

Stakeholder Consultation

Major-scale* commercial event application

*Defined as: 8,000+ attendees per single event day, or 4,000 attendees per day across two event days, or any event which is expected to have a significant impact on the location it would take place in.

Event:

Boiler Room, Jazz Café, Burgess Park (BP) Community Day, Maiden Voyage and Eastern Electrics 2026

Application reference: SWKEVE000937

Consultation period:

Opens: Friday 21 November 2025

Closes: Friday 19 December 2025

Introduction:

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/or the event activity that takes place there. If you do not want to hear from us in future, please let us know by emailing: events@southwark.gov.uk or calling **020 7525 3422** and we will remove your contact details from the stakeholder register.

The council's Events team has received an application from an event operator requesting to hold a major-scale, ticketed event in Burgess Park in July/August 2026. 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 getting input from a number of teams across council departments and external agencies - we aim to publish the report as soon as possible and by no later than Friday 27 February 2026.

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 3,342 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 – the Parks Office is located at Chumleigh Gardens
- Post this information on the council’s open-access consultation and engagement hub:

www.southwark.gov.uk/BOILER2026

Supporting documents:

- Event site map (**APPENDIX 1**)
- Production schedule (**APPENDIX 2**)

Event details:

Event management	
Applicant	‘We Are The Fair’ on behalf of client ‘Elixar Events Ltd’
Event promoter	Elixar Events Ltd
Event production	We Are The Fair (WATF)
Background	Elixar Events Ltd have been operating for 9 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), the Maiden Voyage and Jazz Café event in 2024 and the Boiler Room, Jazz Café, Maiden Voyage + community events in 2025.

	<p>WATF 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>Description</p>	<p>Boiler Room: 2026 marks Boiler Room’s 16th birthday. Established in 2010 in London, Boiler Room began as an online live-streaming platform showcasing DJs and artists. Since its inception, Boiler Room has grown into a globally recognized brand. Genres: House, Techno, Hip-Hop Demographic: 25-35 years, F:M 50/50</p> <p>Jazz Café Festival: Jazz Café Festival builds on the legacy of the iconic Jazz Café venue in Camden, long recognised as one of London’s most important spaces for Soul, Jazz, Hip-Hop, and World Music. After its origin in 2024, it returns to Burgess Park for what will be its third year. Genre: Jazz & Jazz-influenced music Demographic: 18-40 years, F:M 50/50</p> <p>Burgess Park (BP) Community Day: Free to attend. Main stage featuring well-known and local performers programmed by WATF/Elixar, additional stages 2 and 3 programmed by community partners, workshops, stalls, food and drink. Plans for this event are still taking shape. More information will be given at the online and in-person community engagement sessions being held on Thursday 4 December - please refer to the ‘Stakeholder Engagement’ section at the end of this table for more detail.</p> <p>Maiden Voyage: 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, Hip-Hop Demographic: 25-35 years, F:M 50/50</p>

	<p>Eastern Electrics: Eastern Electrics was founded in 2012 and has since then grown into one of the UK's premier house and techno music festivals. It was held at Lee Valley in 2024. Music – House, Techno, Disco Demographic – 18-40 years, F:M 50/50</p>	
Dates	<p>Onsite: Site build: Boiler Room Boiler Room Jazz Café Festival: Interval: Community event : Maiden Voyage: Eastern Electrics: Site break Offsite:</p>	<p>Saturday 25 July 2026 25 – 30 July Fri 31 July Sat 1 August Sun 2 August 3 – 6 August Fri 7 August Sat 8 August Sun 9 August 10 – 14 August Friday 14 August 2026</p>
Opening times	<p>Build: Boiler Room: Boiler Room: Jazz Café Festival: Interval: BP community event: Maiden Voyage: Eastern Electrics: Break:</p>	<p>Between 8am – 8pm 3 – 10:30pm 12 – 10:30pm 12 – 10pm Site closed 12 – 9pm 12 – 10:30pm 12 – 10pm Between 8am – 8pm</p>
Venue capacity	<p>Boiler Room: Boiler Room: Jazz Café Festival: BP community event: Maiden Voyage: Eastern Electrics:</p>	<p>up to 14,999 up to 14,999 up to 14,999 up to 14,999 up to 14,999 up to 14,999</p>

