

# GREATER LONDON AUTHORITY

[REDACTED]  
(By email)

Our Ref: MGLA180719-7961

15 August 2019

Dear [REDACTED]

Thank you for your request for information which the GLA received on 18 July. Your request has been dealt with under the Freedom of Information Act (FOI) 2000.

Our response to your request is as follows:

- a) *I'm keen to know of any meetings or interactions between City Hall and XXL nightclub owners Marks Ames and James McNeill between 2012 to present - specifically anything concerning their objections to the planning application made by developers Native Land (or previous owners Carlyle) which impacts on their current nightclub business. I've noticed that Mark Ames and James McNeill are implying that City Hall has not listened to their concerns regarding a planning application; I'm keen to ascertain that this is not the case, that City Hall have been in contact, and that their objections are relatively recent.*

Please find below a list of meetings between City Hall and XXL Nightclub owners Mark Ames and James McNeill:

Date	Topic / Meeting title	Attendees
Friday 19 May 2017	Meeting following initial eviction notice	Amy Lamé, GLA officers, James McNeill, Mark Ames
Tuesday 22 August 2017	Meeting to discuss a proposal for an LGBTQ+ community centre and how GLA could support	Amy Lamé, GLA officers, James McNeill, Mark Ames
Tuesday 2 July 2019	Meeting to look at ways the GLA/Southwark Council could support XXL following the loss of their appeal against eviction	Amy Lamé, City Hall officers, Southwark Council cabinet member and officers, Ward Councillors, James McNeill, Mark Ames, XXL planning consultants
Tuesday 16 July 2019	Follow up meeting to update on conversations from the previous meeting	Amy Lamé, City Hall officers, Southwark Council cabinet member and officers, James McNeill, Mark Ames, XXL planning consultants

Since 2017, GLA officers have corresponded by email and phone with Mark Ames and James McNeill and have been offering support and advice in relation to their case.

In relation to objections to the development of Pulse nightclub, the GLA Planning team has no documents that fall within the scope of this request.

- b) *I'd also like to see any correspondence, meetings and information shared, between Mark Ames, James McNeill and XXL with Amy Lamé (the Night Czar) and Sadiq Khan (the Mayor).*
- c) *I am also keen for any information regarding "XXL Beacon" or any XXL funded project currently being touted by Mark Ames and James McNeill as an LGBTQ+ "cultural centre"/"community centre" as a way to stop the XXL business from having to move from its current location.*

Please find attached information in relation to Part B and Part C of your request.

Please note that the names of some members of staff are exempt from disclosure under s.40 (Personal information) of the Freedom of Information Act. This information could potentially identify specific employees and as such constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject.

A small amount of financial information is being withheld from disclosure under section 43 (2) (Commercial interests) of the FOIA. This provides that information can be withheld from release if its disclosure would, or would be likely to, prejudice the commercial interests of any person.

A commercial interest relates to a person's ability to participate competitively in a commercial activity and in this instance, relates to commercially sensitive contractual information regarding revenue and occupancy rates. Disclosure would be likely to prejudice the ability of third parties in their negotiation of future commercial opportunities.

Section 43(2) constitutes a qualified exemption from our duty to disclose information under the FOIA and consideration must be given as to whether the public interest favouring disclosure of the information covered by this exemption outweighs the public interest considerations favouring maintaining the exemption and withholding the information. In this instance we regard it not to be in the public interest to release information that would be likely to be detrimental to the commercial activities of XXL, for example, if obtained by competitors.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely

**Paul Robinson**  
**Information Governance Officer**

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>



Dear James McNeill and Mark Ames,

Thank you for your letter to James Murray, Deputy Mayor for Housing, regarding the planning application at Ludgate and Sampson House in Southwark. The Planning Team has been asked to respond.

You rightly note key issues that the Mayor fully supports in terms of genuinely affordable homes, mixed and balanced communities, and ensuring a lively and active night time economy for all Londoners and we are sorry to hear of the problems that you have been going through.

In this particular instance, the application that you refer to was reviewed by the previous Mayor in November 2013 and the decision was made to allow Southwark to determine the case itself. Now that the decision has been issued by Southwark Council, unfortunately the Mayor's powers are limited and he is not in a position to recover or review a previous Mayoral decision. We do note that if a revised application were to be submitted in the future, then the Mayor would be consulted, depending on the scale of development proposed.

We are sorry we cannot be of more assistance at this time in relation to matters relating to the planning application or indeed your lease but as noted above, the Mayor's planning powers do not extend to the points you have raised.

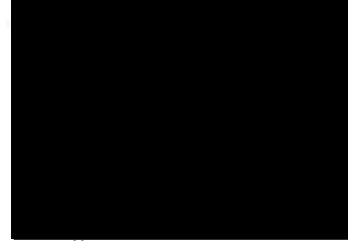
Yours sincerely

A black rectangular box used to redact the signature of the Public Liaison Officer.

Public Liaison Officer



James McNeill &  
Mark Ames  
XXL London  
A&M Leisure Ltd



15<sup>th</sup> May 2017

Deputy Mayor James Murray  
City Hall  
The Queen's Walk  
London  
SE1 2AA

Dear Deputy Mayor Murray,

RE: Bankside Quarter (LB Southwark)

Ludgate House & Samson House residential and commercial development and its impact on social housing and existing commercial enterprises.

Bankside Quarter was granted Planning Permission in 2013, under the previous Mayoral administration. We are writing to appeal to you in terms of the actions of developers to implement this permission at the expense of an established local business, when this is not necessary at this time. We admire the work you have done to date to promote the delivery of affordable housing and the planning of authentic neighbourhoods in the capital. In this case, all affordable housing is to be delivered off site (various estimates of £65M-£100M because of review mechanisms). Our concern is that alongside the regrettable loss of onsite affordable housing and loss of mixed and balanced community, we are now faced with a further element of cleansing non-conforming uses from this site. This only happens because the developers believe they can achieve higher values without on-site affordable and businesses such as ours. If your admirable affordable housing policies are to succeed the strategy of the former administration should be challenged. This site has been traded with the benefit of planning permission and the off-site affordable and actions to undermine businesses forming the authenticity of the area, seem to add to its value (site sold 2015 £308M, sold 2005

£228M). Rising Land value will affect your ability to deliver on site affordable housing and these actions are pushing your delivery further from your grasp. Carlyle group obtained planning permission then sold the site to an international consortium fronted by Native Land. We understand the scheme cannot be unravelled but your administration will have to live with what it creates.

## Background

Myself and my partner, Mark Ames, own and operate Pulse nightclub, 1-5 Invicta Plaza, SE1 9UF - from this site we operate XXL London twice a week for the past 5 years and previously for 12 years at Arcadia on Southwark Street. We have been informed by Native Land, that we will be receiving 6 months notice shortly and will be required to vacate the premises by November - we currently have 23 years left on our lease of the premises! Native Land have obtained an interposed lease between our landlords UBM PLC and Network Rail - they are using a break clause in the lease to do with development to trigger it. All their development is taking place on the demolition sites of Ludgate House and Samson house - 6 high end residential towers and two 17 storey office blocks - the two office blocks are adjacent to our premises, we can co-exist.

Their plans are to finally develop our demise into a cultural centre - we already are a major LGBTQ Cultural Centre. Native Land, managing the development on behalf of an international consortium, ironically describe the scheme on their website as

" a destination neighbourhood comprising cultural, retail and leisure amenities as well as new office space and housing"

They seem at pains to emphasise the cultural element of the development, yet their actions undermine a well-established cultural and leisure business, operating with great demand and diligence.

What is actually taking place is a social cleansing of the neighbourhood so they can maximise their price on each unit by not having a Gay nightclub there. This has been documented all the way through the planning process for these sites. Southwark has the highest density of Gay and Bisexual men in the whole of Europe - we have offered a safe haven for men from all walks of life for 17 years and because we do not fit a stereo type for the developers we are being

evicted. Our business has no impact on their development - in 2013 when the Carlyle Group consulted with Southwark Council for the planning they stated in their documents that the development could not take place because of a "Gay Nightclub" being there. Southwark Planning authority then in turn overturned our planning on the basis that we did not undertake an archaeological dig when investing in and developing the site. We went to appeal. During the appeal hearing - which lasted for 11 hours - the adjudicator asked Southwark Planning and Legal department why they were doing the dirty work for the developers - they hung their head in shame - She also asked where all the people in these new apartments were going to go for evening entertainment - no answer. We won our appeal and were awarded full planning.

These proposed apartments are already out of the reach of normal Londoners - in an area that prided itself as a vibrant working class neighbourhood there is a physical division between them and us in these high security ivory palaces which have no social connection at ground level.

Mayor Sadik's Culture and the night time economy SPD draft of April 2017 section 5.9 incorporates that proposed housing being built adjacent to an existing cultural venue should be designed with that in mind so they can co-exist. As part of our license we take decibel readings outside every half hour when operating. During the planning appeal, we visited the site when operational and there was no audible noise from it - the highest decibel readings came from the motor vehicles and motor bikes on Blackfriars Road and Southwark Street and when a train passed overhead.

We have been serving the Gay community for 17 years - not only by providing a space for meeting and socialising but also by donating a percentage of our profits to the following bodies: - The Albert Kennedy Trust, Terrence Higgins Trust, GMFA, The Kings Cross Steelers, The London Titans, Peter Thatchell Foundation, Ben Cohen Foundation, the Young Vic Theatre. We have a valued working relationship with Dean Street for the education and prevention of HIV transmission in Gay and Bisexual men. We employ over 40 people in the LGBTQ community and been an established business in Southwark for 17 years. We have over 100,000 members for XXL and have brought and continue to bring a huge amount of money into the area by our patrons using cafes, restaurants, bars and hotels - XXL is presently London's most visited and influential LGBTQ venues. We attract thousands of people every Saturday evening who use the night time economy facilities. In the week, it is the social

hub for its core customers of Bears. We use the venue for XXL twice a week - on a Wednesday and a Saturday and the rest of the time we operate as Bankside Vaults for corporate events - we have built up a cachet of blue chip clients as BBC, Channel 4, LinkedIn, Amazon, Nandos, Google to name a few. We are a thread in the fabric that is woven together to create London and make London what it is - a culturally rich and diverse city that is a beacon to all that live and work there and admired Globally.

#### Action

We would be happy to meet with you to discuss these issues and indeed to show you the site.

In addition, we would be grateful if you could write to Native Land to support our case that the premature cessation of our lease (so conveniently and recently acquired) is not necessary at this time in the development implementation. It denies Londoners a facility sorely needed to maintain being open for business and a healthy, diverse community character.

#### Contact at Native Land

[REDACTED]

The Pavillion  
118 Southwark Street  
London  
SE1 0SW

Thank you for taking the time to read this and we sincerely hope that you can help us in our predicament. In the meantime, keep up your agenda to improve the housing choice for Londoners.

[REDACTED]

Yours sincerely,  
James McNeill B.Sc. B.Arch. (Hons)  
Mark Ames B.A. Politics  
cc. Deputy Mayor Agwaral  
cc. Neil Coyle MP  
cc. Deputy Mayor Simons

[REDACTED]

## Pulse Planning Timeline

### Application Submissions   Application Determinations   Threats of Enforcement

Date	Details	File location
08.10.1991	British Railways Board Lease	Appendix 16.5
08.04.2005	Planning application submitted 05-AP-0638.	Shared Docs Planning History file
08.02.2006	Planning application 05-AP-0638. Granted permission for conversion of arches into a new bar, eating, exhibition, dance etc space.	Shared Docs Planning History file
10.01.2007	Counterpart deed of variation of lease	Appendix 16.7
Autumn 2007	Submission of Planning Application <b>07-AP-1878</b>	?
12.12.2008	Planning Permission for arched 1-4 to be used as the nightclub Planning Application <b>07-AP-1878</b>	Appendix 16.4 (+Approved Plans, Decision notice, officer report and S106 on Shared docs.)
14.08.2009	Nationwide Personal Searches	Appendix 16.8
30.09.2009	Pulse Fire Strategy	Appendix 16.3
2010	Plans from 2010 License for Alterations 2010	Appendix 16.3 Appendix 16.3
23/12/2010	Subletting License Arch 5	Appendix 16.2
02.08.2011	Application 11-AP-2562 submitted	Documents in Shared docs Planning History
10.2011	AAH Planning Consultants Flood Risk Assessment	Appendix 8.0
24.01.2012	Letter from Southwark Enforcement Officer indicating that they considered the club use unauthorised as 2008 consent had expired without discharge of pre commencement conditions. They sought withdrawal of application 11-AP-2562 for extension of operations into Arch 5 with red line around Arch 5 only.	
09.02.2012	Alliance Planning (AEPL) Feasibility Report to Client <b>12-AP-1213</b>	Appendix 2.0
13.02.2012	Southwark Council response to Pre-app enquiry for <b>12-AP-1213</b>	Appendix 17.0
02-03.2012	AEPL seek and secure pre-app advice from Southwark Planning Officer/ AEPL secure necessary additional supporting documentation from Consultants - noise and archaeology	
04.2012	Southwark requested additional validation documents and withdrawal of application AEPL provided (Pre application validation documents in bundle) Application <b>11-AP-2562</b> withdrawn	██████████/James McNeill correspondence (18/04/2012) Appendix 16.3
05.04.2012	Application submitted - <b>12-AP-1213</b> (NB -Murder at the Club same week - AEPL advise Southwark of Police investigation; Premises Licence review underway plus update of Pulse Health and Safety documents if required; - where updated documents required will be submitted when completed during application - Southwark agreed with this process as they did not want to hold up submission of the application for which they had already extended original 14th Feb 2012 deadline)	Alliance Planning Supporting Statement in Appendix 3.0 Big Sky acoustics Noise Assessment, ██████████ in Appendix 5.0 Heritage Statement (Alliance Planning)? Transport Statement (Alliance Planning)? Air Quality Statement (Alliance Planning)?



