, 'Yesterday between 2 and 3'. I asked if he had a business account there. [REDACTED] replied 'No, I buy for cash'. Cash & Carry establishments do not work in this manner – business accounts are required to produce legitimate receipts and invoices etc.

I suspected that the goods in the Sainsbury's bag were stolen and were going to be resold in this shop. In London Fields Ward alone, we have had an increase in shoplifting particularly in Sainsbury's at 27-31 Mare Street, E8. I am aware that other wards are also having problems with prolific shoplifters returning to the same supermarkets to steal goods, which they are then selling on to smaller independent stores for cash to buy drugs.

Whilst PC COLEMAN and I were talking to Mr AKBAS and [REDACTED] (younger), an IC1 female came into the shop and asked AKBAS for a single cigarette. AKBAS refused the sale, and the female left. I asked AKBAS 'Why is she coming in to buy single cigarettes?' he replied 'They so many. Every day'. I explained that I had a suspicion that they were selling single cigarettes, otherwise they wouldn't have the people coming in everyday, and consistently asking.

Such were my concerns; I felt that I needed expert help in the form of Trading Standards to offer advice and assist in getting to the bottom of what offences were being committed in this shop.

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On Friday 24th October 2024 at approximately 1200hrs, I attended 157a Mare Street, E8 with David Hunt from Trading Standards. There were also other officers from the London Fields Safer Neighbourhood Team present, both inside and outside of the venue.

As we entered the shop, Mr Murat AKBAS, was stood behind the counter. He appeared to be the only staff member on the premises. Mr Hunt introduced himself and showed Mr AKBAS his ID. He then explained that he would be checking the alcohol, tobacco and vapes in the shop. Mr HUNT asked Mr AKBAS to step out from behind the counter so that he could check the tobacco. I was aware that Mr HUNT had found illegal tobacco and cigarettes on a previous visit.

At 1158hrs, Mr HUNT, picked up an open packet of illegal cigarettes that were next to the till. When asked where he had bought them, Mr AKBAS responded with 'The streets'. I explained that I had witnessed someone coming in and asking to buy a single cigarette during another visit. Mr HUNT was satisfied that this would be evidence of this activity. I stepped out to the doorway of the shop for a few seconds to speak to my colleague, and as I turned back around Mr HUNT explained that he had asked Mr AKBAS to open up and he had produced some duty nonpaid products from the pockets of the jacket he was wearing, which included tobacco and cigarettes. He explained that this contributed to the grounds to perform a person search. Mr AKBAS said 'I've got more' and proceeded to empty more products out of his jacket pocket on to the side. PC KANE then stepped forward to complete a full search under S1 of PACE to search for other prohibited items, i.e. nonduty paid items, as we had reasonable grounds to suspect that he had more on his person. More illegal tobacco was found in his pockets during this search.

Once the search of Mr AKBAS was completed and Mr Hunt had recorded what had been found, he asked Mr AKBAS if he had AWS receipts for all the alcohol in his shop. Mr AKBAS said that he did have, but that he had only been there for about a year or a year and a half. It was explained that any stock he had purchased from the previous owner also needed receipts to confirm the legitimacy. I am unaware whether these receipts have been produced.

Mr Hunt and I then went down into the basement storeroom. I showed Mr Hunt the shelving unit that I had previously seen and had expressed concerns about. Whilst looking at the bottles on the shelves, I picked up a bottle that had a clear spirit in it. It was labelled as Vodka, but the bottle was not sealed and as the lid was only a cork stopper, it was open on the shelf. The back label on this bottle was painted over, suggesting that this was maybe not a legitimate product, or that it had been stolen from elsewhere – possibly a bar, as another shop would not have painted over the label. Whilst looking around at the other bottles, Mr Hunt, turned a bottle around so that the label was

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facing me. This label had a Co-Op name imprinted on the label. Mr Hunt and I went back up the stairs to speak to [REDACTED] about what we had found.

Mr Hunt asked why there was an open bottle of Vodka in the storeroom. We explained that we had found it on the shelf with the rest of the stock. [REDACTED] could not explain this.

We then showed him the bottles with the Co-Op label on and asked him why they were there. He kept saying that he didn't know how long it had been there. I explained that it didn't matter how long it had been there, it should not be on the premises, in the storeroom, with the other stock that is available for sale. Again, [REDACTED] could not give a reasonable explanation.