<p>Venue location and site map</p>	<p>Burgess Park (East side)</p> <p>Please see event site plan (APPENDIX 1) which is included with this document. The stages are marked as circles:</p> <ul style="list-style-type: none"> • Stage 1 is the main stage and faces West as it did in 2025 • Stage 2 is inside a marquee • Stage 3 is an open stage with speakers facing in multiple directions as it did in 2025 • Stage 4 is inside a marquee • The Blue square indicates where the admission gate is – this is the same location as in 2025 • The Red dotted lines indicate where temporary path closures would be – this is the same arrangement as in 2025 • The Blue dotted line indicates where the event production vehicles would drive to and from the event site
<p>Licensing and permissions</p>	
<p>Premises Licence</p>	<p>This event requires 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"> • Protection of children • Preventing public nuisance • Ensuring public safety • Preventing crime and disorder <p>The event operators already have a premises licence to cover this event.</p> <p>The application reference number is: 886536</p> <p>You can view the application on the Licensing Register:</p> <p>Premises Licences and Club Registrations - Licences Granted - Southwark Council</p>

	<p>For any questions about the premises licence, or application process, please contact: Licensing.Regen@southwark.gov.uk</p> <p>Southwark’s Statement of Licensing Policy 2021 – 2026 can be viewed here.</p> <p>The Licensing Act 2003 can be viewed here.</p>
Event Licence	<p>This event requires an Event Licence which permits access to the site in order to hold the event.</p> <p>An Event Licence is not issued until all other licenses and permissions have been issued by the council.</p>
Other licenses and permissions	<p>This event will require:</p> <ul style="list-style-type: none"> • Section 30 consent for the installation of temporary structures • Private Operators (Markets) Licence • Food Safety certification • Parking Suspension Order
Event operations	
Production schedule	<p>Please refer to APPENDIX 2 to see an outline of the proposed production schedule</p>
Vehicle access to event site	<p>All production vehicles will access the event site via the vehicle access point on Wells Way. This will be the only route for event vehicles. There will be no impact on vehicle or pedestrian access to the public car park, café, or 1st Place Children’s Centre via Albany Road.</p>

<p>Temporary footpath closures</p>	<p>Please refer to the Red dotted lines shown on the site map.</p> <p>The lines indicate where temporary footpath closures are required on the days when Boiler Room, Jazz Café, Maiden Voyage and Eastern Electrics are taking place.</p> <p>The footpath closures will follow the same format as in 2025 and will close 2 hours ahead of event opening hours. The path would not be closed during the BP Community Day event. More information about the proposals will be shared at the online and in-person community engagement sessions being held on Thursday 4 December - please refer to the 'Stakeholder Engagement' section at the end of this table for more detail.</p>
<p>Noise</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 event operators must comply with any noise management-specific conditions, which the Licensing Committee have attached to the <u>premises licence</u>.</p> <p>The company who are contracted to manage noise at this event are <u>F1 Acoustics</u>.</p> <p>More information about proposed noise management plans will be given at the online and in-person community engagement sessions being held on Thursday 4 December - please refer to the 'Stakeholder Engagement' section at the end of this table for more detail.</p>
<p>Safety and security</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</p>

Metropolitan Police, London Ambulance Service and the London Fire Brigade.

The event operators must comply with any safety-specific conditions that the Licensing Committee have attached to the premises licence.

For reference, the number of reports made to the MET Police in relation to this event in 2025 were:

BOILER ROOM - 1ST AUGUST:

2 x Thefts Reported
2 x Drug Offences Reported
0 x Arrests

BOILER ROOM - 2ND AUGUST:

1 x Theft Reported
0 x Arrests

JAZZ CAFE - 3RD AUGUST:

2 x Thefts Reported
0 x Arrests

BURGESS PARK COMMUNITY DAY - 7TH AUGUST:

0 x Crime Reported
0 x Arrests

MAIDEN VOYAGE - 9TH AUGUST:

1 x Theft Reported
1 x Violent Offence Reported
0 x Arrests

CARNAVAL DEL PUBELO - 10TH AUGUST:

0 x Crime Reported
0 x Arrests

The companies contracted to provide security management at this event are:

	<p><u>Alliance</u> <u>CT Security Ltd</u></p> <p>More information about proposed safety and security management plans will be given at the online and in-person community engagement sessions being held on Thursday 4 December - please refer to the 'Stakeholder Engagement' section at the end of this table for more detail.</p>
<p>Waste</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 the event perimeter and in the surrounding area, for example, the main routes into Burgess Park, and in the park itself.</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 residents.</p> <p>The event operators must comply with any waste management-specific conditions, which the Licensing Committee have attached to the <u>premises licence</u>.</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>

	<p>More information about proposed waste management plans will be given at the online and in-person community engagement sessions being held on Thursday 4 December - please refer to the 'Stakeholder Engagement' section at the end of this table for more detail.</p>
<p>Toilets</p>	<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>
<p>Traffic and transport</p>	<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 BP Community Day, where event attendees are expected to be from the local area.</p> <p>The council and the event operators remain aware of the issues that can be caused by an influx of hire bicycles to parks on live event days. To manage these risks, bike hire operators will be required to implement a range of mitigation measures such as: enforcing temporary exclusion zones, maintaining staffed and clearly designated drop-off hubs, actively disabling and removing bikes in areas directly around the event at closing times</p>

