



The Residents  
Victoria Square  
George Leigh Street  
Manchester  
M5 4DT

24 / 09 / 2020

Dear Residents,

I hope this letter finds you all well, firstly I'd like to thank those who took the time to meet me on the 26<sup>th</sup> August. I found it very informative and useful. I thought it would be prudent to write a follow up letter to ensure the concerns raised had been fully heard and outline some of the resources and procedures we'll be putting in place to address them.

As a resident of Ancoats for some time, I am fully aware of the rate of change, the nuisance and disruption that building works have caused and the anti-social behavior that can occasionally occur. It was made clear to me at the meeting that this happens outside the unit, but stand by my point that having a business presence, CCTV and restoring the unit from it's current state will act as a deterrent to this.

I understand a meeting was held with the attendance of local councilors and a representative of the Ancoats Food & Drink Network to discuss Ancoats generally, where some additional concerns were raised about my proposal. Having spoken to the councilors and digested the feedback from our meeting please see below the proposed methods and resources that will be in place to enforce the four licensing objectives;

#### **A - The Prevention of Crime and Disorder**

1. A suitable CCTV system shall be maintained and operated at the premises.
2. Recorded CCTV images will be maintained and stored for a period of at least twenty-eight days and will be produced to the Police or Licensing Authority upon request.
3. Any person left in charge of the premises will be trained in the use of any such CCTV equipment, and be able to produce CCTV images to an officer from a responsible authority upon request.
4. Open containers of alcohol will not be removed from the premises, save for consumption in any delineated external area.
5. Staff will be trained in the requirements of the Licensing Act 2003 with regards to the licensing objectives laws relating to under age sales, the sale of alcohol to intoxicated persons and that training shall be documented and repeated at 6 monthly intervals.
6. A refusals book will be maintained at the premises, and made available to an officer of a responsible authority upon request.
7. The sale or usage of narcotics will be prohibited and any individual found to have them in their possession will be reported to the police.

#### **B - Public Safety**

1. A first aid box will be available at the premises at all times. Staff will also be trained in this area.
2. Regular safety checks in and around the premises shall be carried out by staff.
3. The premises shall maintain an incident log and public liability insurance.

#### **C - The Prevention of Public Nuisance**

1. The exterior of the building shall be cleared of litter at regular intervals.
2. Notices will be positioned at the exits to the building requesting customers to leave in a quiet manner.
3. The emptying of bins into skips, and refuse collections will not take place between 9pm and 11am.

#### **D - The Protection of Children From Harm**

1. A "Challenge 21" Policy shall be implemented in full and appropriate identification sought from any person who appears to be under the age of 21. The only acceptable forms of identification shall be photographic driving licences, passports, HM forces cards, or a form of identification with the "PASS" hologram.
2. Staff training will include the Challenge 21 Policy and its operation. In particular, staff shall be trained to take such action as is necessary to prevent the sale of alcohol to persons over the age of 18 where those customers are engaged in the distribution of alcohol to persons under the age of 18. The training must be given to a new member of staff before they commence employment and all staff must receive refresher training every 6 months.

Further to the above I must re-iterate that the public will have no access to the residential parts of Victoria Square via the unit except as an emergency exit in the event of a fire. Equally I stand by my what I said at our meeting that if security is required to deter anti-social behavior, this is something I am willing to fund. As ever I welcome feedback, so please feel to email prior to the meeting with any questions or queries you may have.

Yours sincerely.

James Spalding.

Director  
Gob Manchester Limited