Whilst Mr Hunt and Mr AKBAS were discussing the actions that were to be taken following this visit, PC KANE and I found bottles of Prosecco and white wine with labels from Sainsbury's, Marks and Spencer and more bottles from Co-Op. These bottles were actually on the shelf on the shopfloor being offered for sale. I explained to Mr AKBAS that as he was the DPS for the premises, all sales of alcohol were his responsibility and that none of this was acceptable. These are blatantly stolen items on his shelves.

I suggested to Mr AKBAS that he closes the shop for a while to allow himself the time and the space to go through his entire stock and remove any products that were not legitimately purchased by the shop. Mr Hunt explained to him that as the premises was concerned in the commission of crime which undermines the licensing objectives, he had no choice but to submit an application to review the premises licence.

The activities witnessed inside this premises by police were blatant and showed a complete disregard for the law and the licensing objectives. Despite the many warnings and words of advice offered to the staff here during our numerous visits, they continued to be complicit in operating outside of the law.

At every visit we have had to the premises, police have been told differing stories about the location of 'the boss', who I believe to be Sultan ALTUN, the owner of Mare Street Wine Ltd – the Premises Licence holder. I have spoken to her once on the phone and advised her that we were on premises doing a licensing visit. I cannot remember the exact date of this conversation. Despite being told by the staff in the shop that she was in Turkey, she told me that she was in the UK. She said that her mother was unwell and that she was caring for her. This is the only interaction that I have had with her, except for the warning letter that was sent to the premises following the numerous condition breaches identified during the visit on 28th August 2025. I had no response.

Witness Signature: [REDACTED]

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I understand that it may be difficult to have a full hands-on approach when caring for a sick relative. However, this does not mean that the responsibility for the activity within the shop shifts to someone else. Ignorance is not an excuse. Especially when financial gain has been made from the selling of these stolen items in the shop. They still hold responsibility for the accounts, receipts and management of the premises despite their consistent absence.

I am not satisfied that any members of the staff that I have had interactions with are suitable to be employed here. [REDACTED] (older) acted as a distraction for a police and shouted a warning whilst a suspected drug deal took place in a camera blind spot in the rear of the shop. Despite [REDACTED] very recently getting a qualification and getting his personal licence, when I visited the premises on Saturday 15th November 2025 at 0035hrs, it was disappointing to hear that he was unable to name a single licensing objective. This is the basis of all the training and should be considered at all times whilst working in a premises that sells alcohol. How can he promote the licensing objectives, when he doesn't know what they are? It is my opinion that [REDACTED] has a proven track record of in fact, undermining the licensing objectives and is not considered a responsible operator.

It was also disappointing to see, during the same visit, that Mr Murat AKBAS was still working and serving customers from behind the counter. Why was his employment not terminated the moment that the Premises Licence holder learned that he was in charge of the shop when stolen goods or goods not purchased through a legitimate source were being offered for sale and being stored on their premises and that he had personally been found in possession of illegal tobacco? This is poor practice and does not show a willingness to improve or irradiate the serious issues presented to them.

During my service as a police officer on Hackney Borough, both as a Licensing Officer and a Neighbourhood Ward Sergeant, this premises has remained a consistent problem. Anti-Social Behaviour, the allegations of sales of alcohol to drunks, the sale of illicit and illegal tobacco and illegitimate alcohol to name the most persistent and recent concerns.

My team and I have tried very hard to help this premises operate within the confines of the law and their Premises Licence and promote the licensing objectives. Everything has failed, despite our efforts and our continued warnings that their activities would be putting the licence at risk. I don't feel that there is anything that could be amended on this licence that would satisfy the police that these issues would cease.

Witness Signature: [REDACTED]

Signature Witnessed by Signature:

Continuation of Statement of:
Police continue to review the evidence in relation to the suspected stolen articles found on the premises.

I submit this statement to Hackney Council Licensing Committee and respectfully request that consideration be given to the revocation of this Premises Licence.

Witness Signature: 

Signature Witnessed by Signature:



c/o Murat AKBAS
Sultan ALTUN
Food & Wine
157a Mare Street
London
E8 3RH

London Fields SNT
Stoke Newington Police Station
33 Stoke Newington Road
London
N16 8DS

Email:
cemailbox.londonfields@met.police.uk

www.met.police.uk

28.08.2025

Dear Ms Altun,

Police Officers attended your premises on Thursday 28th August 2025 at approximately 1420hrs to carry out a Licensing Visit. As I explained to your employee Mr Murat AKBAS, we have received several complaints from local residents in relation to the sale of alcohol to people who are drunk. It is an offence to sell alcohol to someone who is drunk and could result in you being issued a Fixed Penalty Notice of £90 and incur further fines should the matter be heard in court.