12.04.2012	Design and Access Statement [REDACTED] Block9 Architects	Appendix 17.0
04.05.2012	Pulse Management Plan was updated	Appendix 6.0
08.05.2012	Application 12-AP-1213 validated (3 week expiry 07.08.12)	
05-06.2013	Consultation responses	Green file
05-07.2012	Email correspondence referring to the smoking area	Appendix 17.0
06.06.2012	Updated Health and Safety documents submitted with Fire Risk Assessment/ Management Plan (Post submission documents in bundle)	Appendix 7.0 Appendix 8.0
28.06.2013	Objection letter to the application from the Carlyle group	Green file
28.06.2013	[REDACTED] updating James McNeill on progress of app	Email on Green file
10.07.2012	Premises Licence for PULSE issued by Southwark Council	Appendix 7.0
20.07.2012	TFL required further information. AEPL instructed Motion to provide Travel and Servicing Plan	Appendix 8.0
09.2012	Objection from Carlyle Group on grounds that application affected land within their ownership Revised plans submitted post objection	Appendix 8.0?
11.09.2012	[REDACTED] query email about Mayor CIL to [REDACTED]	Green File
19.12.2012	James McNeill's notes to [REDACTED] @ Big Sky Acoustics on the case James McNeill's position statement in email to Alliance Planning James McNeill's position statement in email to Alliance Planning	Appendix 14.0 Appendix 15.0 Appendix 16.1
21.12.2012	AEPL letter to Southwark asking for meeting and setting out concerns about the intended refusal recommendation	Appendix 9
09.01.2013	[REDACTED] letter to James McNeill	Appendix 16.5
11.01.2013	Application refused under delegated powers (12-AP-1213)	Officer Report Appendix 10.0 Decision Notice Appendix 12.0
22.01.2013	Email from [REDACTED] to [REDACTED] ref the noise report/reasons for refusal. Mentions the 'changing nature of the area towards more sensitive land uses'.	On top of green file.
07.02.2013	Letter from Enforcement Officer indicating intended Enforcement Action and requesting response by 21.02.13	Appendix 1.0
08.02.2013	[REDACTED] comments on the reason for refusal Correspondence regarding Octaves	Appendix 11.0 Appendix 11.0
14.02.2013	Conference with [REDACTED] [REDACTED] + Email to team following conference (ACS)	[REDACTED] + email on the Green file
20.02.2013	Letter to [REDACTED] from AEPL R.E. refusal. Negotiating ongoing concerns. Asking for a meeting with planning & noise officers.	Green file.
05.2013	Pulse is designated within Southwark Central Activities Zone (non-residential area).	Printed copy of SE email on Green file.

Hi James

I work in the Culture Team at the Greater London Authority (GLA) and am emailing in relation to letters you have sent to Sadiq Khan, the Mayor of London, and Justine Simons, the Deputy Mayor for Culture and the Creative Industries, outlining your concerns about developments near your nightclub, Pulse.

I am sorry to hear about your situation, and understand that this must be a stressful time. Justine is aware of your case and a response to your letter is in hand.

In the meantime, given the urgency of your case, **would you and Mark be happy to meet with Amy Lane, the Mayor's Night Czar, me and other colleagues to discuss your case in more detail? Harjeet, CC-ed, can coordinate diaries to find a suitable time.**

According to University College London research, London's LGBT+ nightlife spaces have seen a recent intensity of closures. This is something that we are looking at addressing in a number of ways, which we can describe in more detail when we meet.

I hope that we can positively assist you in your case, and I look forward to hearing from you.

Many thanks

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CULTURE AT RISK

**CULTURE TEAM**

GREATER LONDON AUTHORITY

020 7983 ■

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First name: James

Last name: McNeill

Phone number: ■

■

I am a: Member of the public

Where do you live? Southwark

Have you contacted us about this issue before? No

I want to: Invite the Mayor to a meeting

What is your message regarding? Wrongful forced eviction of London's largest LGBTQ business.

Your message:

Dear Mayor Sadiq

Myself and my partner, Mark Ames, obtained a lease on 1-5 Invicta Plaza, Southwark we then planned, developed and now operate the largest LGBTQ space in London - XXL LONDON / Bankside Vaults / Pulse at Southwark Street / Blackfriars Road - SE1 9UF. This week we met with ■ from Native Land - who purchased the two adjacent plots from the Carlyle Group in 2015. ■ informed us that they have managed to obtain an interposed lease - between our landlords UBM plc and the head landlords Network Rail - and in turn will be issuing us with 6 months notice to vacate the premises. We have been unable to obtain any information from our current landlords UBM Plc. We have sent the following e-mail to ■

of Network Rail to see if she is able to shed any light on what is happening:-

"Dear [REDACTED],

I hope this e-mail finds you well. It has been a number of years since we last spoke with you and I am not sure if you remember us. We had a meeting today with [REDACTED] from Native Land - who are developing Ludgate House and Samson House. [REDACTED] informed us that Native Land have obtained a new head lease from Network Rail above UBM's - can you confirm this is the case - and the commencement date. We understand the development of Ludgate and Samson but are the railway arches to be developed immediately? We just want to clarify some facts:-

1. Are Native Land our new land lords?
2. Does this null and void our existing lease with UBM Plc which has 23 years to run - our plans were to trade for the next 10 years which would take us to retirement age in our 60's.
3. How will this affect us as sub tenants as information is very vague.
4. Does changing Landlords trigger notice or does it run as is.

We have a very healthy business that works well - we have a very healthy relationship with local communities and local authorities as well as our existing Landlord - given the facts that we have such a healthy business which is growing and complies with modern day diversity and legislation we would like the opportunity to carry on in Arches 1-5 Invicta Plaza or obtaining a new lease for 1-5 Invicta Plaza or obtaining railway arches that would be available as an events space.

We have one of London's most unique LGBTQ business models with over 100,000 members and are proud to say we have developed Arches 1-5 Invicta Plaza into one of the most unique community spaces in the UK - we are the principal sponsors of the Kings Cross Steelers Rugby Team, The London Titans Football Team, The Albert Kennedy Trust, Terrence Higgins Trust, Ben Cohen Stand Up Foundation, Peter Thatchel Foundation and the GMFA. On our corporate side we have a valued working relationship with GOOGLE, AMAZON, NANDOS, CHANNEL 4, BBC and FACEBOOK - as well as running political seminars for all the main parties. As you can imagine being told that you will receive 6 months notice in May has come somewhat of a shock to us after building our business for 17 years in Southwark. The reason we are asking these questions is we still do not understand why the development needs the closure of the events space - when it does not infringe on their development and is located adjacent to the proposed office premises - and somewhat worried about discrimination. We were told that planning was approved by third parties for the current space to be developed into a cultural centre - we are also aware that this planning was given under the misinformation that we did not have planning permission for the premises and that the planning department misinformed the committee along these lines - but also at our tribunal when they told the adjudicator that there was no other plans for development of the arches. After being awarded our planning was still in existence, we made enquires with both southwark council planning and licensing depts as to any other planning issues or projects and was told no you are "safe" as long as you abide by national, local and licensing laws so we carried on our business with no fear of being affected by the future development. Having looked back on the southwark planning forum where the events space was singled out as a "Gay Nightclub" and that the developers in agreement with the local council agreed this had to go - no diversity report was conducted on this matter - Southwark has the highest density of LGBTQ persons in the whole of Europe.

We are aware we have given you a lot of information - we don't want to be a thorn in anyones side or hold the development back - we consider ourselves as a key



player in the development of Bankside by the business we have brought into the area and would want to continue to be part of it. “

We have 23 years left to run on our lease - we employ over 40 people in the LGBTQ community, we have been established as a business in Southwark for 17 years, we have over 100,000 members for XXL - we have brought and continue to bring a huge amount of money into the area by our patrons using cafes, restaurants, bars and hotels - XXL is presently Londons most visited and influential LGBTQ venues. We attract thousands of people every Saturday evening who use the night time economy facilities - in the week it is an essential social hub for its core customers ( BEARS this is a slang term for gay men over the age of 35 and normally large portly types many who are single - and for many XXL is the only gay outlet in there lives) we are also located in the highest density area in Europe for LGBTQ persons. We also facilitate both local and international corporate events as well as working closely with many charities and local business like the Young Vic theatre the Albert Kennedy Trust. We are the principal sponsors of the Kings Cross Rugby Team, The London Titans Football Team, Ben Cohen Stand Up Foundation, GMFA and the Terrence Higgins Trust. We have a valued working relationship with Dean Street for the education and prevention of HIV transmission in Gay and Bisexual men.

The developers are about to start demolition of Ludgate house at the end of May and then next year Samson House - our location and operation does not affect the demolition or build of this development and we fear they are going to use a clause thats set out in our lease to protect rail track if they need access to railway arches for safety or redevelopment of the railways above or below the arches and is in all Network Rail leases and sub leases (there will be no construction or redevelopment above and very little below apart from partitions) in short its a underhanded way to get rid of a tenant rather than working out a deal that suits all - we operate separate from them and have no impact on the development at all. We are being targeted by yet another set of developers who have no interest in the local community or the diversity in the area. We are asking for a meeting with the Mayor to help us retain our space and our business as we have pioneered in the development of Bankside

London for the past 17 years and are renowned worldwide as one of the best Gay clubs - winning awards constantly every year with 100,000s of tourist visiting us! We also boast the annual Bear Pride event which caters for a fringe element of the LGBTQ community in London and brings in people from all over the world.

We all know London has lost too many bars and clubs in recent times both within the general populous and the LGBTQ community. But to lose one that is not even part of a new commercial development many years before it is even built let alone the demolition of the existing building have started seems aggressive and lacking any care to Londoners needs. XXL is an essential part of Londons gay community - that both XXL and Pulse are both growing in success with an international reputation - and viewed as an essential place to visit if in London - and a space unique to the Southbank area. We have no issues with any of the local authority's nighttime economy teams - we have no issues with crime/drugs/disorder - our members are both young and old from all walks of life - professionals (even some of your colleagues) - we have every possible race, religion and creed all socialising within its walls (truly represents London diversity unlike any other club in the UK) and is viewed as an ideal model by Police and many others! There seems no logic to the developers direction, no care or consideration for the local and wider gay community let alone the businesses that will be devastated by the closure of XXL that has for 17 years been a much needed social community asset of alternative gay and older man. We are one of the few businesses that is supporting LGBTQ + businesses like Boyz and QX magazine who are struggling because of venue closures and a drop in their

advertising revenue - if XXL closes the likelihood is that these businesses will close too with the loss of a couple of hundred jobs in London. In a recent interview in Boyz magazine we asked your night time economy Czar Amy the following question:-

"Dear Amy - I'm sure you are aware like many of us of the recent forced closures of Gay Bars and Clubs - affecting the whole LGBTQ community - we ourselves at XXL recently won a very costly legal case against Southwark Council who decided to overturn our planning permission in favour of a high end corporate / residential development which did not want a gay nightclub near their development. The sheer cost of fighting such cases would make many Gay businesses fold and not be able to defend. There was no consolation, advice or support against the decision the council made from any bodies - even the former Mayor and our local MP did not respond or help us - this would make any small community feel discriminated against. What steps are being taken by the Tsar and the current Mayors office and future administrations to ensure there is adequate provision in new developments to safeguard existing gay businesses? And, in particular, to ensure equalities impact assessments are carried out (and include gay businesses even where those are subject to planning appeals). And will you and your office defend, advise and ensure correct procedures and notifications are carried out diligently so LGBTQ business are not left to flounder and fail under a mountain of legal paperwork and erratic pressure and using legal loophole to undermine LGBTQ from corruption from any official or private bodies. "

The Czars answer :-

"Mark Ames has raised an important issue - I know that, too often, LGBT+ venues are at risk because of developers moving into their neighbourhood. We are looking at a number of ways to protect venues from new developments. The Mayor has been a longtime advocate of introducing Agent of Change planning principle to safeguard London's live music venues, clubs and pubs - including LGBTQ+ venues. During his election campaign, Sadiq pledged to introduce the principle in the next London Plan, the Mayor's statutory development strategy for the Greater London area. We want to make it as easy as possible for LGBTQ+ venues to exist, and as difficult as possible for them to close."

