



**MANCHESTER
CITY COUNCIL**

Licensing & Out of Hours Compliance Team - Representation

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Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
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Premise Details

Application Ref No	235993
Name of Premises	Wework
Address	Hanover House, Corporation Street, Manchester, M60 4ES

Representation

Outline your representation regarding the above application below. This representation should describe the likely effect of the grant of the licence/certificate on the licensing objectives and on the vicinity of the premises.

The Licensing and Out of Hours Team have assessed the likely impact of the granting this application taking into account a number of factors, including the nature of the business, size of the premise and the ability to uphold the four licensing objectives.

The applicant offers office space for rent with the provision of refreshment facilities, which includes alcohol. While access to the premises is limited to office users and bona fide guests. This premise is over six floors and provides space for approximately 779 work stations, not including space covered in communal areas and interview rooms along with the plans stating that the desk count does not match the Amazon head count.

The location of the premises is corporation Street in Manchester City Centre, next to The Printworks and near to the Manchester Arena / The Corn exchange, which is an area of the City with a busy night time economy, see map Exhibit AO1.

As a result of this assessment we have concerns that the granting of this application is likely to lead to issues of public nuisance, crime and disorder, and the risk of harm to children. The Licensing and Out of Hours Team specifically have concerns in relation to the self-serve style of the alcohol at the premise.

The applicant's floor plan shows a symbol highlighted as a '*Beer Island Location*' on the first floor, the same symbol appears on second and third floors without being highlighted as a beer island. These islands are self-serve beer tap(s) which the Licensing and Out of Hours Team have previously been

informed will have one keg attached and once emptied will not be replaced until the following day, however following visits to other Wework premises there can be as many as four taps offering a variety of drinks. Kegs in the UK vary in size ranging from a capacity of 88 pints to 240 pints approximately. As a member of staff is not always present at the facility, the 'Wework, Responsible Alcohol Management' Exhibit AO2, pages 4/6 states patrols must be in the area for 30 minutes in every hour; therefore there is not full control over the number of drinks any one person can access. There is also a risk that a person under the age of 18 can access the facility unchallenged during times when staff members are not present.

Although the premises is not alcohol led, the 'Wework, Responsible Alcohol Management' Exhibit AO2, page 13, makes reference to events being held in the premise, which we feel have not been addressed within this application. We therefore recommend that in order to prevent the problems described above the following conditions should be attached to the Premises Licence:

All staff should be trained in the following before they commence paid duty at the premise:

- Relevant age restrictions
- Recognising signs of drunkenness
- How to refuse service
- The conditions in force under this licence
- Company policies and reporting procedures

Documented records of training completed shall be kept for each member of staff. Training shall be regularly refreshed and at no greater than 6 monthly intervals. Training records shall be made available for inspection upon request by a police officer or an authorised officer of Manchester City Council.

The premise shall have a documented Duty of Care policy for managing intoxicated and vulnerable people at the premises.

There shall be no self-serve wine & spirits on the premises.

SIA registered door staff shall be employed at the premises, in accordance with a risk assessment to be carried out by the DPS on an event by event basis. When employed, door staff will wear high visibility armbands.

When employed, a register of those door staff employed shall be maintained at the premises and shall include:

- the number of door staff on duty;
- the identity of each member of door staff;
- the times the door staff are on duty.

The premise shall display signage indicating at the point of sale that the challenge 21 scheme is in operation.

The premise shall display signage indicating at the point of sale that is an offence to buy, or attempt to buy, alcohol for a person under the age of 18.

An incident log (which may be electronically recorded) shall be kept at the premises for at least 6 months, and made available on request to the police or an authorised officer of the licensing authority, which will record the following incidents including pertinent details:

- all crimes reported to the venue, or by the venue to the police.
- all ejections of patrons
- any incidents of disorder
- any refusal of the sale of alcohol

Before commencement of this licence the applicant must provide the authority with an accurate plan detailing which floor(s) alcohol will be supplied from and the number of taps on each floor.

We believe these conditions are proportionate and necessary to prevent the problems described.

Recommendation: Approve with Conditions (Outlined Above)

Exhibit AO1