London Fields Safer Neighbourhood Team will be increasing our patrols in the local area to assist in reducing and removing the drug and alcohol ASB, and request that as a local business you assist in not selling to the people causing the issue as it is currently fuelling the problems.

It was a concern that your staff were not aware of what a Designated Premises Supervisor (DPS) was, especially as this is the individual who authorises the sale of alcohol on the premises, nor were they aware of the Licensing Objectives. Any licensed premises should be promoting the four licensing objectives, as shown below:

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from Harm

Your employees cannot promote these objectives if they do not know them. Not only does this show a complete disregard for the licensing legislation, but it also breaches Condition 5 of your Premises Licence which states;

Condition 5 – Staff are to be regularly trained in the licensing regulations.

Further breaches found during our visit were as follows;

Condition 8 – CCTV is to operate on the premises and recordings kept for 31 days – *Staff told us that the CCTV records for 28-30 days. This is insufficient and in breach of your licence.*

Condition 9 – An incident book will be maintained and made available to the police on request – *There is not an incident book at the premises. This should be rectified immediately. This book should record any disorder, incidents of notes and any visits from relevant authorities i.e. Police, Fire Service or Hackney Council officers. This should be a separate book to the refusals book and should be kept in a place that is easily accessible to all staff.*

Condition 10 – Fire escape exits will be kept clear at all times – *There were boxes containing cans of drink stacked by the fire exit preventing it from opening fully and allowing a fast and easy exit in an emergency.*

Condition 11 – Fire escape exit signs are to be maintained and clearly visible – *the sign towards the rear of the shop, near the fire exit, had been painted over and could not be seen.*

Condition 13 – Signs discouraging noise are to be displayed where patrons enter, exit or queue for the premises – *there were no signs in or outside the shop of this nature. Please erect signs clearly stating that patrons should be respectful and leave the area quietly. You are responsible for the area immediately outside your shop and anyone causing ASB or being noisy and disorderly will be undermining the licensing objectives.*

Condition 15 – All refusals are to be entered into a refusals book, which is to be made available to the Police or Hackney Council staff upon request – *There was no refusals book being used, and there was in fact, a sale refused whilst we were there. A refusals book needs to be implemented and should record the date, time, what sale was refused and a description of the person refused. This can then be traced back on the CCTV system if required. This should be a separate book to the incident book and should be kept in a place that is easily accessible to all staff.*

Condition 16 – All staff are to be made aware of child protection requirements – *None of the staff could illustrate this.*

Condition 17 – All staff are to be made aware of how to report concerns about the welfare of a child – *None of the staff members could demonstrate this.*

It was very clear that the staff at this premises have had no training and are not aware of their responsibilities under the Licensing Act 2003. The above breaches must be rectified immediately. Consistent breaches of your premises licence puts you at risk of having your licence reviewed and ultimately revoked.

Please ensure that you get a copy of your full Premises Licence from the Council so that you can familiarise yourselves with the conditions and confirm that all details recorded for this premises are accurate.

I will be reporting our findings to Hackney Police Licensing and Hackney Council Licensing Units, and will be conducting follow up visits in the near future.

If there is anything that you do not understand in this letter, please email me on Kerrie.L.Ryan@met.police.uk or contact the police Licensing Team at Stoke Newington Police Station or Hackney Council Licensing Team at Hackney Service Centre, 1 Hillman Street, London, E8 1DY for online for assistance.

Yours sincerely,

PS Kerrie Ryan 269CE

London Fields Safer Neighbourhood Team
East Cluster
Stoke Newington Police Station

APPENDIX C2

RESPONSIBLE AUTHORITY REPRESENTATION: APPLICATION UNDER THE LICENSING ACT 2003

RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	Licensing Authority
ADDRESS OF AUTHORITY	Licensing Service 1 Hillman Street London E8 1FB
CONTACT NAME	Channing Riviere
TELEPHONE NUMBER	020 8356 4622
E-MAIL ADDRESS	Channing.riviere@hackney.gov.uk

APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	157A Mare Street Hackney London E8 3RH
NAME OF APPLICANT	David Hunt (Hackney Trading Standards)

COMMENTS

I make the following relevant representations in relation to the above application.