In 2010 we took out a 30 year lease on 5 Railway Arches though UBM Plc and invested almost £1m developing the space into an events centre and nightclub with the understanding that with such a long lease we would see both success in the investment and growth in business with club XXL that Mark developed and opened in southwark in September 2000. The venue is not just a much needed events space in London it is also a very important social hub - and supports a wide range of London's citizens and also those outside the city and abroad. At present we find ourselves growing both in regard to the primary gay night scene but also in the venues ability to help local charities and businesses. We are not driven by money and greed - we are driven by success and a morel commitment to London's vibrant minority of sub cultures and the future of Bankside.

In 2012 we were shocked at a Southwark Planning decision made without any consultation or warning that overturned our existing planning permission (first obtained by Clink St Holdings Circa 2004/5 which we later in 2009 added some minor variations) due to a major developer submitting plans for the two adjacent office blocks to be demolished and 6 high end residential towers and two office blocks to be built. We only discovered this by a casual meeting with our local counsellor David Noakes who said that he was sorry that we were to be closing down and it was a fait accompli - everyone in the council new apart from us - even the licensing officer [REDACTED] told us that they had been told to keep us in the dark on what was taking place - that the developers had agreed a section 106 with the council for the sum of £64 million and that the gay nightclub had to go so they

could get that money.

We successfully defended this and had our full planning permission re-instated after a 11 hour tribunal hearing that at times saw both planners and barrister both insult the nature of the club and us personally with statements like " we don't want those type of people and do you know what they are ? To the room - obvious homophobic attitude of both the councils planning department and Legal barristers remarks. During the hearing the inspectorate asked the representatives of the council why they were doing the dirty work of the developers and what has a clubs sexual orientation got to do with anything - this is noted in the minutes as is the councils misrepresenting of the facts that there was other developments on planning being made. After winning this we settled back into business under the belief that was the end of the issue - we even asked at the hearing if there was any other planning or actions taken by either developer or council that would affect us and were informed 💎

💎💎NO"! Since then we have found out that in all the planning applications and portals the venue is referred to as a "gay nightclub" and that they will not be able to undertake the development if a "gay nightclub" is there - the council granted permission to have the arches used as a "cultural centre" - and not once did the developer or the council undertake a diversity report.

Can we stress we have no impact on either the demolition or the proposed new build in the immediate area. We have been in operation on the site for 7 years without major issue and worked in harmony with the existing landlord. There is no need or reason to evict other then the developers and the council do not want a "GAY CLUB" on their doorstep! We are calling on you to look at the merits of loosing such an important LGBTQ + hub let alone a unique events space in London which there are far too few of already over a small cultural centre - when in reality there is already a large cultural centre in existence on the same site. We asked the developers if we could be considered as part of the cultural centre and running it - they told us they had not considered us as being part of Londons culture and diverse community and said they would have to get the local council to agree on that. It is fear and discrimination against what people do not know or understand married with greed that has created this situation.

Given the information above can we please request with the upmost urgency a meeting with the Mayor to look into this before it becomes public knowledge - to resolve a positive and forward thinking outcome for all parties involved.

Sincerely

James McNeill and Mark Ames

[REDACTED]

---

**From:** James McNeill <[REDACTED]>  
**Sent:** 25 June 2019 12:01  
**To:** Amy Lamé  
**Cc:** [REDACTED]  
**Subject:** Re: Catch up phone call

Sure - my number is [REDACTED]

On 25 Jun 2019, at 12:00, Amy Lamé <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)> wrote:

Oh James I am so incredibly sorry to hear that  
Let me connect you now with the officer from Southwark  
We will do an urgent review of all premises that may be available that we know about  
Do you have time now for a chat?

---

**From:** James McNeill <[REDACTED]>  
**Sent:** 25 June 2019 11:58  
**To:** Amy Lamé <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>  
**Cc:** [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>;  
[REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>  
**Subject:** Re: Catch up phone call

Good morning Amy,

We lost our appeal. We have 3 months to vacate the premises. I have been searching for over 2 years for alternative premises and made several bids. The landlords and developers have opted for chain businesses instead.

James

On 25 Jun 2019, at 11:53, Amy Lamé <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)> wrote:

Hi James  
Hope you're well  
Do you have a minute to speak on the phone?  
I met with Southwark Council last week to discuss your case. They were not aware of some of the newer details and are keen to speak with you. Before I connect you I thought it would be helpful for us to have a catch up.  
It would be good to understand where you are and how we can continue to support you  
Many thanks  
Amy

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#LondonIsOpen

[REDACTED]

---

**From:** James McNeill <[REDACTED]>  
**Sent:** 25 June 2019 12:29  
**To:** Amy Lamé  
**Subject:** Attitude Questions

FYI

Hi [REDACTED]  
Q

**I think just about Everyone knows you're Out Spoken and some say even bigoted and racist, a recent tweet claims you are "Islamaphobic, transphobic, femmephobic "what is your defence on this?**

**MANY**

XXL is a Bear club, it is the worlds biggest Bear club. I allow non Bears in and welcome them all because I am not bigoted. But we do have rules. That are the same rules since it was opened.

Islamphobic - This comment comes from a post on my personal Facebook page from several years ago. Two XXL customers were attacked not far from the club by a group of young muslim men. They were targeted for holding hands and then having a St George's Cross air freshener in their car window - bear in mind this was during the World Cup.

I found it hard to believe that these young men who would have been covered in blood would not have been seen by their parents / families and not aroused suspicion. My comment was that I would boycott all local Muslim businesses until the families of these young men taught them basic human rights.

I am sceptical of all religious and political agendas over sexuality and thats from personal life experiences. I have thousands of members and customers who come from all race, creed and religious backgrounds, but any religion which a homophobic doctrine I do have an issue with, from Boris Johnson's bum boy comments to the Saudi Royal family beheading gay men. I may not be a role model to the trans and femme community but I am to others in our community and I think it is important to stand up and fight for our rights. And isn't our rainbow flag meant to celebrate individuality within our community?

Transphobia - At XXL we have always welcomed Trans-men and count them as regulars and members. We are a private men only members club. Maybe you should ask someone like Peppermint about that? I've counted "her" as a friend since first getting to know him as a male drag performer in 2007 at fire island. We became friends, as she has with my whole family including my mum and sisters children, all the way through her transitioning. She is inspirational and an amazing advocate for the LGBTQ+ family. Is that the act of a racist or transphobic bigot! Is it an issue that Peppermint can no longer come as a customer by being a Trans-woman but can come as a perform?

Femmephobic - This stems from a lie that an individual told in an interview after being denied entry for waiting Heals. He was told he wouldn't be allowed in wearing heals - which is our dress code policy and has been for nearly twenty years. He became aggressive with Security, and security asked him if he had anything else to change into - he said no and left. Femmephobic, anyone who knows me and knows my first boyfriend would laugh at me being a femme phobic. He used to wonder round with a hand bag and screech at the top of his lungs at anything and everything - thing La Cage and I loved him to bits and still do. My wording was full on and too general but the whole "Heelgate" was me reacting to about half a dozen nasty guys who were not even trans in my opinion! More just gays with gripes who wore heels like a skinhead wears boots that were causing trouble over a few months! Its was so bad they were threatening older guys telling them #####off you old %%% and your not wanted here! And this is our club now!! Well sorry, NO its mine and I will always welcome the old, the fat the ugly and hairy gays over the trendy and fashionable!! so once identified and asked to stop the verbal attacks or a ban would be placed it escalated with even myself being bitched at so yer i said some harsh words back! Also we have a £2k excesss on

our insurance claims, we had over 20 claims in one year with people going arse over tit in heels and flip flops - come on now.

Am I sorry? I am sorry so many people misunderstood what I was trying to say and how it has grown arms and legs over the years, often being misquoted. Love is love.....and I am sending you and all you haters love. My motto has always been; while your holding a grudge I'm holding a party! Dance like no ones watching! Love like its your last chance and live like theres no tomorrow!

This is Pride and I'm prouder than many so why we are focussing on ripping each other apart instead of uniting and fighting the silent war that's against us all! All I'm guilty of is fighting for my clubs "bear" identity and place in the LGBTQ+ landscape. That doesn't mean I've no love or respect for others and this constant attack on my persona says more about my critics agenda then my own. Because i know id protect and defend every one of you, Its preprogrammed deep inside me to. When we rase money for the LGBTQ+ charities we don't have stipulations on who that money is spent on.

These are dark days, and we should be uniting. London is increasing in population yet we've lost 62% of our LGBTQ+ bars, and clubs. Great that the councils and the Mayor's offie know these statistics, but they are doing nothing to stop it. Most of the losses are due to developers, over seas developers who have no interest in us, and are handing out large sums of cash to the local councils to allow them to cleanse us from London.

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[REDACTED]

---

**From:** James McNeill <[REDACTED]>  
**Sent:** 25 June 2019 15:24  
**To:** Amy Lamé  
**Subject:** Fwd: Pulse

Hi Amy - I'm going to Forward on an e-mail from our lawyers. It's about the development from the beginning and what happened to us and what Southwark were meant to do and didn't and the underhanded way they acted towards us. At the end of the day , if we don't find another venue or figure out a way to stay where we are then we have nothing to lose. And will be making public all information. We have been placed in this position by the actions of Southwark Council and the developers. When we first contacted the Mayors office and had the meeting with yourself we were not in an appeal and hadn't been served notice. We did ask the Mayors office for help over two years ago and something should have been done then.

Two years have passed and we are still asking for help. It would be great if Southwark and the Mayors office could pull this around and do something for the community before XXL becomes just another statistics.

Sincerely

James

Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 25 June 2019 at 15:11:13 BST  
**To:** 'James McNeill' [REDACTED]  
**Subject:** RE: Pulse

Have had a look on the Mayor's website <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/planning-application-search/sampson-house>

It includes their Feb13 report – the Mayor's concerns were more to do with affordable housing (or, what money can they get from the developer, in lieu of affordable housing). Para 10 refers to the nightclub (no other label to it). This is the Mayor's report [to Southwark](#).

*Para 21: An equalities impact assessment should be provided to assess the impact of the loss of the gay nightclub which currently operates in the arches.*

Para 22: *Subject to the equalities impact of the loss of the nightclub the principle of a mixed-use development with a cultural element is in accordance with policy 2.11 of the London Plan, and is welcomed.*

Para 59: *The reuse of the viaduct railway arches as part of the retail offer is fully supported subject to the equalities impact of the loss of the gay nightclub. These spaces are successfully converted across London and will provide a unique character to the proposed development, which draws on the heritage value of the site.*

#### *Equalities*

Para 107 *The 2010 Equality Act places a duty on public bodies, including the GLA, in the exercise of their functions, to have due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This requirement includes removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic and taking steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it. The Act defines protected characteristics and includes age and disability. The GLA in the discharge of its planning function must engage this duty, in so far as it is applicable to a particular case.*

Para 108 *In this instance the proposal would involve the loss of a gay nightclub from part of the site. An equalities impact assessment should be provided.*

So the Mayor's Office stressed the need for an equalities assessment.

Well, they (Southwark) avoided the equalities impact assessment that they would otherwise have to do, and the developer would otherwise have needed to satisfy (best of luck with that), by the device of unlawfully refusing your planning; and resubmitting back to the Mayor's office before your appeal succeeded, granting permission (subject to the s106 agreement) prior to your appeal succeeding, and then after your appeal succeeded then didn't have to revisit it and were in the clear.

12/12/08	Original planning for the Arches. Preconditions not satisfied (water source control, archaeological work
13/04/12	You applied for continuing use
11/01/13	Southwark refused your application
14/01/13	Southwark notified Mayor of the Developers planning application
27/02/13	Mayor's initial report: no approval unless did 8 things, one of which is an equalities assessment report
08/10/13	Southwark voted to allow permission to the Developer
13/11/13	Your planning appeal hearing
27/11/13	Mayor's final report: no need for equalities assessment because Southwark refused your application for continued use
9/12/13	Your appeal was successful. However, 27/11/13 Mayor had already given Southwark the green light
28/03/14	Developers planning permission granted, subject to s106 agreement



9/5/16                      Sadiq Khan elected Mayor (from Boris Johnson)

11/16                      Amy Lame appointed night time czar. <https://www.nme.com/blogs/nme-blogs/amy-lame-hackney-council-night-czar-2357031>

Hope this helps ste out for you the background/timings so you have them clear re-any ongoing publicity/leverage with the Mayor's office.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 25 June 2019 13:45

**To:** 'James McNeill' <[REDACTED]>

**Subject:** RE: Pulse

James,

The thing that was dodgy, and the Mayor's office were either complicit or hoodwinked over, was the side stepping of an equalities assessment report by Southwark (presumably doing the original developers dirty work) by their having refused your planning for unlawful grounds initially, so there technically was no requirement for the report because no authorised/approved gay nightclub there. In effect they could and did pretend you didn't exist, for the purposes of whether they needed to do a diversity report or not.

