

# Stakeholder Consultation

## Major-scale\* commercial event application

\*8,000+ attendees

Event:

## **Boiler Room, Jazz Café Festival, Maiden Voyage and additional shows 2025**

Application reference: **SWKEVE000832**

Consultation period:

Opens: **Thursday 23 January 2025**

Closes: **Thursday 20 February 2025**

Dear Burgess Park Stakeholder,

We are writing to you because we have identified you as a person, or group, who may have an interest in Burgess Park and the activities that take place in it. If you do not want to hear from us in future, please let us know by emailing: [events@southwark.gov.uk](mailto:events@southwark.gov.uk) or calling **020 7525 3422** and we will remove your contact details from the stakeholder register.

Introduction:

The Council has received an application from a third party requesting to hold a major-scale, ticketed event in Burgess Park in August 2025. In accordance with the council's [Outdoor Events Policy](#), we are consulting with park stakeholders so that they have an opportunity to comment on the application and event proposals put forward.

All responses to the consultation will be recorded and a 'Consultation Findings Report' will be published once feedback has been reviewed. The review process involves input from a number of teams across both council departments and external agencies - we aim to publish the report as soon as possible and by no later than 31st March 2025.

While individual responses may be referenced in the report, any Personally Identifiable Information (PII) will be removed or redacted.

We circulate details of the consultation broadly in order to hear the views and opinions of as many people as possible; please pass on this information to anyone you think might be interested in taking part. To further raise awareness, we will also:

- Send letters to 3,762 properties that are within a catchment area around the park via Royal Mail
- Post public information notices around the park
- Leave a copy of the consultation documents at the Parks Office for viewing when the office is open
- Post this information on the council's consultation web page:

[www.southwark.gov.uk/BRJCMV2025](http://www.southwark.gov.uk/BRJCMV2025)

Supporting documents:

- Event site map
- Production schedule (outline)
- 2024 noise monitoring report

Event details:

Event management	
<b>Applicant</b>	'We Are The Fair' on behalf of client 'Elixar Events Ltd'
<b>Event promoter</b>	Elixar Events Ltd
<b>Event production</b>	We Are The Fair (WATF)
<b>Background</b>	<b>Elixar Events Ltd</b> (formally registered as Colombo Star Ltd) have been operating for 8 years. The company is owned by Rob Hives, Andy Peyton, and Steve Ball. Each has over 20 years of experience in the events & hospitality industry. This promoter delivered the NTS and Boiler Room events in 2023 (May and September) and the Maiden Voyage and Jazz Café event in 2024.

	<p><b>WATF</b> are a professional event management company with 20+ years of experience. They will be managing all aspects of event production including stakeholder engagement and operational planning.</p>
<p><b>Description</b></p>	<p><b>Boiler Room:</b>  2025 marks Boiler Room’s 15th birthday. Established in 2010 in London, Boiler Room began as an online live-streaming platform showcasing DJs and artists from the UK and beyond. Since its inception, Boiler Room has grown into a globally recognized brand.  Genres:  Music Day 1: Soul, Disco &amp; World Music  Music Day 2: Techno &amp; House</p> <p><b>Jazz Café Festival:</b>  The Jazz Café is one of London's most iconic live music venues, and the first outdoor festival rendition of it was held at Burgess Park in 2024.  Genre: Jazz &amp; Jazz-influenced music</p> <p><b>Community event 1:</b>  Free to attend. Smaller event site  Plans for this event are taking shape. More information will be given at the first community engagement meeting on Wednesday 5<sup>th</sup> February.</p> <p><b>Ticketed event:</b>  Full proposals for this event are yet to be confirmed, but more information will be given at the first community engagement meeting on Wednesday 5 February.</p> <p><b>Maiden Voyage:</b>  Electronic music festival targeting London’s queer communities, pairing up with brand partnerships such as HÖR Berlin, Pxssy Palace and UNFOLD. Maiden Voyage has a strong following within the queer electronic music network.  Genre: Jazz, World Music, Soul, Electronic</p> <p><b>Community event 2:</b></p>