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

Representations (which include comments and/or objections) in relation to:

The Licensing Authority submits the following comments in relation to the application.

The information and detail set out in the review application is highly concerning and suggests a pattern of non-compliance with various pieces of legislation.

Given that the Prevention of Crime and Disorder is one of the Licensing objectives, it is difficult to see how the licensee can promote this objective whilst allowing what appears to be illicit activity, in the form of tobacco sales and possibly illicit alcohol purchases and/or sales to be carried out on the premises.

The operator, as far as we are aware, has not been able to provide the origin of the supermarket branded alcohol found on the premises on 24/10/2025. If this alcohol was obtained outside the scope of the Alcohol Wholesalers Registration Scheme. It would further demonstrate the licensee's lack of willingness to promote the licensing objectives.

The revised guidance issued under section 182 of the Licensing Act 2003 sets out the following:

"3.7 From 1 April 2017, businesses which sell alcohol (for example, retailers of alcohol and trade buyers) will need to ensure that the UK wholesalers that they buy alcohol from have been approved by HMRC under the Alcohol Wholesaler Registration Scheme (AWRS). They will need to check their wholesalers Unique Registration Number (URN) against the HMRC online database. This is an ongoing obligation and if a business is found to have bought alcohol from an unapproved wholesaler, they may be liable to a penalty or could even face criminal prosecution and their alcohol stock may be seized.

*Any trader who buys alcohol from a wholesaler for onward sale to the general public (known as a 'trade buyer') does not need to register unless they sell alcohol to other businesses. Examples of trade buyers would be pubs, clubs, restaurants, cafes, retailers and hotels. However, they will need to check that the wholesaler they purchase alcohol from is registered with HMRC. Further information may be found at:
[https://www.gov.uk/guidance/the-alcohol-wholesaler-registration-scheme-awrs.](https://www.gov.uk/guidance/the-alcohol-wholesaler-registration-scheme-awrs)"*

The application also outlines that the premises has failed a test purchase for tobacco to an underage person on 15/08/2025. Whilst tobacco sales are not regulated by the licensing act 2003, the failure to seek identification from the young person, in our view, clearly places the Protection of Children from Harm Licensing objective at risk of being undermined.

The tobacco is also thought to have been imported illegally, if this is the case. It would be a clear contravention of Section 144 of Licensing Act 2003:

"144 Keeping of smuggled goods

(1)A person to whom subsection (2) applies commits an offence if he knowingly keeps or allows to be kept, on any relevant premises, any goods which have been imported without payment of duty or which have otherwise been unlawfully imported.

(2) This subsection applies—

(a) to any person who works at the premises in a capacity, whether paid or unpaid, which gives him authority to prevent the keeping of the goods on the premises,

(b) in the case of licensed premises, to—

(i) the holder of a premises licence in respect of the premises, and

(ii) the designated premises supervisor (if any) under such a licence,

(c) in the case of premises in respect of which a club premises certificate has effect, to any member or officer of the club which holds the certificate who is present on the premises at any time when the goods are kept on the premises in a capacity which enables him to prevent them being so kept, and

(d) in the case of premises which may be used for a permitted temporary activity by virtue of Part 5, to the premises user in relation to the temporary event notice in question.

(3) A person guilty of an offence under this section is liable on summary conviction to a fine not exceeding level 3 on the standard scale.

(4) The court by which a person is convicted of an offence under this section may order the goods in question, and any container for them, to be forfeited and either destroyed or dealt with in such other manner as the court may order.”

It should be noted that the premises licence authorises activity for 24 hours a day, it is in very close proximity to not just residential homes, but also St Mungo’s Hostel located across the road from the premises. St Mungo’s provides shelter accommodation for homeless persons who can be known to suffer from various issues. A premises potentially providing unregulated tobacco and alcohol to persons who may be deemed vulnerable, may undermine the promotion of the Public Safety objective and the Prevention of Public Nuisance objective.

Given the frequency and seriousness of the incidents documented in the application, the Licensing Authority have no confidence that the licensee/operator can conduct the premises and premises licence in a manner that effectively promotes the licensing objectives. As such we fully support the applicants position to revoke the premises licence.