I know Mark perceived considerable bias, not because of the nightclub, but on more bigoted grounds, which is why I scoured all I could on the public planning portal to find references or evidence of it. The only reference I could find on the planning portal to the night club being a gay night club, is not by the developers, but by the mayors office to recognise that a diversity impact assessment may then be needed.

As per the original instructions to Tim Fancourt QC in 2017 for him to advise:

*Native Land have taken the site with the benefit of the planning obtained by the Carlisle Group. They are backed by Malaysian funds, and A&M fear those investors may on a point of principle be biased against the presence of a gay night club, leaving aside any investors perception that a night club could depress the value of the proposed residential units.*

*The Mayor's office delegated planning back to London Borough of Southwark ("Southwark). Southwark have always appeared pre disposed (in A&M's view, suspiciously so) towards the developers and the planned development. Provision of entertainment venues and night clubs especially targeting the gay community, has declined recently: to the point of almost total absence in that part London. A&M's nightclub sponsors and supports many aspects of the gay community, and is recognised as active in that field. The Mayor's Office commented on the need for diversity impact assessment. Southwark side stepped the same by relying upon its own (unlawful) refusal of planning permission to A&M; notwithstanding Southwark's refusal was unlawful, Southwark was aware A&M had appealed, and Southwark had even offered A&M temporary planning (to take it up to when the developers would want vacant possession). See GLA planning report para 32 enclosure 4.4(i). A condition of planning was the removal of A&M, as otherwise the proposed mix of retail etc would not be achievable. However, standing back, there seems no logical reason why A&M could not continue to stay and run their night club and for planning and the scheme to have incorporated that. It appears very much to be that the developers wanted to get rid of the gay night club, and planning caters for that.*

*Southwark relied upon the failure of A&M's predecessor to meet planning conditions to contend A&M were running their night club without permission. A&M therefore, at Southwark's suggestion, submitted a further application: Southwark then refused it on spurious noise grounds, and then relied upon this refusal of A&M's planning to avoid the developer having to obtain a diversity impact assessment for their planning: if no lawfully authorised gay night club, closing what does not have a right to operate cannot impact upon diversity. That was Southwark's argument.. A&M appealed; Southwark therefore offered a temporary consent to take A&M up to when the developers would be ready to start their scheme and would want the night club closed down. Southwark opposed the appeal, and it seemed they were simply doing the developers dirty work, and comment (along with derogatory ones) was made to that effect at the appeal hearing. Notwithstanding Southwark's best efforts, A&M's appeal was successful*

I have attached the GLA planning report – see para 32. I could not easily locate the Stage Report online.

Regards,



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-----Original Message-----

From: James McNeil [REDACTED]

Sent: 25 June 2019 13:04

To: [REDACTED]

Subject: Pulse

[REDACTED]

I've had the mayors office on the phone panicking. Do you have transcripts from the court case where the other side have said they didn't want a "gay" nightclub there - also in their original planning application where they said about the gay nightclub.

Thank you

James

Sent from my iPhone

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**From:** James McNeill [[mailto:\[REDACTED\]](mailto:[REDACTED])]  
**Sent:** Tuesday, July 02, 2019 5:42 PM  
**To:** [REDACTED]  
**Cc:** Situ, Johnson; Bevan, Simon; Platts, Stephen; Mark Ames; Noakes, David; [REDACTED]; Chamberlain, Victor; Amy Lamé; [REDACTED]  
**Subject:** Re: Today's Meeting at City Hall  
**Importance:** High

Dear All,

Thank you for your time today. We have spoken with our contact at the Arch Co and they haven't received anything from yourselves as yet. Just so you have the correct contact, and we are all communicating with each other, it is [REDACTED], [thearchco.com](http://thearchco.com). [REDACTED] is looking forward to hearing from you.

Kind regards

James

On 2 Jul 2019, at 17:07, [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)> wrote:

Hello, thank you for attending today's meeting at City Hall. As requested the contact details of those who attended today are listed on this email.  
We will also be circulating the notes from the meeting as soon as possible.  
With Kind Regards  
[REDACTED]

[REDACTED]  
[REDACTED]  
**Senior Personal Assistant to**  
**Amy Lamé – Night Czar**  
**MAYOR OF LONDON**  
City Hall, The Queen's Walk, London SE1 2AA  
Tel: 020 7084 [REDACTED]

[london.gov.uk](http://london.gov.uk)  
[REDACTED] [london.gov.uk](http://london.gov.uk)

[REDACTED]

---

**From:** James McNeill <[REDACTED]>  
**Sent:** 05 July 2019 12:31  
**To:** [REDACTED]  
**Cc:** johnson.situ@southwark.gov.uk; [REDACTED]@southwark.gov.uk;  
[REDACTED]@southwark.gov.uk; Mark Ames; [REDACTED]@southwark.gov.uk;  
[REDACTED]@southwark.gov.uk; Amy Lamé; [REDACTED]  
**Subject:** XXL BEACON - presentation pack and covering planning letter.  
**Attachments:** 050719 Lt to LBS re Pulse the Arches Invicta Plaza.pdf; b9-1007-Bankside Vaults Brochure July 2019 A4 DRAFT R4-compressed.pdf  
**Importance:** High

Dear All,

Please find attached our updated presentation pack in relation to XXL BEACON. It covers what was discussed at our meeting, and our proposal for moving forward with a constructive solution with your talks with both the Arch Co and Native Land.

Best wishes

James

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On 3 Jul 2019, at 16:54, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Dear All,

As mentioned in my earlier email, please find attached the notes of the meeting that took place on **Tuesday 2<sup>nd</sup> July 2019** with XXL, Southwark Council here at City Hall.

Could I please ask Southwark Council colleagues to contact me as soon as possible **to arrange for a follow up meeting either at the Council or a conference call** for next week please.

Thank you.

With Kind Regards

[REDACTED]

[REDACTED]

**Senior Personal Assistant to  
Amy Lamé – Night Czar  
MAYOR OF LONDON**

[REDACTED]

---

**From:** Amy Lamé  
**Sent:** 05 July 2019 10:51  
**To:** James McNeill; [REDACTED] southwark.gov.uk; [REDACTED]  
**Subject:** Re: Arches premises

Hello James

We have not set up a meeting with ArchCo as Southwark are speaking with them on Monday on your behalf.  
Amy

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---

**From:** James McNeill <[REDACTED]@icloud.com>  
**Sent:** Friday, July 5, 2019 10:33:13 AM  
**To:** [REDACTED] southwark.gov.uk; Amy Lamé; [REDACTED]  
**Subject:** Fwd: Arches premises

FYI

Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED] <[REDACTED]@thearchco.com>  
**Date:** 5 July 2019 at 09:29:56 BST  
**To:** [REDACTED]  
**Cc:** 'James McNeill' <[REDACTED]@icloud.com>  
**Subject:** Re: Arches premises

Hi [REDACTED]

Sorry for the delayed response the last few days have been taken up with meetings with very little time in between. Today is looking very similar. I don't have all the details for the Glasshouse Walk space but should be able to provide a plan. [REDACTED] is back next week so should be able to provide more then.

Note there has been no contact from the Mayor's office. Can you say what exactly they are looking to discuss with ArchCo?

Regards  
[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, July 4, 2019 6:29:12 PM  
**To:** [REDACTED]  
**Cc:** 'James McNeill'  
**Subject:** RE: Arches premises

Hi [REDACTED]

Can you please come back to me on this?

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[www.\[REDACTED\].com](http://www.[REDACTED].com)

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**From:** [REDACTED]  
**Sent:** 03 July 2019 18:28  
**To:** [REDACTED] <[\[REDACTED\]@thearchco.com](mailto:[REDACTED]@thearchco.com)>  
**Cc:** 'James McNeill' <[\[REDACTED\]@icloud.com](mailto:[REDACTED]@icloud.com)>

**Subject:** RE: Arches premises

**Importance:** High

Hi [REDACTED]

Following our telephone conversation yesterday afternoon have you now had contact from the Mayor's office?

Also you were going to look into further options – particularly the site you mentioned at Goding St. Could you forward details of that as soon as possible – in particular with a plan?

Many thanks

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** ██████ [mailto:██████@thearchco.com]  
**Sent:** 02 July 2019 11:02  
**To:** ██████ <██████@██████.com>  
**Cc:** 'James McNeill' <██████@icloud.com>  
**Subject:** RE: Arches premises

Hi ██████

Thank you for your email.

I am afraid that I am not aware of a meeting taking place at the Mayor's office with Arch Co representatives on this matter. Can you provide any more detail on this?

Regards

██████  
Leasehold Advisory Senior Surveyor

---

**The Arch Company**  
6 Burrell Street  
London  
SE1 0UN

██████

██████@thearchco.com

**MailScanner has detected definite fraud in the website at "urldefense.proofpoint.com". Do not trust this website:**  
[thearchco.com](http://thearchco.com)

---

**From:** ██████ <██████@██████.com>  
**Sent:** 27 June 2019 19:01  
**To:** ██████ <██████@thearchco.com>  
**Cc:** 'James McNeill' <██████@icloud.com>  
**Subject:** RE: Arches premises

██████

I hope you are well?

I understand you were due to meet with the Mayor's office in relation to James and Mark's requirements. Has that meeting taken place? Or if not can you confirm when it is scheduled for?

I would appreciate your earliest reply.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

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**From:** James McNeill <[REDACTED]>  
**Sent:** 08 July 2019 09:05  
**To:** [REDACTED]  
**Cc:** [REDACTED]@southwark.gov.uk; [REDACTED]n@southwark.gov.uk; [REDACTED]southwark.gov.uk; [REDACTED]  
[REDACTED]@southwark.gov.uk; [REDACTED]@southwark.gov.uk; Amy Lamé; [REDACTED]  
**Subject:** Re: Notes of the Meeting with XXL, Southwark Council and City Hall: 2 July 2019

Dear All,

We've not had any response from Southwark regarding Mr [REDACTED] attending the meetings being an observer. I would be grateful if someone would respond.

Sincerely

James

Sent from my iPhone

On 3 Jul 2019, at 16:54, [REDACTED] <[REDACTED]london.gov.uk> wrote:

Dear All,

As mentioned in my earlier email, please find attached the notes of the meeting that took place on **Tuesday 2<sup>nd</sup> July 2019** with XXL, Southwark Council here at City Hall.

Could I please ask Southwark Council colleagues to contact me as soon as possible **to arrange for a follow up meeting either at the Council or a conference call** for next week please.

Thank you.

With Kind Regards

[REDACTED]

[REDACTED]

**Senior Personal Assistant to  
Amy Lamé – Night Czar  
MAYOR OF LONDON**

City Hall, The Queen's Walk, London SE1 2AA  
Tel: 020 7084 [REDACTED]

[london.gov.uk](http://london.gov.uk)

[REDACTED][london.gov.uk](http://london.gov.uk)

[REDACTED]

---

**From:** James McNeill <[REDACTED]>  
**Sent:** 08 July 2019 15:27  
**To:** Amy Lamé  
**Cc:** Mark Ames; [REDACTED] [REDACTED] [REDACTED] [REDACTED]@southwark.gov.uk  
**Subject:** Re: Petition

Thank you for your e-mail Amy. We are carrying on with the petition and have contracted a digital media company to run it for us from next week. I would like to say that we are only now receiving support from the mayors office and the paper trail that I have exceeding two years shows this. We look forward to your continued support and the pressure you can place on the developers and the council.

Sincerely

James

Sent from my iPho

On 8 Jul 2019, at 13:22, Amy Lamé <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)> wrote:

Dear James and Mark

I hope you both had a good Pride weekend

I have spotted your [change.org](https://change.org) petition directed at the Mayor and myself on social media. As you are already receiving support from the Mayor of London and myself and have been since 2017, I am surprised by this. What are your intentions with the petition?

If you have outstanding concerns, you have an open channel of dialogue with us here in City Hall and we remain ready to hear them.

Kind regards

Amy  
**Amy Lamé**  
Night Czar

Office of the Mayor of London  
The Queen's Walk | London | SE1 2AA | [REDACTED]

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#LondonIsOpen



# WATERLOO VAULTS

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A versatile events space that will strengthen the emerging cultural, dining and entertainment offer in the railway arches near Addington Street and Leake Street.

MAY 2017







## AN ESTABLISHED, RESPONSIBLE AND TRUSTED OPERATOR TO BRING PRESENCE TO WATERLOO'S NEW CULTURAL HUB

Our proven business model has demonstrated continued financial growth over 17 years with solid local relationships with the licensing authority, police as well as the GLA and our established community and charitable network.

There are two distinct aspects to our business.