	<p>Free to attend. Smaller event site</p> <p>Plans for this event are taking shape. More information will be given at the first community engagement meeting on Wednesday 5 February.</p>	
<b>Audience demographic</b>	<p><b>Boiler Room:</b> 25-35yr olds F:M /50:50</p> <p><b>Jazz Café Festival:</b> range 18-60yr old (mostly 35-50yr old) F:M / 50:50</p> <p><b>Community event 1:</b> local community, all ages</p> <p><b>Ticketed event:</b> details to be confirmed</p> <p><b>Maiden Voyage:</b> 25-35yr old, F:M / 50:50</p> <p><b>Community event 2:</b> local community, all ages</p>	
<b>Dates</b>	<p>Onsite:</p> <p>Site build:</p> <p>Boiler Room</p> <p>Boiler Room</p> <p>Jazz Café Festival:</p> <p>Interval:</p> <p>Community event 1:</p> <p>Ticketed event TBC:</p> <p>Maiden Voyage:</p> <p>Community event 2:</p> <p>Site break</p> <p>Offsite:</p>	<p>Sunday 27 July 2025</p> <p>27 – 31 July 2025</p> <p>Fri 1 August</p> <p>Sat 2 August</p> <p>Sun 3 August</p> <p>4 – 6 August</p> <p>Thurs 7 August</p> <p>Fri 8 August</p> <p>Sat 9 August</p> <p>Sun 10 August</p> <p>11 – 15 August</p> <p>Friday 15 August 2025</p>
<b>Opening times</b>	<p>Build:</p> <p>Boiler Room:</p> <p>Boiler Room:</p> <p>Jazz Café Festival:</p> <p>Interval:</p> <p>Community event 1:</p> <p>Ticketed event TBC:</p> <p>Maiden Voyage:</p> <p>Community event 2:</p> <p>Break:</p>	<p>Between 8am – 8pm</p> <p>12 – 10:30pm</p> <p>12 – 10:30pm</p> <p>12 – 10pm</p> <p>Site closed</p> <p>Between 3 – 9pm</p> <p>Between 12 – 10:30pm</p> <p>12 – 10:30pm</p> <p>Between 11am – 10pm</p> <p>Between 8am – 8pm</p>

<b>Venue capacity</b>	Boiler Room: Boiler Room: Jazz Café Festival: Community event 1: Ticketed event TBC Maiden Voyage: Community event 2:	up to 14,999 up to 14,999 up to 14,999 Detail to be confirmed Detail to be confirmed Up to 14,999 Up to 9,999
<b>Venue location and site map</b>	Burgess Park (East side)  Please see 'BRJCMV event site plan' which is included with this document.	
<b>Event operations</b>		
<b>Premises Licence</b>	<p>This event will require a Premises Licence (PL).</p> <p>The PL authorises regulated entertainment (such as the playing of music) and alcohol sales. The licence stipulates conditions which the premises licence holder must adhere to in order to preserve the four licensing objectives:</p> <ul style="list-style-type: none"> <li>• Protection of children</li> <li>• Preventing public nuisance</li> <li>• Ensuring public safety</li> <li>• Preventing crime and disorder</li> </ul> <p>The event operators submitted their premises licence application on 21 January 2025.</p> <p>The application reference number is: <b>885198</b></p> <p>You can view the application on the Licensing Register:</p> <p><a href="#">Licence Applied for Licence Number: 885198 - Southwark Council</a></p> <p>There is a period of 28 days where people can comment on or object to the application. Objecting to a licence application is more</p>	