The above representations are supported by the following evidence and information.

Revised Guidance issued under section 182 of the Licensing Act 2003 - February 2025, Hackney Statement of Licensing Policy 2023, Hackney Council Cumulative Impact Research Review 2023, Experience and knowledge of the local area.

Are there any actions or measures that could be taken to allay concerns or objections? If so, please explain.

N/A

Name: Channing Riviere (Principal Licensing Officer)

Date: 24/11/2025

Representation regarding licence review: Mare Street Wine Ltd, 157a Mare Street, E8 3RH

1 message

14 November 2025 at 21:23


to: licensing@hackney.gov.uk

Dear Licensing Service,

My name is , and I live at  Bayford Street, London, E8 . I am writing to submit a formal representation **opposing** the review of the premises licence for **Mare Street Wine Ltd, 157a Mare Street, E8 3RH**.

I have lived in the neighbourhood for one year and visit Mare Street Wine Ltd every day, usually twice a day. Since moving here, the shop has become a genuinely positive part of my daily routine. The staff are warm, responsible, and consistently welcoming. They contribute meaningfully to the sense of community in the area. I have never witnessed any disorder relating to the shop or its customers; the premises are always calm, respectful, and well-managed.

While I have occasionally observed anti-social behaviour from individuals connected with the nearby supported accommodation, none of this behaviour has been linked to Mare Street Wine Ltd. These issues occur independently, and targeting this shop will not resolve them.

There are at least four other alcohol retailers within a two-minute walk of the shop. If an individual wishes to purchase alcohol, they can easily do so elsewhere. Removing this single licence would not reduce access but would unfairly impact this small business.

In the year I have lived here, I have noticed no changes in behaviour or safety around the premises. The shop has consistently operated responsibly and contributes positively to the neighbourhood.

For these reasons, I believe that reviewing or restricting this licence is unjustified and disproportionate, and I respectfully ask that the licence be retained.

Please confirm receipt of this representation.

Yours faithfully,


 Bayford Street
London
E8 



Licensing Team
London Borough of Hackney
Mare Street
London E8

4th November 2025

Dear Sir or Madam,

Re: Licensing Review – Representation on behalf of Mare Street Wine Ltd

We act on behalf of Mare Street Wine Ltd, the Premises Licence Holder for the above address. NARTS Consultancy has been instructed to represent the company in connection with the ongoing review proceedings.

Following receipt of the review notice, the company, under the directorship of Ms Sultan Altun, has undertaken a thorough review of its operations and implemented immediate corrective measures in order to ensure full compliance with the Licensing Act 2003 and the promotion of all four licensing objectives.

It is also relevant to note that Ms Altun, the Director of Mare Street Wine Ltd, has been facing ongoing and challenging personal circumstances. Her mother, [REDACTED], has been under continuous treatment [REDACTED] since last year, undergoing [REDACTED] in both Turkey and the United Kingdom. Supporting documentation, including medical reports from the NHS and corresponding reports from Turkish healthcare providers, will be submitted to the Licensing Team for your records.

As a consequence of these unforeseen personal difficulties, the day-to-day management of the premises was delegated by Ms Altun to Mr Murat Aktas, whom she had trusted to maintain compliance and operational oversight. Regrettably, Mr Aktas failed to discharge those responsibilities adequately, contributing to the current licensing concerns. Accordingly, formal notice of termination was issued to him, providing two weeks' notice of dismissal.

In order to ensure continuity of competent management and to uphold licensing standards, the company has appointed Mr Murat Kanber as the new Designated Premises Supervisor (DPS) with effect from 16:00 on 4 November 2025. Mr Kanber is also the freeholder of the premises and has an established record of holding premises licences within the London Borough of Hackney without incident.

In addition, the following actions have been implemented under our instruction:

1. Submission of a Minor Variation application to remove outdated and redundant conditions, replacing them with a refreshed and compliant operating schedule.
2. Dismissal of [REDACTED] (Younger) as of 19 October 2025, confirmed by the enclosed P45.
3. Employment of [REDACTED] (Older), holder of Personal Licence No. [REDACTED] issued by Hackney Council, as a full-time member of staff.
4. Comprehensive staff training scheduled, including Personal Licence training, Prevention of Underage Sales, and WAVE (Welfare and Vulnerability Engagement) refresher programmes.