Our XXL brand boasts a global membership and our popular twice-weekly, London events are well established among the LGBT community.

Separately, our corporate events offer is increasingly popular with major corporate clients from across the fashion, tech, retail and media industries. Our brand reputation will complement the cultural regeneration of this area of Waterloo, strengthening the presence of neighboring restaurants and bars and developing a unique and iconic identity with universal appeal.

## A NEW HOME FOR XXL LONDON

Waterloo Vaults will be a popular events venue and the London hub for XXL, the iconic and internationally renowned LGBT brand.

Founded in 2000 by Mark Ames, XXL hosts corporate events for global brands as well as dedicated weekly private members' events, attracting predominantly gay or bisexual male members – heavy-set and hairy 'bears' who are typically 30 years or older, professional, from all cultural and economic backgrounds. XXL offers a safe, attitude-free venue for its members and guests.

The space at Waterloo Vaults will allow the brand to diversify and expand with a new daytime café bar and provide a more versatile space for its increasingly popular corporate events attracting global media, fashion and retail brands.



## A TYPICAL WEEK AT WATERLOO VAULTS

From corporate clients to XXL members, our audience is creative, energised and contemporary.

Waterloo Vaults will strengthen the cultural presence of the Leake Street area and the newly refurbished railway arches, attracting a stylish audience of customers not only for our venue but the neighboring restaurant and microbrewery bringing activity to Addington Street.

### MON

Café bar on Addington Street (usual bar hours)

### TUE

Daytime event e.g. video game launch  
Café bar on Addington Street (usual bar hours)

### WED

Daytime event e.g. university lecture or pop-up group fitness class

Café bar on Addington Street (usual bar hours)

Private members event with bar, DJ - 250 guests to socialize and dance (9pm - 3am)

### THU

Café bar on Addington Street (usual bar hours)

### FRI

Daytime event e.g. designer catwalk show for London Fashion Week

Café bar on Addington Street (usual bar hours)

Private hire / corporate event (no later than 1am or 2am)

### SAT

Private members event with bar, DJs - Approx. 1,300 guests to socialize and dance (from 10pm to 6.30/7am)

### SUN

Closed unless specific corporate event booked

This illustrates a typical week at Waterloo Vaults based on current activity at our existing home.



## CORPORATE EVENTS

Our offer is diverse, attracting global brands to an innovative events space with first class acoustic and lighting systems.

At our current home at Bankside Vaults, we have hosted awards ceremonies for Mr. & Mrs. Smith and Premier Guarantee; corporate parties for Amazon, LinkedIn; as well as product launches for Adidas, Hitachi, Absolut Vodka and Warner Brothers; and location filming for BBC's The Apprentice.





## A RESPONSIBLE OPERATOR

XXL is an established and highly regarded private members' club with over 100,000 members around the world. Our dedicated twice-weekly London nights attract a more mature, loyal audience of gay and bisexual males looking to dance and socialize in a safe, attitude-free space. We're strictly drug-free and have an impeccable record of safe, effective management supported by a strong relationship with the licensing authority and the police.



## COMMUNITY AND CHARITY SUPPORT

We are an established London venue and we support and sponsor a variety of charities including The Kings Cross Steelers, London Titans Football Club, Ben Cohen Stand Up Foundation, GMFA, Terrence Higgins Trust, Albert Kenned Trust, Peter Tatchell Foundation and Mildmay.



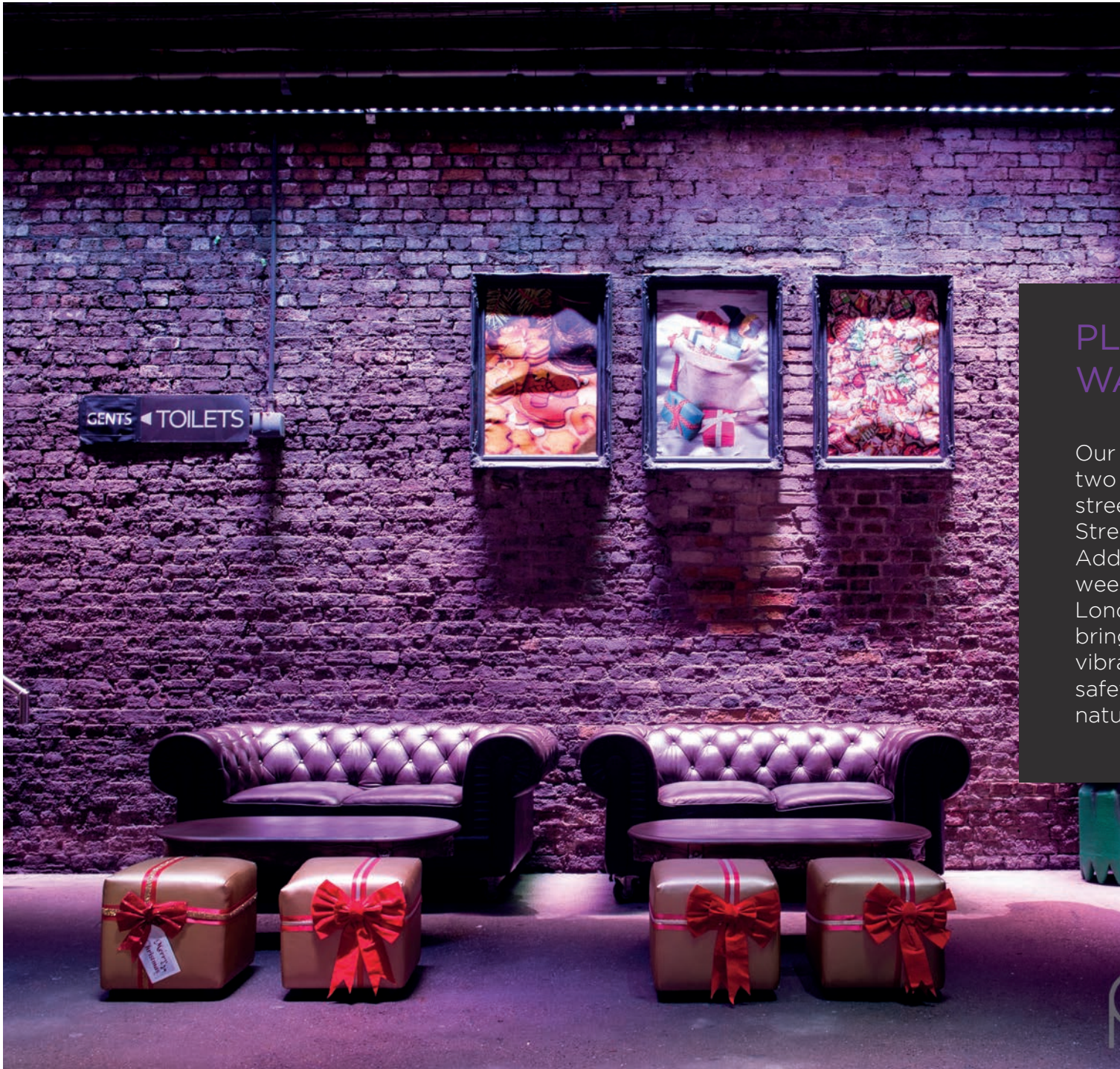
“Over the years, XXL has raised hundreds of thousands of pounds through charity events and donated much to the community through sponsorship funding of many organizations. One of those organizations to benefit from XXL sponsorship and support has been Kings Cross Steelers Rugby Football Club. ‘Steelers’ was the world’s first gay and inclusive rugby club of which I was the founding Chairman. When I and other members of the Steelers go to XXL we always feel we are in a safe, well managed environment, regardless of whether we are there for XXL events or outside corporate productions.”

**Lord Hayward OBE**

“XXL have been one of our key partners over the last 20 decades, offering generous support at various fund raising and community events. Their dedication to London’s gay community has been outstanding and their continued support is needed to ensure that our community continues to have access to safe spaces. We would support their application.”

**Alex Smith, Chaiman, The Kings Cross Steelers**



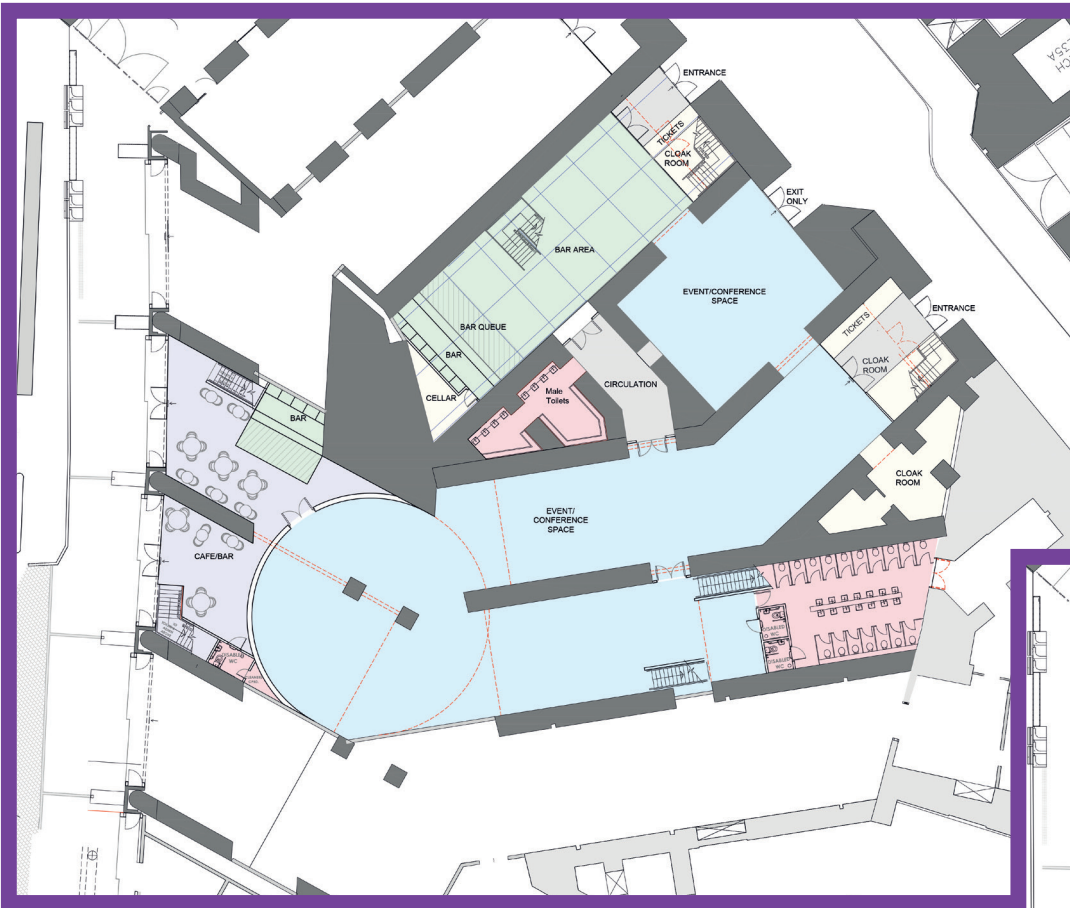


## PLANS FOR NEW WATERLOO VAULTS

Our plans for Waterloo Vaults feature two distinct zones reflecting the different streetscape characters of Addington Street and Leake Street. The area fronting Addington Street will be reserved for a week day café bar open to everyone from Londoners, local businesses and tourists bringing a daytime and early evening vibrancy to the area that will help improve safety through increased footfall and natural surveillance.



## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



## FLOOR PLANS

The internal layout will allow us to develop a more versatile events space with dedicated areas of various sizes, attractive to the diverse range of leading brands we continue to cater for. The main event space will be accessed via two entrances on Leake Street, which provides a safer pedestrian route and – where required – a controlled space for queue management, in line with our operational management policy.

## PART OF A THRIVING BUSINESS COMMUNITY

Our new London venue will be a cultural destination creating a vibrant hub for people to eat, drink and socialize in the heart of the capital. We have an exclusive offer for private members and corporate clients. Regular members and guests of our XXL nights have a large disposable income and we boast the highest bar spend per person of all club nights.

Over the past three years, our multi-million-pound annual revenue has increased by 32% as our reputation grows among major corporate clients. Our focus is now to strengthen this income through a more flexible venue with a complementary, Monday to Friday, daytime café bar.

We have chosen this space, not just for its location, but for the potential for our venue to integrate in the community. As we have done in our current home, we will establish links with the local hotels to provide accommodation for our international guests and we also envisage working closely with the neighboring restaurant to extend the dining offer for our guests as well as an exclusive catering arrangement. We'd also like to develop a bespoke XXL beer to be marketed in partnership with the microbrewery.





## A VALUABLE TENANT

Waterloo Vaults will continue to attract affluent, respectful and contemporary members, guests and clients. We will be a reliable, considerate and long-term tenant that will help raise the profile of this new cultural hub for Waterloo. We look forward to working with you on design proposals for this unique space.

