



Fiona and Dominic Holt
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To:
The Clerk to the Licensing Board
1st Floor John Muir House
Haddington
EH41 3HA
24 December 2023

Dear Sir or Madam

I am writing with regards to the provisional license for Beer Zoo, 35 High Street, Dunbar, EH42 1EW, which is due to expire on 23rd January 2024. We would like to request a six-month extension to this provisional license.

The conversion of the premises to satisfy Building Standards has been delayed beyond our control.

Following our provisional license being granted in 2020, we quickly got a section 50 food hygiene certificate and Fire safety certificate in place. When we applied for a Section 50 Building Standards document, we discovered that the previous tenants, who had an expired Building Warrant in place, had begun the work, but not completed it. Although we were aware of the expired building warrant on 35 High Street Dunbar when we took on the lease, we did not anticipate it to be a barrier to obtaining Building Standards Section 50 paperwork because the work that had been started by the previous tenants was just the addition of an easily removable, non-load-bearing stud wall.

We received an email from Frank Fairgrieve on 17th February 2020 advising us that he was unable to issue a section 50 certificate until any warrantable works have been signed off with a completion certificate. There was then a lengthy interruption during the Covid 19 lockdown.

We reinstated the warrant in our name and simplified the design significantly. This was not straight forward because the previous tenants had not left any information or plans for us. Subsequently because of the post lockdown surge in house sales and renovations, we had a great deal of difficulty finding a tradesperson prepared to take on such a small job. We hired workers and were left cold on four occasions, and it has been a long and frustrating process.

We finally completed work at the start of December. Donald Miller is scheduled to visit on 9th January. This couldn't happen sooner because of Christmas. If he is satisfied with the work completed, he will issue a completion certificate, and we will apply for a section 50 certificate again.

We are concurrently applying for a minor variation to this license because the layout now includes a toilet beside the staff kitchen. There is no change to the operating plan, alcohol display and sales areas.

Subsequently, although it is our intention to confirm our premises license before it expires, we believe it would be sensible to have a contingency in place and would be very grateful for your sympathy and support in this matter.

Yours faithfully,



Fiona Holt, Director