To further demonstrate the company's commitment to transparent communication and collaborative resolution, we will seek to arrange a joint meeting with the Trading Standards Officer and the Police Licensing Officer within the coming week. This meeting will provide an opportunity to introduce the company's Director, Ms Sultan Altun, alongside the newly appointed DPS, Mr Murat Kanber, to discuss the improvements made and explore the potential for a mutually agreed outcome, thereby avoiding the need for a full hearing.

These cumulative measures unequivocally reflect a genuine and proactive commitment by the Premises Licence Holder to rectify previous shortcomings, strengthen operational oversight, and sustain compliance going forward.

We look forward to

Yours faithfully,
Mahir Kilic,
On behalf of Mare Street Wine Ltd

Proposed Operating Schedule

The Prevention of Crime and Disorder

1. **Closed Circuit Television (CCTV)**

CCTV systems that capture head and shoulder images of persons entering the premises and all points of sale shall be installed, operated, and record video images at all times that the premises are open to the public.

2. **Retention of Recordings**

All CCTV recordings shall be retained for not less than 31 days and made available to the Police or an authorised officer of any responsible authority within one hour upon request, in accordance with current data protection legislation.

3. **CCTV Operation**

A member of staff capable of operating the CCTV system and downloading images shall be present at the premises at all times that the premises are open to the public.

4. **Date and Time Stamp**

The CCTV system shall display on any recording the correct date and time of the recording.

5. **Incident Book Maintenance**

An incident book shall be kept and maintained at the premises and shall be made available to a police officer or an authorised officer upon request.

6. **Incident Recording**

The incident book shall record:

- The date and time of any incident
- The name of the staff member recording it
- A brief description of the customer concerned

7. **Incidents to be Recorded**

All of the following incidents shall be recorded in the incident book within 24 hours and retained for a minimum of 12 months:

- Incidents of violence by any person against another
- Any other criminal incidents
- Any visits by a relevant authority or emergency service

8. **Refusals Book Maintenance**

A refusals book shall be kept and maintained at the premises and made available to a police officer or an authorised officer upon request.

9. **Refusals to be Recorded**

The refusals book shall record all refusals within 24 hours and be retained for a minimum of 12 months, including:

- Refusal of sale of alcohol to any person under 18 years of age, or any person who appears to be under 25 years of age and fails to produce valid proof of age identification
- Any person attempting to purchase alcohol on behalf of someone under 18
- Refusal of sale of alcohol to any person who is, or appears to be, drunk

10. **Review and Analysis of Refusals**

The refusals book shall be examined on a regular basis by the Designated Premises Supervisor (DPS) or a nominated person. The date and time of each examination shall be recorded in the book. Regular analysis of refusals and data (e.g., time and day patterns) shall be conducted by the DPS or nominated person to predict trends and identify staff training needs.

Public Safety

11. Fire Safety Assessment and Training

A fire risk assessment and emergency plan will be prepared and regularly reviewed. All staff will receive appropriate fire safety training and refresher training.

The Prevention of Public Nuisance

12. Customer Exit Notice

A prominent notice shall be displayed at the exit from the premises requesting that patrons leave quietly and respect the local area and residents.

13. Anti-Littering Notice

A notice shall be displayed at the exit point informing customers not to litter after leaving the premises.

14. Deliveries and Waste Removal

No deliveries shall be received at the premises and no rubbish shall be removed from the premises between the hours of 22:00 and 07:00 the following day.

The Protection of Children from Harm

15. Challenge 25 Scheme

A "Challenge 25" scheme shall operate at the premises to ensure that any person attempting to purchase alcohol who appears to be under the age of 25 provides documented proof that they are over 18 years of age.

16. Acceptable Identification

Proof of age shall only comprise a passport, a photocard driving licence, an industry-approved proof of age card, or a Ministry of Defence identity card.

17. Verification of Identification

All reasonable steps shall be taken to verify that any identification documents produced by persons attempting to purchase alcohol are genuine and relate to the person producing them.

18. Challenge 25 Signage

A prominent notice shall be displayed at all entry points, alcohol display areas, and sales points advising customers that the premises operates a "Challenge 25" proof of age scheme.