“

*Enabling XXL to have permanent dedicated premises would provide a sustainable LGBT social space and enable it to continue its fundraising contribution to the PTF and the other London charities that it supports. Please give XXL assistance to safeguard its long-term future. Thank you.*

”

**Peter Tatchell, Director,  
Peter Tatchell Foundation**





# WATERLOO VAULTS

---

For more information

James McNeill • 07429 133 298 • [james@xxl-london.com](mailto:james@xxl-london.com)

MAY 2017





From: Amy Lamé <[REDACTED]@london.gov.uk>  
Subject: Re: Pulse - Landlords  
Date: 25 June 2019 at 17:35:19 BST  
To: James McNeill <[REDACTED]>  
Cc: Mark Ames <[REDACTED]>

Received, thanks

From: James McNeill <[REDACTED]>  
Date: Tuesday, 25 June 2019 at 16:23  
To: Amy Lamé <[REDACTED]@london.gov.uk>  
Cc: Mark Ames <[REDACTED]>  
Subject: Pulse - Landlords

Dear Amy,

Our head Landlords are the Arch Co, formally Network Rail. They granted Ludgate House Ltd an interposed lease in 2017 and they are our immediate Landlords. They use a company called Native Land who are based at 118 Southwark Street. The two people we have dealt with during this period have been Mr [REDACTED] [REDACTED]@native-land.com , and Mr [REDACTED] [REDACTED]@native-land.com .

Best wishes

James

---

From: Amy Lamé <[REDACTED]@london.gov.uk>  
Subject: Re: XXL / Pulse Landlords Pack.  
Date: 25 June 2019 at 17:35:42 BST  
To: James McNeill <[REDACTED]>

Thanks James

On 25/06/2019, 16:18, "James McNeill" <[REDACTED]> wrote:

Dear Amy,

Please find our Landlords pack.

Best wishes

James

From: Amy Lamé <[REDACTED]@london.gov.uk>  
Subject: Re: Meeting  
Date: 25 June 2019 at 16:08:45 BST  
To: James McNeill <[REDACTED]>

Can you please send me your landlords pack?

From: James McNeill <[REDACTED]>  
Date: Tuesday, 25 June 2019 at 12:25  
To: Amy Lamé <[REDACTED]@london.gov.uk>  
Subject: Fwd: Meeting

Dear Amy,

The two ladies we had the meeting with are

[REDACTED]@thearchco.com

[REDACTED]@thearchco.com

Best wishes

James

From: [REDACTED] <[REDACTED]@thearchco.com>  
Subject: RE: Meeting  
Date: 31 May 2019 at 17:05:08 BST  
To: James McNeill <[REDACTED]>  
Cc: [REDACTED] <[REDACTED]@thearchco.com>

Thanks James

Yes, it was good to meet finally.

We look forward, with interest, to receiving your Landlords pack.

[REDACTED]  
Leasehold Advisory Senior Surveyor

-----Original Message-----

From: James McNeill <[REDACTED]>  
Sent: 31 May 2019 15:14  
To: [REDACTED] <[REDACTED]@thearchco.com>  
Subject: Meeting

Hi [REDACTED] - this is my personal e-mail. Just wanted to say it was an absolute pleasure to finally meet you.

Best wishes

James  
Sent from my iPhone

---

Begin forwarded message:

From: Amy Lamé <[REDACTED]@london.gov.uk>  
Subject: RE: Arches premises  
Date: 2 July 2019 at 11:48:00 BST  
To: James McNeill <[REDACTED]>  
Cc: [REDACTED] <[REDACTED]@london.gov.uk>

Hello James  
I wanted to see how today's meeting went before contacting them.  
Southwark have promised to meet with ArchCo urgently which is good news  
I will liaise with them about making my views known  
Best  
Amy

Amy Lamé

Night Czar  
MAYOR OF LONDON  
City Hall, The Queen's Walk, London, SE1 2AA  
020 7983 [REDACTED]

From: James McNeill <[REDACTED]>  
Sent: 02 July 2019 11:24  
To: Amy Lamé <[REDACTED]@london.gov.uk>  
Subject: Fwd: Arches premises

Hi Amy - thank You for the productive meeting. Just had this in from the Arch Co

Sent from my iPhone

---

From: Amy Lamé <[REDACTED]@london.gov.uk>  
Subject: Re: Instagram  
Date: 25 June 2019 at 17:10:49 BST  
To: James McNeill <[REDACTED]>

Hello James  
Can you tell me when and where the ads are due to run please?  
Thanks  
Amy

On 25/06/2019, 14:56, "James McNeill" <[REDACTED]> wrote:

Hi Amy,

I've looked at the social media advert and I've spoken to Mark. This is the first of several adverts sending out an SOS - Save Our Scene - from developers. It has used the images of yourself, the Mayor and the Rt Hon Jeremy Wright minister for Culture. It is to get the attention of the people in the advert to highlight the critical state of the LGBTQ + scene in London and to make it a talking point. As you said, you have been powerless to do anything so it's to call on higher powers to see if they can.

James

Mark's number is [REDACTED]

---

From: Amy Lamé <[REDACTED]@london.gov.uk>  
Subject: RE: Touching base  
Date: 12 February 2019 at 14:56:39 GMT  
To: James McNeill <[REDACTED]> <[REDACTED]> <[REDACTED]@london.gov.uk>

Thanks for the info James. [REDACTED] can you please look into any venues that may be available?

Best  
Amy

From: James McNeill <[REDACTED]>  
Sent: 12 February 2019 14:54  
To: [REDACTED] <[REDACTED]@london.gov.uk>  
Cc: Amy Lamé <[REDACTED]@london.gov.uk>  
Subject: Re: Touching base

Thank you both,

But I am not sure what you would be able to do. Do you know of any available venues? We have approached the Borough Yards development in Southwark where we would be able to transport our license. But they have not responded. The legal matter we have was recently awarded against the tenant in the Supreme Court when S Frances fought their eviction showing motive was relevant with the Cavendish Hotel group. We are awaiting to hear from the High Court after this case was decided in December. Pretty shameful the blatant homophobia that has taken place here and no one has taken them to task on it:

Best

James  
Sent from my iPhone

On 12 Feb 2019, at 14:18, [REDACTED] <[REDACTED]@london.gov.uk> wrote:  
Thanks James

Best

Regards,

██████████  
stevensdrake solicitors

From: James McNeill [mailto:██████████]  
Sent: 12 February 2019 12:50  
To: ██████████ <██████████@london.gov.uk>  
Cc: ██████████@stevensdrake.com>  
Subject: Re: Touching base

Good Afternoon ██████████,

We are currently at court defending an eviction notice from the developers who are using a clause in our lease. We proposed several new schemes, one of them being the Beacon scheme we showed yourself and Ame, but the developers said they did not want a nightclub, all be it one night a week, and least of all a gay nightclub. When we last spoke with you and Ame, Ame was quite clear that there was nothing yourselves or the Mayors office could do other than try and get both sides to talk. We have tried this directly with Native Land and Ludgate House Ltd and it has fallen on deff ears. We are still actively looking for another venue that would accommodate XXL and integrate Beacon into it. Our long term goal is to create a privately funded LGBTQ centre for London.

Best wishes

James

On 12 Feb 2019, at 12:23, ██████████ <██████████@london.gov.uk> wrote:

Hi James

It's ██████████ from City Hall. You may recall we met a short while ago with Amy, the Mayor's Night Czar.

Just touching base as I know you were facing a few issues last year. just wanted to understand if everything's ok now and whether there is any support we can provide if not.

Many thanks

██████████  
Policy Officer, Culture and Creative Industries  
GREATERLONDONAUTHORITY  
City Hall, The Queen's Walk, London SE1 2AA  
██████████

---

From: Amy Lamé <██████████@london.gov.uk>  
Subject: ArchCo/XXL  
Date: 17 July 2019 at 11:48:33 BST  
To: ██████████@thearchco.com" ██████████@thearchco.com>  
Cc: "██████████@thearchco.com" ██████████@thearchco.com>, ██████████  
██████████@london.gov.uk>, ██████████@london.gov.uk>, ██████████  
<██████████@london.gov.uk>, "██████████" <██████████>  
<██████████@southwark.gov.uk>

Dear ██████████

I wanted to drop you a note to thank you for taking on the role as single point of contact at ArchCo for XXL. The Mayor and I have been supporting XXL for two years through our Culture at Risk office and we are keen to see a positive outcome for the club.

If I can be of any help, please do not hesitate to get in touch.

Kind regards  
Amy

Amy Lamé

Night Czar  
MAYOR OF LONDON  
City Hall, The Queen's Walk, London, SE1 2AA  
020 7983 [REDACTED]

From: Amy Lamé <[REDACTED]@london.gov.uk>  
Subject: Thanks- and next steps  
Date: 17 July 2019 at 11:42:08 BST  
To: [REDACTED]@southwark.gov.uk>, [REDACTED]  
[REDACTED]@SOUTHWARK.GOV.UK>, [REDACTED]@southwark.gov.uk" [REDACTED]@southwark.gov.uk>,  
[REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
Cc: [REDACTED]@london.gov.uk>, [REDACTED]@london.gov.uk>, [REDACTED]  
[REDACTED]@london.gov.uk>

Hello all

A quick word of thanks for a productive meeting yesterday  
Please do keep me in the loop regarding conversations with Native Land and Arch Co  
Look forward to next steps

Kind regards  
Amy

Amy Lamé

Night Czar  
MAYOR OF LONDON  
City Hall, The Queen's Walk, London, SE1 2AA  
020 7983 [REDACTED]

---

From: Amy Lamé <[REDACTED]@london.gov.uk>  
Subject: URGENT: Meeting with XXL / Night Czar / Southwark  
Date: 25 June 2019 at 14:18:33 BST  
To: [REDACTED]@southwark.gov.uk" [REDACTED]@southwark.gov.uk>, [REDACTED]@southwark.gov.uk"  
[REDACTED]@southwark.gov.uk>, [REDACTED]@southwark.gov.uk" [REDACTED]@southwark.gov.uk>,  
[REDACTED]@southwark.gov.uk" [REDACTED]@southwark.gov.uk>, [REDACTED]@southwark.gov.uk"  
[REDACTED]@southwark.gov.uk>, [REDACTED]@london.gov.uk>, [REDACTED]  
[REDACTED]@london.gov.uk>, [REDACTED] <[REDACTED]@london.gov.uk>, [REDACTED] <[REDACTED]  
[REDACTED]>, [REDACTED] <[REDACTED]>  
Cc: [REDACTED] <[REDACTED]@london.gov.uk>

Hello colleagues

I have just learned that XXL have lost their appeal on their current premises in Southwark. They are now required to vacate by September. The operators James and Mark are cc'd here.

In London, we have lost 61 per cent of our LGBT+ venues over the past decade. The Mayor is dedicated to doing everything he can to help London's LGBT+ venues survive and thrive, including setting up London's first ever Culture at Risk Office, establishing the LGBT+ Venues Forum, and the LGBT+ Venues Charter.

With the loss of XXL, Southwark will lose 100% of its LGBT+ venues.

I would like to invite us all to meet here at City Hall and plan next steps for XXL as a matter of urgency, and to look at effective and meaningful ways we can help the club survive.

[REDACTED] cc'd here, can coordinate diaries.

Kind regards

Amy

Amy Lamé

Night Czar  
MAYOR OF LONDON  
City Hall, The Queen's Walk, London, SE1 2AA  
020 7983 [REDACTED]

XXL London Ltd.

**XXL BEACON**

Draft Version 1

XXL London Ltd, 1-5 Invicta Plaza, London, SE1 9UF

Private and Confidential



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## 1. Executive Summary

1.1 This Plan brings together the available information about a new space for the LGBTQ community provisionally called: XXL BEACON. In doing it aims to answer questions that may be asked by those who might be involved in making the space manifest. It also provides information on the **likely income and expenditure of the project**, based on assumptions about the type of activity taking place and the resources needed to deliver them.

1.2 XXL London Ltd. will purchase and operate the space headed up by Company Director Mark Ames, as such XXL London Ltd. have already begun looking for a suitable space. XXL London Ltd. have also begun working with freelancer Steven Jackson-Winter, an experienced Creative Director to develop the vision for the space and the people and organisations to deliver it.

### 1.3 Vision

XXL BEACON: Celebrating, showcasing and supporting the LGBTQ community

### 1.4 Mission

XXL BEACON: To provide a space that celebrates, showcases and supports the LGBTQ community so that they feel a sense of belonging and pride in who they are. We want to help people realise their potential by providing opportunities to socialise, learn and create, collectively contributing to the wider cultural sector and the wellbeing of the LGBTQ community.

1.5. Britain has a higher proportion of bisexual, lesbian and gay people than ever before with 17% of Britain's LGBTQ population living in the capital city. However, more than half of London's LGBTQ venues have closed since 2006 having a negative impact on the LGBTQ community as a whole.