	<p>The event operators must comply with any traffic management-specific conditions, which the Licensing Committee have attached to the <u>premises licence</u>.</p>
<p>Site protection</p>	<p>All proposed event operations will 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 Arboriculture team.</p> <p>The event operators will be required to produce a specific 'Wet Weather Plan' to minimise the risk of damage to the ground in wet conditions.</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 report for 2025 is available on request. If you would like a copy, please contact:</p> <p>events@southwark.gov.uk</p> <p>The event operators must adhere to the council's <u>Events Environmental Sustainability Guide</u> regarding the protection of biodiversity.</p>
<p>Sustainability</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> <p>Read about event environmental, social and economic sustainability in the <u>2025 event evaluation report</u>.</p> <p>The event operators will be required to produce an evaluation report for 2026.</p>
<p>Community benefits</p>	

<p>Community event</p>	<p>Provision of the free-to-attend Burgess Park Community Day. More information will be given at the online and in-person community engagement sessions being held on Thursday 4 December - please refer to the 'Stakeholder Engagement' section at the end of this table for more detail.</p>
<p>Resident tickets</p>	<ul style="list-style-type: none"> • Up to 150 free residents tickets for each paid ticketed event • Up to 250 discounted residents tickets for each paid ticketed event • A discounted ticket offer for all <u>Southwark Presents</u> (library) card holders • 155 x discounted tickets to Tickets for Good (NHS workers and cost of living crises offers) <p>Details of how to access tickets will be shared at the online and in-person community engagement sessions being held on Thursday 4 December - please refer to the 'Stakeholder Engagement' section at the end of this table for more detail.</p>
<p>Employment, trade and supplier opportunities</p>	<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 <u>Southwark Works</u> and the event operator's web site: <u>www.burgessparkevents.com/</u> in due course.</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</p>

	<p>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 <u>Together</u> to manage their food and drink concessions.</p> <p>More information will be given about these opportunities at the online and in-person community engagement sessions being held on Thursday 4 December - please refer to the 'Stakeholder Engagement' section at the end of this table for more detail.</p>
<p>Mentoring scheme</p>	<p>WATF will re-open their mentorship scheme to applicants for 2026. The scheme 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 will be given about this opportunity at the online and in-person community engagement sessions being held on Thursday 4 December - please refer to the 'Stakeholder Engagement' section at the end of this table for more detail.</p>
<p>Charity fundraising</p>	<p>The event operators chosen charity partner for 2026 is <u>Spring Community Hub</u> – their target is to raise £6,000. They raised £5,670 for the hub in 2025 through guest list ticket donations and provided over 50kgs of food and sanitary items to the foodbank via a call out to festival goers on Saturday 9 August.</p>
<p>Creative opportunities</p>	<p>The event operators will use the provision of the BP Community Day 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"> • Sports/Dance/Music Workshops • Local Youth Groups' attendance • Arts and crafts workshops <p>Local aspiring singers and dance groups will be given the opportunity to perform on a festival stage.</p>

Income - Environmental Impact Fee	<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. The EIF from the event in 2025 has been spent on essential lake works (non-chemical bio-extract to reduce algae), floating islands for wildfowl and repair of the fountain.</p>
Income - site hire fee	<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"> • The Cultural Celebrations Fund - the council’s annual grants programme for free cultural festivals. In 2025, the fund supported 15 projects across 7 wards. • Subsidising fees for the 100+ community events that take place throughout the year • The council’s Culture and Events services, which in turn support the borough’s vibrant cultural life
Stakeholder engagement	
Community engagement sessions	<p>Thursday 4 December 2025</p> <ul style="list-style-type: none"> • Online via MS Teams – start 12pm. • In-person at a venue local to Burgess Park – start 6:30pm <p>To find out more and register your attendance for either of these sessions, please contact:</p> <p>Email: events@southwark.gov.uk Phone: 020 7525 3422</p> <p>These sessions take place whilst the consultation is open and are designed to give more information about the event, so people can determine whether they would like to take part in the consultation.</p>
Safety Advisory Group review meetings	<p>The event operators are required to present event safety plans as they develop to Southwark’s Safety Advisory Group (SAG). The SAG is made up of representatives from departments, including Parks, Licensing, Community Safety, Environmental Protection,</p>

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:

- January 2026
- March 2026
- June 2026

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/BOILER2026

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 community engagement sessions on **Thursday 4 December**, starting at **12pm** (online) and **6:30pm** (in-person), please contact:

events@southwark.gov.uk

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

www.southwark.gov.uk/BOILER2026

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

Kind regards,

Southwark Events Team