	<p>commonly known as ‘making a representation’ it. More information about this can be found on this page:</p> <p><a href="#">Objecting to a licence application   Southwark Council</a></p> <p>The last day for commenting on, or objecting to the application is Tuesday the 18 February 2025.</p> <p>For any questions about the premises licence application process, please contact: <a href="mailto:Licensing.Regen@southwark.gov.uk">Licensing.Regen@southwark.gov.uk</a></p> <p><b>Southwark’s Statement of Licensing Policy 2021 – 2026</b> can be viewed <a href="#">here</a>.</p>
<p><b>Vehicle access to event site</b></p>	<p>All production vehicles will access the event site via the vehicle access point on Wells Way. This will be the only route for vehicles. There will be no impact on vehicle or pedestrian access to the public car park, café, or 1<sup>st</sup> Place Children’s Centre via Albany Road.</p>
<p><b>Noise</b></p>	<p>The event operators are required to provide a Noise Management Plan (NMP), to be assessed by Southwark’s Environmental Protection Team.</p> <p>The council’s Environmental Protection Team’s <b><u>Technical Guidance for Noise</u></b> provides guidance on the requirements of the assessment and the circumstances under which it is required.</p> <p>The event operators must comply with any noise management-specific conditions, which the Licensing Committee attach to the premises licence.</p> <p>A copy of the Noise Monitoring report for the Maiden Voyage and Jazz Café event in 2024 has been included for reference.</p> <p>The company who are contracted to manage noise at this event are <a href="#">F1 Acoustics</a>.</p>

<p><b>Safety and security</b></p>	<p>The event operators are required to provide an Event Safety Management Plan (ESMP). The development of this document is overseen by Southwark’s Safety Advisory Group (SAG) at scheduled SAG meetings during the planning stages of the event. All SAG members must be satisfied with final safety plans before an Event Licence is issued. The SAG includes representatives from the council’s Emergency Planning, Community Safety, Licensing, Environmental Protection and Highways teams and the Metropolitan Police, London Ambulance Service and the London Fire Brigade.</p> <p>The event operators must comply with any safety-specific conditions that the Licensing Committee attach to the premises licence. The Met Police did not record any incidents of crime or antisocial behaviour as a direct or indirect result of the Maiden Voyage and Jazz Café event taking place in 2024.</p> <p>The company contracted to provide security management at this event are:</p> <p><u>Alliance</u> <u>CT Security Ltd</u></p>
<p><b>Waste</b></p>	<p>The event operators are required to provide a Waste Management Plan that must be agreed by the council’s Parks, Events and Street Cleansing teams.</p> <p>A dedicated waste management team will manage event-generated waste both inside (internal) and outside (external) of the event site.</p> <p>The priority for external waste teams will be to collect litter around the event site within the park and roads that event attendees use to get to and from the event site.</p> <p>The priority for internal waste teams will be to keep the event site clear of waste during and after all live event days.</p>

	<p>There will be no loading or unloading of waste between 8pm – 8am to minimise disruption to local residents.</p> <p>The event operators must comply with any waste management-specific conditions, which the Licensing Committee attach to the premises licence.</p> <p>The event operator must adhere to the council’s <u>Events Environmental Sustainability Guide</u> regarding waste management.</p> <p>The company contracted to manage waste at this event is: <u>Falcon Cleaning and Support Services</u></p>
<b>Toilets</b>	<p>The event operators are required to provide an adequate number of toilets for event attendees inside and outside of the event space.</p> <p>Toilet facilities for festival goers will be placed in suitable locations within the park on key routes to and from the event site.</p>
<b>Traffic and transport</b>	<p>The event operators are required to provide a Traffic/Transport Management Plan (TMP) that must be agreed by Transport for London (if appropriate), the council’s Highways team (vehicle movement outside the park) and the council’s Parks team (vehicle movement inside the park).</p> <p>The majority of event attendees are expected to travel to and from each event day by using public transport and/or walking and/or cycling.</p> <p>A designated taxi and private vehicle hire Pick-Up and Drop-Off (PUDO) zone will be provided along a section of Neate Street. This operation has been used for the previous editions of this event and has generally worked well. There will be no road closures in place – residents will be able to access Neate Street and Cobourg Road as usual. The PUDO would not be in operation for the community days, where event attendees are expected to be from the local area.</p>