1.6 Evidence from the UK and internationally highlights increased levels of mental health problems, such as depression, anxiety and stress among people from the LGBTQ community, as well as wider issues such discrimination, loneliness and marginalisation. XXL BEACON will work to address these negative experiences.

1.7 The cultural economy generates around £47 billion for the London economy. XXL London Ltd. contribute to that cultural economy having seen their multi-million-pound annual revenue increase by 32% in the last three years through a mixture of music/club nights and innovate creative and cultural events.

1.8 XXL BEACON will offer a home to the LGBTQ community to socialise, access advice and get support, in-part through a collective programme of culture, community engagement projects and wellbeing initiatives; offered year-round.

1.9 The building purchase and programme's resource requirements.

1.10 A risk register has been prepared, covering functions, financial and reputational risk.

## 2. Introduction

The UK's LGBTQ community is one of the most vibrant and diverse in the world with an estimated nine million gay, lesbian, bisexual and transgender men and women making the UK their home.

That community is - in part – made up of highly respected charities at the forefront of improving the nation's sexual health, world-renowned music makers, theatre, dance, fashion, art and sports scenes, a vibrant night time economy and political lobbyists affecting real social change for all.

However, to date there isn't a dedicated LGBTQ space for that community that marks their extraordinary contribution to the UK in the way that the Jewish Community Centre London or the Black Cultural Archives have done so successfully in recent years.

XXL BEACON will be that LGBTQ space bringing together culture, community engagement projects and wellbeing initiatives led by XXL London Ltd. a hugely successful operator of cross art-form projects in London, nationally and internationally.

XXL BEACON will consist of four spaces:

- Space 1: Club nights, Event, Performance,
- Space 2: Bar, low-tech shows,
- Space 3: Community Space and;
- Space 4: Café and Gallery
- Space 5: Shop and Museum

All of which will enable a distinct offering that is a **celebration of diversity** and **inclusion**, operated with **integrity** and driven by **quality**.

XXL London Ltd. who will purchase the space and lead on the commercial side of the venture, working in close partnership with renowned LGBTQ charities, educational experts and a cross art-form Creative Director to co-curate a year-round programme.

## 2.1 Plan Purpose

In 2019 XXL London Ltd. celebrated 19 years of operation. In that time, they have turned a small weekly club night into a multi award-winning global brand with over 100,000 members and successful spin off projects including album releases with world-famous DJ's, international Pride events, transatlantic residences and philanthropic initiatives that have raised thousands of pounds for LGBTQ charities.

In 2012 they developed their ambitions further by occupying five interconnecting tunnels on the Southbank in London successfully operating 2000m<sup>2</sup> of space with a diverse mix of music/club nights and cross art-form events with world-leading corporate partners from the fashion, tech, music and media industries, meaning they are seen as respected and trusted event producer and collaborator.

An integral part of XXL London Ltd. future plans is the establishment of a new, charitable offer - XXL BEACON - which will deliver activities for the LGBTQ community

in a brand-new space, with the aim of bringing real and lasting benefit to a diverse user group as well as providing an exciting cultural offer, accessible to all. As such this plan:

- Assembles the available information about the project and develops it to the level necessary to answer questions that might be asked by the GLA, licensing authority, police and potential activity partners.
- Provides the reader with information on the likely business model of this project, based on a series of assumptions about the nature and level of activity and therefore the resources required to deliver them.

However, it is anticipated that the plans for XXL BEACON will develop further but this Plan provides a basis from which to continue that development.

## **2.2 Partners**

The health and happiness of the gay community is hugely important to XXL London Ltd. meaning their spaces are strictly drug free and their support of charities and gay social groups long-established.

As such they have raised thousands of pounds for charities such as The Gay Men's Health Project, London Pride Party, Mildmay – Transforming the lives of people with HIV, The Ben Cohen StandUp Foundation, Kings Cross Steelers RFC and the Peter Tatchell Foundation: Speaking Out for Human Rights.

XXL London Ltd. also established BEAR Pride in 2002 with the joint aim of positively promoting the diversity of the LGBTQ community and raising funds for the Albert Kennedy Trust (AKT), the UK's LGBTQ youth homelessness charity.

It is anticipated that some or all of these partners will join XXL BEACON providing expertise, guidance and programmatic content.

## **2.3 Management**

The commercial and operational aspects of XXL BEACON will be run by Mark Ames the Founder and Director of XXL London Ltd. and a suitably experienced staff team, that he will assemble.

Mark and his team will be joined by Steven Jackson-Winter as Creative Director who will lead on the cultural activity and partnerships development. Steve is specialist in artistic visioning, audience development, learning, community engagement and operational modelling having recently worked with Sheffield Theatres, London Film School and a number of Arts Council England National Portfolio Organisations (NPO's). He was also Director at the Old Vic developing talent for the stage and engaging 50,000 people in training through creative learning projects. He is an experienced Workshop Leader / Coach and passionate advocate for access-for-all having co-founded IdeasTap a web-based creative aid generating 50M+ pages view, [REDACTED] in funding to do just that.

### **3.Vision, Mission, Aims and Values**

#### **3.1 Vision**

Celebrating, showcasing and supporting the LGBTQ community

#### **3.2 Mission**

To provide a space that celebrates, showcases and supports the LGBTQ community so that they feel a sense of belonging and pride in who they are. We want to help people realise their potential by providing opportunities to socialise, learn and create, collectively contributing to the wider cultural sector and the well-being of our community.

#### **3.3 Aims**

1. To recognise the impact of our community
2. To be as colourful as our community
3. To welcome our community and their friends
4. To be honest and principled in all we do
5. To do whatever we to the best of our ability

#### **3.4 Values**

1. Celebration
2. Diversity
3. Inclusiveness
4. Integrity
5. Quality

### **4. Community, Economy and Culture**

#### **4.1 The Gay Community Nationally**

Britain has a higher proportion of bisexual, lesbian and gay people than ever before.

A survey, published by healthcare company euroClinix, found that 13 percent of respondents identified as LGB, with seven percent defining themselves as bisexual and six percent saying they were gay or a lesbian. These statistics would mean there were around nine million gay, bisexual and lesbian people living in the UK.

This represents a huge rise on statistics released by the government in 2016 which showed the number of LGB people in Britain reaching one million—or two percent of the population—for the first time.

#### **4.2 The Gay Community in London**

When it comes to cities in Britain, a euroClinix survey found that more gay, bisexual and lesbian people live in London than anywhere else with 17% of Britain's LGBTQ population living in the capital city.

London also hosts Europe's largest gay pride event and is seen as safe, welcoming city for all minority groups. It is also one of the most ethnically diverse cities in the world with an estimated 300 languages spoken throughout the city.

However, a report from the University College London Urban Laboratory concluded that London's LGBTQ venues are in crisis with more than half closing their doors in the past decade (127 venues in 2006 and just 53 in 2017) marking a loss of 58%.

This has had a hugely negative affect on the LGBTQ community with more and more people feeling displaced and less visible.

### **4.3 The Wellbeing of the Gay Community**

Evidence from the UK and internationally highlights increased levels of common mental health problems, such as depression, anxiety and stress among people from the LGBTQ community.

Experiences such as discrimination, loneliness and marginalisation are also well established with the LGBTQ community. Some statistics that highlight the reality of the issue include:

- 52% of young LGBTQ reported self-harm either recently or in the past compared to 25% of heterosexual non-trans young people and 44% of young LGBT people have considered suicide compared to 26% of heterosexual non-trans young people.
- The Gay Men's Health Survey (2013) found that in the last year, 3% of gay men have attempted to take their own life. This increases to 5% of black and minority ethnic men, 5% of bisexual men and 7% of gay and bisexual men with a disability. In the same period, 0.4% of all men attempted to take their own life
- Prescription for Change (2008) found that in the last year, 5% of lesbians and bisexual women say they have attempted to take their own life. This increases to 7% of bisexual women, 7% of black and minority ethnic women and 10% of lesbians and bisexual women with a disability.
- The Trans Mental Health Study (2012) found that 11% of trans people had thought about ending their lives at some point in the last year and 33% had attempted to take their life more than once in their lifetime, 3% attempting suicide more than 10 times

XXL BEACON will work in partnership with leading wellbeing charities offering them regular space in the venue to work one-on-one with clients, conduct workshops and offer drop-in advice sessions. Whilst the wider cultural programme will offer people the opportunity to create and celebrate through a variety of cross art-form projects. Collectively this will begin to address some of these negative experiences.

### **4.4 London's Cultural Economy**

London is a leading creative capital city, which attracts talent and enterprise from all over the world. The creative economy is estimated to provide one in six jobs in London

and the creative industries generate around £47 billion for the London economy. It is also one of London's fastest growing sectors.

#### 4.5 XXL London Ltd. Cultural Contribution

XXL London Ltd. are a hugely successful part of that cultural economy having seen their multi-million-pound annual revenue increase by 32% in the last three years through a mixture of cross art-form initiatives and innovate events with corporate partners such as: Mr. & Mrs. Smith; Premier Guarantee; Amazon, LinkedIn; Adidas, Hitachi, Absolut Vodka and Warner Brothers.

Facilitating such a diverse offering has meant they have developed an impeccable safety record supported by strong relationships with the licensing authority and the police

### 5. Programme and Example Timetable

#### 5.1 Example Programme

SPACE	ACTIVITY
Space 1 (Club nights, Event, Performances)	Cross art-form initiatives programmed by the LGBTQ community such as music, spoken word, self-contained festivals, comedy, plays, musicals, street art, dance, and non-language shows such as circus.
Space 2 (Bar, low-tech shows)	Bar and second 'low-tech' performance space will offer early-stage LGBTQ artists the opportunity to test / develop new ideas with small audiences.
Space 3 (Community Space)	Workshops, talks and well-being activities programmed with LGBTQ partners to offer a wellbeing, community cohesion and support.
Space 4 (Café and Gallery)	A day time space for all offering 'café culture' as well as space for visual artists to exhibit contemporary art representing the LGBTQ community and work spaces.

#### 5.2 Example Timetable

SPACE	Time	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
1	Club nights, Event and Performances							
	DAY	Hire		Club Night	Hire	Hire	Club Night and Re-Set	
	NIGHT					Set-Up		
2	Bar, low-tech shows							
	DAY	Hire	Hire	Club Overspill	Set-Up	Hire	Club Overspill	Re-Set
	NIGHT	Poetry Night	Drag Show		Comedy Show	Cabaret Show		Hire
3	Community Space							
	DAY	Advice Service		Confidence Building Workshop		Advice Service	Wellbeing Festival	
	NIGHT	Art Class	Dance Class	Gay History Exhibition		Film Screening	Club Overspill	
4	Café and Gallery							
	DAY	Breakfast, lunch menu, free Wi-Fi workspaces						
	NIGHT	Artists gallery show						

## **6.Resourcing**

### **6.1 Staffing**

The full team of staff required to operate the spaces is anticipated as follows:

- **XXL BEACON Director: Mark Ames**
- **XXL BEACON Creative Director: Steven Jackson-Winter**
- **XXL BEACON Operations Manager: TBC**
- **XXL BEACON FOH Team x eight?**

### **6.2 Governance and Advocacy**

The newly formed XXL BEACON - Advisory Group will offer an appropriate range of expertise to ensure the success of the initiative, as will other LGBTQ partners with profile and reach to ensure good advocacy particularly when considering the safety of those participating in the work of the space and the curation of a quality cultural offer.

## **7. Financials**

### **7.1 Expenditure**

### **7.2 Income**

## **8. Risk Management**

XXL London Ltd. are aware of their responsibilities when running a venue, and will ensure they have the wider support / advice needed. However, they will review the following risk register on a regular basis both and in wider consultation with project partners and external experts.

### **8.1 Functions**

The safety and security of the XXL BEACON team and those participating in the project's attending activity could be of concern, particularly when some may be considered vulnerable people. XXL London Ltd. will need safeguarding policies, risk assessments etc. available on request and used for induction purpose and for external hires. These will need to be updated on a regular basis and training offered to those overseeing them.

As an LGBTQ initiative XXL BEACON may be targeted with homophobic abuse or physical attacks, as such the XXL London Ltd. will need to work closely with the police, GLA and leading LGBTQ charities to ensure security concerns are addressed in before opening the building and the day-to-day operations thereafter.

Due to the 'event nature' of the building there are health and safety risks inherent in its operations. As such the XXL London Ltd. will need to ensure they have appropriate policies and procedures in place and that anyone working in the building is fully briefed and provided with copies of those policies and procedures as part of an induction.



## 8.2 Financial

[REDACTED]

## 8.3 Reputational

Due to the profile of the project, type of activity and likely high expectations from the gay community, the behaviour and professionalism of the XXL London Ltd. must be of a high standard. Staff working in the building must also be competent, properly trained and qualified for the jobs they are undertaking. DBS checks should also be carried out on those team members who come into contact with vulnerable people and liability insurance sufficient for the level of activity and reviewed on a regular basis.