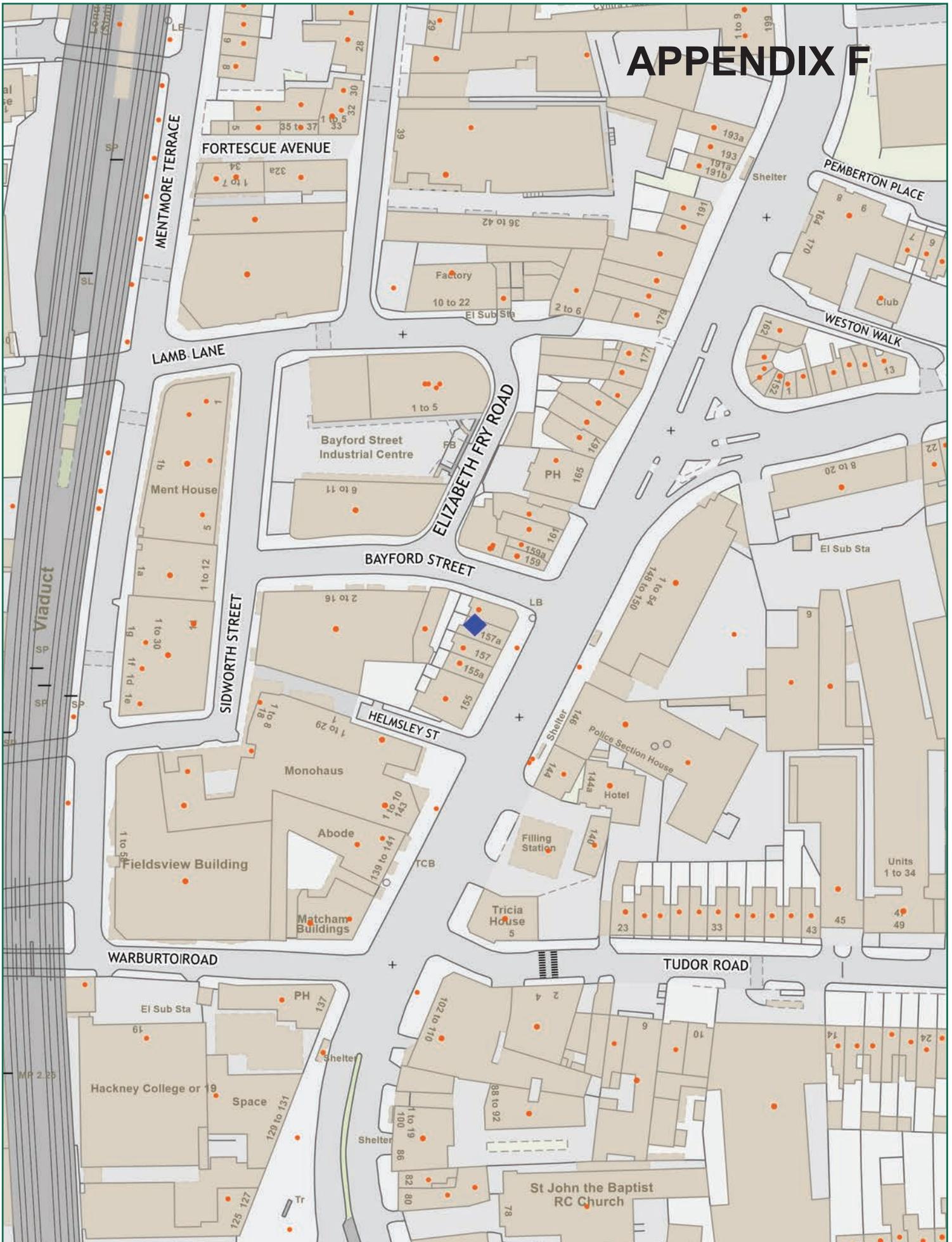
19. Staff Training on Licensing Act 2003

All staff responsible for selling alcohol shall receive regular training on the main offences under the Licensing Act 2003, including underage sales, sale of alcohol to drunks, and breaches of Premises Licence conditions. Training shall include a copy of the Premises Licence conditions for each staff member. Refresher training shall take place at least every six months.

20. Training Records

A record of all staff training in the Challenge 25 policy, including training and retraining dates for each staff member, shall be kept for a minimum of 12 months and made available within one hour upon request by a Police Officer or an authorised officer of the Licensing Authority.

APPENDIX F



Scale: 1:1250 at A4

157a Mare Street, London, E8 3RH



Ref:
Thursday, January 8, 2026

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