From: Brighton Licensing
To: [redacted]
Cc: BHCC Licensing ([redacted]); "GRAHAM HOPKINS"
[redacted]
Subject: Best Deal/Corner News, 178C Ditchling Road, Brighton, BN1 6JE - Letter Attached
Date: 27 October 2026 16:03:16
Attachments: Corner News Breach Letter 27.10.26.pdf

Dear Mr Baksi,

Please find attached a warning letter regarding your premises 178C Ditchling Road, Brighton. A hard copy has been sent to you at the premises address today.

Brighton & Hove City Council Licensing are cc'd into this email, as well as Graham Hopkins, who Police Licensing understand are acting for you regarding the Licence Review.

This letter will also be sent to Democratic Services for sharing with the Panel prior to the Hearing next week.

Kind regards,

Claire

Claire Abdelkader

Police Licensing Officer
Level 4 PALO Qualification
(she/her/hers)

Brighton & Hove Licensing Unit
Sussex Police | John Street | Brighton | BN2 0LA

[redacted]

Police Station
John Street
Brighton
BN2 0LA
Tel: 01273 470101
www.sussex.police.uk
Email: brighton.licensing@sussex.police.uk

Ihsan Baksi
c/o Best Deal Convenience Store
178C Ditchling Road
Brighton,
East Sussex,
BN1 6JE

27/10/2026

Dear Ihsan Baksi,

RE: Licensing Act 2003 – Unauthorised licensable activities – Best Deal Convenience Store (PKA Corner News & Booze), 178C Ditchling Road, Brighton, BN1 6JE

Sent by post to the premises. Copy also sent via email to:* [redacted] *

Our records show that you are the Designated Premises Supervisor and Premises Licence Holder for 178C Ditchling Road, Brighton. I write with reference to the above premises where Police Licensing Officers Claire Abdelkader and PC Jen Wade visited today (Tuesday 27th October 2026) to carry out a licensing inspection.

As you will be aware, the premises licence for 178C Ditchling Road is currently under a Review process as initiated by Sussex Police Licensing. We therefore went through the entire Part A with the staff member present, to ensure compliance and good working knowledge of the premises licence and conditions attached to it.

Our findings were as follows. Where conditions are not listed, they were demonstrated as being complied with/no apparent issues at the time of the inspection:

General:

4. No beer, lager, cider or perry with an ABV 6% or above shall be sold at the premises save that this shall not apply to premium beer, lager, cider or perry with an ABV 6% or above such as craft or speciality brands or brands produced by a micro-brewery, or brands produced to commemorate a national or local event.

Within one of the fridges (displayed for sale) were cans of 'Dragon Soop' which are 7.5% ABV and carry the following description: 'a fermented malt beverage'. Police Licensing are unsure if, by definition, this would be classified as beer and so have referred this product to BHCC Trading Standards and Licensing colleagues for their specialist opinion.

Prevention of Crime and Disorder:

6. A security mobile support unit will be used after the hours of 11pm.

The member of staff pointed to a business card taped behind the counter for 'Consec Risk' Security.

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He was not able to produce any paperwork or a contract to evidence that an MSU is in place – could you please email this to Police Licensing (brighton.licensing@sussex.police.uk) at your earliest convenience.

8. a) An incident log will be maintained by the premises showing a detailed note of incidents that occur in the premises. The logs will be inspected and signed off by the DPS (or a person with delegated authority) at least once a week.

The incident log was inspected and had not been signed off by yourself, or anyone you had delegated authority to, since PC Wade last signed it on 3rd September 2026.

b) The logbook should be kept on the premises and be available for inspection at all times the premises are open by authorised officers of the Licensing Authority or the police. An incident will be defined as being one which involves an allegation of a criminal offence.

c) Any refusals made for alcohol service e.g. underage, will also be recorded (either in electronic or written form) and feedback given to staff as relevant.

The refusals log was inspected and it was noted a number of refusals had been recorded since PC Wade last signed the log on 3rd September 2026. However, there was no evidence that it had been reviewed by yourself as DPS or of any feedback being given.

d) The log will be kept for a minimum of twenty-four (24) months.

Protection of Children from Harm:

12. a) The Premises Licence Holder shall ensure that all staff members engaged or to be engaged, in selling alcohol at the premises shall receive induction training. This training will take place prior to the selling of such products:

- The lawful selling of age restricted products
- Refusing the sale of alcohol to a person who is drunk

b) Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.

c) All such training undertaken by staff members shall be fully documented and recorded. All training records shall be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.

No training records were present for inspection, only the documents you emailed to Police Licensing on Sunday 6th September 2026 which showed staff had been trained in May 2026 and July 2026. Reinforcement/refresher training should take place and be documented every 8 weeks so should have last taken place around September 2026. There was no written evidence of this.

As mentioned, could you please provide us with a copy or evidence of the Mobile Security Unit contract via return email to brighton.licensing@sussex.police.uk showing the start date of the provision.

I must advise you that it is an offence under Licensing Act 2003, S136(1) and (4) to carry on unauthorised licensable activities. The legislation states that: -

A person commits an offence if –

> *(a) he carries on or attempts to carry on a licensable activity on or from any premises* ***otherwise than under and in accordance with an authorisation****, or*
>
> *(b) he knowingly allows a licensable activity to be carried on.*
> *A person guilty of an offence under this section is liable on summary conviction to imprisonment for a term not exceeding six months or to a fine, or to both.*

Failure to adhere to the premises licence conditions constitutes an offence of carrying on licensable activity otherwise than under and in accordance with an authorisation. This letter acts as a **formal breach warning** and will be maintained unless evidence can be provided otherwise.

A record of these events will be placed on the premises file and a copy of this letter will be provided to the Local Authority and the Panel of Councillors in advance of the Review hearing next week.

If there are any matters within this letter that you wish to discuss, then please do not hesitate to contact us via the email address above.

Yours sincerely,



Claire Abdelkader
Police Licensing Officer
Local Policing Support Team

c.c Brighton & Hove City Council Licensing Team (via email)