**END**

# BEACON

A person or thing that warns, guides or offers support.

BEACON will be the first national LGBTQ centre to celebrate, archive and support the lesbian, gay, bisexual, transgender and queer experience.

## WHY

The UK's LGBTQ community is one of the most vibrant and diverse in the world. That community is made up of highly respected charities at the forefront of improving the nation's sexual health, world-renowned music, theatre, dance, fashion, art and sport scenes and political lobbies affecting real social change. And yet there isn't a national centre dedicated to that community, and their friends. BEACON will be that centre.

## WHAT IT IS

BEACON will:

- **Archive** - collect, preserve and celebrate LGBTQ history for a national archive as well as collating all available LGBTQ services and networks.
- **Educate** - promote the teaching, learning and understanding of LGBTQ peoples' national contribution through exhibitions and public programmes.
- **Socialise** - a bespoke café, restaurant and bar offering the very best cuisine from LGBTQ caterers with family friendly areas, pop-up workstations and Wi-Fi connectivity.
- **Shop** - offering souvenirs relating to LGBTQ topics or themes and branded BEACON apparel, bags, books, home ware etc.
- **Showcase** - a performing/visual arts/film theatre/gallery curated by leading LGBTQ practitioners.
- **Support** - a dedicated team of therapists and care workers offering onsite support for health and wellbeing issues affecting the LGBTQ community as well as a referrals service to partner organisations for specific issues.

## WHAT IT IS NOT

- **Territorial** - this is place for all LGBTQ organisations to have a presence and a say.
- **Exclusive** - this is not a place just for the LGBTQ community but for all communities regardless of their sexual orientation.

## WHERE

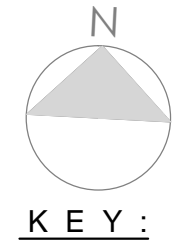
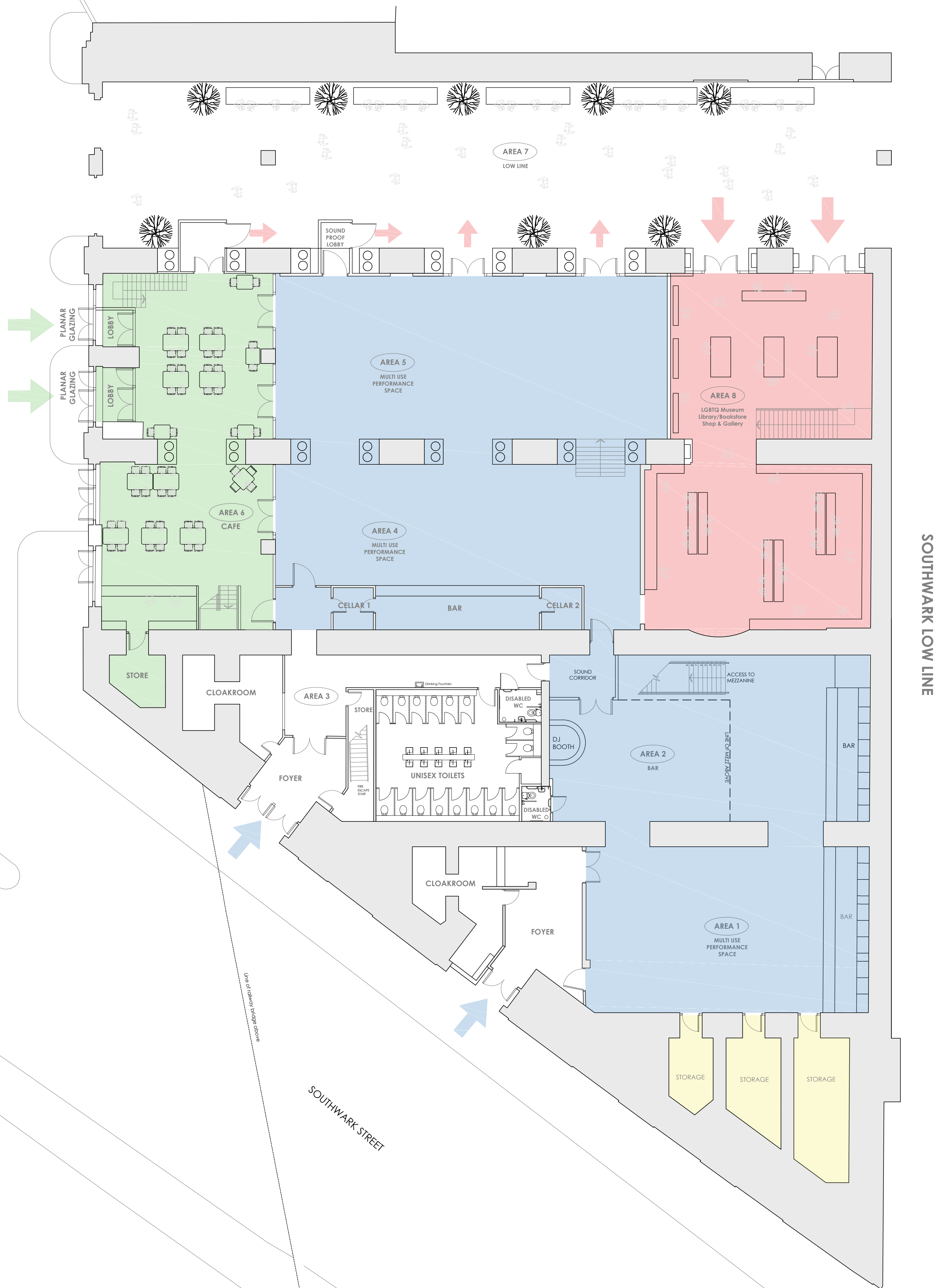
A seven-metre high vaulted railway arch at Pulse and Bankside Vaults adjacent to the River Thames in the heart of London on the Southbank by Blackfriars Bridge and the new Blackfriars Overground Train Station.

## HOW

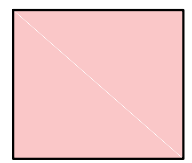
A management team headed up by BEACON founders James McNeill, Mark Ames and Steve Winter will work with Southwark Council, the Greater London Authority and private investors to source the capital costs needed to develop the building, whilst also setting up BEACON as a registered charity with a diverse board whose purpose for the public benefit will be to: '*Celebrate, archive and support the lesbian, gay, bisexual, transgender and queer experience.*'

## CONCLUSION

BEACON will be an important, national statement offering London and the UK a new unique cultural and learning institution in much the same as JW3 (Jewish Community Centre London) and the Black Cultural Archives in Brixton have done for the Jewish and black communities.



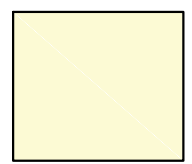
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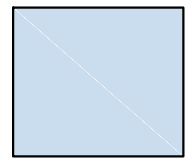
LGBTQ Museum  
Library/Bookstore  
Shop & Gallery  
220 sqm



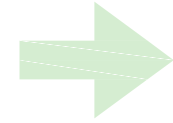
BEACON Cafe Bar  
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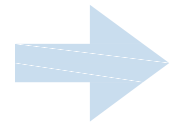
Storage  
51sqm



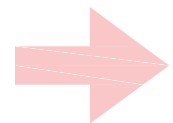
Multi-Use  
Performance Space  
715sqm



Cafe Entrances



Multi Use  
Performance Space  
Entrance



LGBTQ Museum/  
Bookstore/Gallery  
Entrances



Fire Exit

Notes:  
Do not scale dimensions from this drawing.  
Dimensions marked with an asterisk thus \*  
are open site dimensions to be confirmed on  
site. All given dimensions are to be checked  
on site when setting out and any  
discrepancy reported immediately. The  
copyright of all information contained within  
this drawing subsides with block 9  
Architects.

LEGEND:

A	03/07/19	Client changes	md	sja
Rev	Date	Notes	By	Chkd

Project:  
Pulse Nightclub  
Invicta Plaza, Southwark

Client:  
A & M Leisure Ltd

Drawing title:  
Option 03 Ground Floor Plan

Ref:  
p01

Sheet:

Date:  
Sep 2018

Scale:  
1:125 @ A1

Drawn by:  
mgd

Checked by:  
sa

Drawing no.:  
b9-1007 / 106

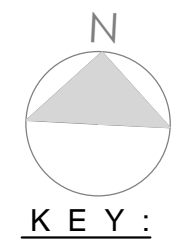
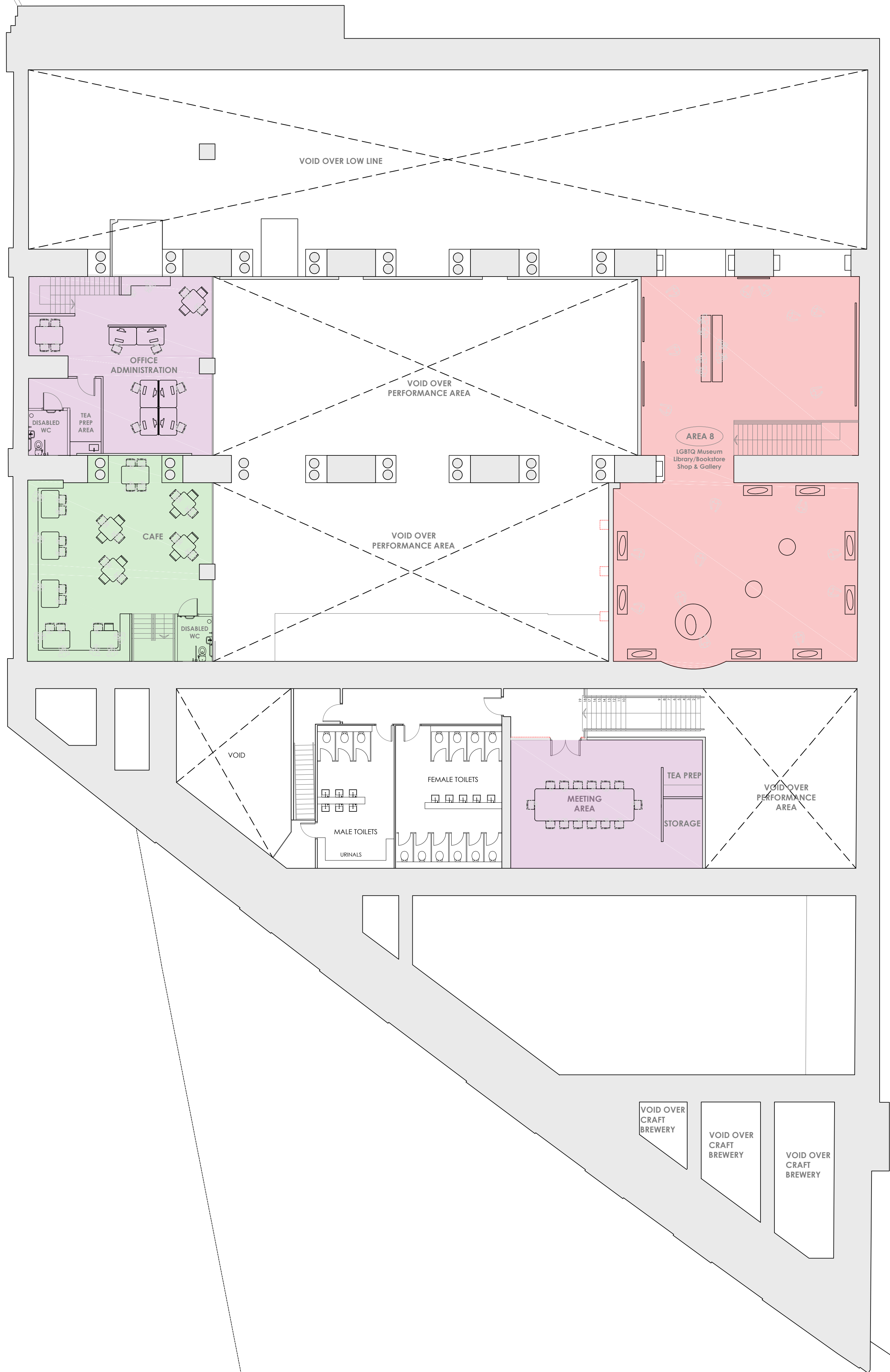
Revision:  
A

block 9  
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Mezz Cafe  
92sqm



Office Admin &  
Meeting Area  
145sqm



Mezz LGBTQ  
Museum  
Library/Bookstore  
Shop & Gallery  
220 sqm

Notes:  
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this drawing subsides with block 9  
Architects.

LEGEND:

A 03/07/19 Client changes md tja

Rev	Date	Notes	By	Chkd

Project:  
Pulse Nightclub  
Invicta Plaza, Southwark

Client:  
A & M Leisure Ltd

Drawing title:  
Option 03 Mezzanine Floor Plan

Ref: p01 Sheet:

Date: Sep 2018 Scale: 1:125 @ A1

Drawn by: mgd Checked by: sa

Drawing no.: b9-1007 / 107 Revision: A



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