	<p>The council and the event operators are aware of issues caused by an influx of hire bicycles at previous events and are in discussion with bike hire operators in order to implement solutions to these issues, such as managing exclusion (blackout) zones and designated drop off hubs more robustly</p> <p>The event operators must comply with any traffic management-specific conditions, which the Licensing Committee attach to the premises licence.</p> <p>The company contracted to provide traffic management at this event is: Event People Services</p>
<p><b>Site protection</b></p>	<p>All proposed event operations will need to be reviewed and agreed by the council’s Parks team and in particular;</p> <p>The event operators will be required to produce a Tree Protection Plan in consultation with the council’s Parks and Arboriculture teams.</p> <p>The event operators are required to consult with the council’s Ecology team and carry out any ecology surveys as are required before the event can take place. The survey reports for 2024 are available on request. If you would like to see them, please contact:</p> <p><a href="mailto:events@southwark.gov.uk">events@southwark.gov.uk</a></p> <p>The event operators must adhere to the council’s <u>Events Environmental Sustainability Guide</u> regarding the protection of biodiversity.</p>
<p><b>Sustainability</b></p>	<p>The event operators will need to ensure that delivery of their event aligns with the council’s <u>Events Environmental Sustainability Guide</u>.</p> <p>Read about event environmental, social and economic sustainability in the <u>2024 event evaluation report</u>.</p>

	The event operators will be required to produce an evaluation report for 2025.
<b>Event production schedule</b>	Please see 'BRJCMV production schedule' which is included with this document
<b>Community benefits</b>	
<b>Community events</b>	<p>In-house management and delivery of a free-to-attend Community Event 1 (7 August).</p> <p>Free use of the site and site infrastructure and professional support given to the operators of Community Event 2 (10 August)</p>
<b>Resident tickets</b>	<ul style="list-style-type: none"> <li>• 150 free residents' tickets for each paid ticketed event</li> <li>• 250 discounted residents' tickets for each paid ticketed event</li> <li>• A 'Southwark Presents' discounted ticket offer</li> <li>• 15x free tickets per day to Tickets for Good (NHS workers)</li> <li>• 125x £30 tickets per day to Tickets for Good (NHS workers)</li> <li>• 15x free tickets per day to Tickets for Good (Cost of Living Campaign)</li> </ul> <p>To find out how to access tickets, please contact:</p> <p><a href="mailto:burgessparkevents@columbostar.com">burgessparkevents@columbostar.com</a></p>
<b>Employment, trade and supplier opportunities</b>	<p>There will be opportunities for local people to be employed at the event. The event operators aim to staff the event locally wherever possible, using local production crew and security, bar and ticketing staff. WATF are working with the providers of these services to continue to target local people for recruitment by advertising jobs locally and jobs being awarded to the most local applicants, if suitably skilled, in the first instance. They commit to ensuring all primary suppliers and agencies pay London Living Wage as a minimum.</p>

	<p>Employment opportunities will be posted on <a href="#">Southwark Works</a> and the event operator’s web site: <a href="http://www.burgessparkevents.com/">www.burgessparkevents.com/</a></p> <p>There will be opportunities for local businesses to provide services to the event. Local businesses who can meet the requirements for services or products will be favoured above those from further afield.</p> <p>There will be opportunities for local food traders to trade at the event. Any trader applications meeting the menu, safety and hygiene requirements that are based locally will be favoured above those from further afield. The target is for at least 25% of all food traders to be Southwark based. The event operators will be using <a href="#">Together</a> to manage their food and drink concessions.</p> <p>More information about these opportunities can be found on the event operator’s web site in due course:</p> <p><a href="http://www.burgessparkevents.com/">www.burgessparkevents.com/</a></p>
<p><b>Mentoring scheme</b></p>	<p>WATF to re-open their mentorship scheme to applicants for 2025. This offers a 6-month mentorship programme, with 1-1 meetings and set personal goals, which results in gaining hands-on-knowledge of the events industry. The programme concludes with the offer a paid role on-site for two live show days.</p> <p>More information about this opportunity can be found on the event operator’s web site in due course:</p> <p><a href="http://www.burgessparkevents.com/">www.burgessparkevents.com/</a></p>
<p><b>Charity fundraising</b></p>	<p>The event operators chosen charity partner this year is <a href="#">Spring Community Hub</a> – their target is to raise £6,000. They raised £2,000 for the hub in 2024. In 2023 the event operators raised £5,000, which was donated to Mentivity &amp; Southwark Pensioners.</p>

<p><b>Creative opportunities</b></p>	<p>The event operators will use the first community event (Thurs 7th Aug) as an opportunity for local groups and residents to host on-site activities throughout the day. These will include activities such as:</p> <ul style="list-style-type: none"> <li>• Sports/Dance/Music Workshops</li> <li>• Local Youth Groups' attendance</li> <li>• Arts and crafts workshops</li> </ul> <p>Local aspiring singers and dance groups will be given the opportunity to perform on a festival stage.</p>
<p><b>Income - Environmental Impact Fee</b></p>	<p>The event operators will pay the council an Environmental Impact Fee (EIF) – the EIF is paid in addition to the site hire fee and is ring-fenced to be spent by the council's Parks team on projects which will enhance Burgess Park.</p>
<p><b>Income - site hire fee</b></p>	<p>The event operators will pay the council a site hire fee at a commercial rate. This will support:</p> <ul style="list-style-type: none"> <li>• The Cultural Celebrations Fund - the council's annual grant programme for free cultural festivals</li> <li>• Subsidising fees for the 100+ community events through the year</li> <li>• The council's Culture and Events services, which support the borough's vibrant cultural life</li> </ul>
<p><b>Stakeholder engagement</b></p>	
<p><b>Community engagement meeting</b></p>	<p>Wednesday 5 February 2025</p> <p>6pm start</p> <p>To find out more about this event and to register your attendance for this meeting, please contact:</p> <p><a href="mailto:burgessparkevents@columbostar.com">burgessparkevents@columbostar.com</a></p> <p>This meeting will take place whilst the consultation is open. It is designed to give more information about the event, so people can determine whether they would like to take part in the consultation.</p>

<b>Safety Advisory Group review meetings</b>	<p>The event operators are required to present event safety plans as they develop them to Southwark’s Safety Advisory Group (SAG). The SAG is made up of representatives from departments, including Parks, Licensing, Community Safety, Environmental Protection, Highways, Street Trading and external agencies including the Met Police, London Ambulance Service and Transport for London (TFL). The event will not go ahead unless all SAG members are satisfied with the event plans in place for their relevant areas of expertise. SAG meetings for this event are scheduled for:</p> <p>20/02/2025 17/04/2025 19/06/2025</p>
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This consultation will be conducted online via the council’s Consultation Hub. If you would like to take part, please go to:

[www.southwark.gov.uk/BRJCMV2025](http://www.southwark.gov.uk/BRJCMV2025)

If you do not have access to a computer, or email account, please contact us on: **020 7525 3422** and we will arrange an alternative way for you to take part.

If you would like to find out more about this event by attending the first community engagement meeting on **Wednesday 5 February**, starting at **6pm**, please contact:

[burgessparkevents@columbostar.com](mailto:burgessparkevents@columbostar.com)

If you would like to keep up to date with information about this event, please visit:

[www.burgessparkevents.com/](http://www.burgessparkevents.com/)

[Ticketed events in parks | Southwark Council](#)

If you have any questions about the information provided here, or about the consultation process, please email: [events@southwark.gov.uk](mailto:events@southwark.gov.uk) or call: **020 7525 3422**

Kind regards,

Southwark Events Team