



Licensing & Out of Hours Compliance Team - Representation

Name	Robert Mason
Job Title	Neighbourhood Compliance Team Lead
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	Robert.mason@manchester.gov.uk
Telephone Number	0161 234 1220

Premise Details	
Application Ref No	LPU278841
Name of Premises	Burnage Cricket & Social Club
Address	Mauldeth Road, M19 1AB

Representation
<p>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.</p> <p>The Licensing and Out of Hours team (LOOH) would like to provide supporting information in the matter of this summary review to support Greater Manchester Police in their recommendations.</p> <p>Licensing and Out of Hours has a long running history with this premises due to licence breaches, noise complaints and general poor management at the premises. We believe that the premises has a detrimental impact on the surrounding area and the local community by undermining the licencing objective in relation to public nuisance.</p> <p>It seems that the licence holder no longer lives in this country and the chaotic change in DPS's recently lends itself to a lack of management continuity at the premises. It would also seem that the club's identity has an equally chaotic set up and goes under various guises including, Burnage Cricket & Social Club, Burnage Sports club, South Manchester Function Suite and Danny's Yard.</p> <p>Upon checking the Council's records, Burnage Cricket Club was granted a Club Premises Certificate in 2005, and this was issued to [REDACTED]. The club continued to run under this licence until Mr Lee Pepper was granted a Premises Licence on 3rd June 2015. Between 2005 and 2015, Manchester Council received four noise complaints with all of these being received over one weekend during November 2014. Although we are unaware of the date Mr Lee Pepper officially began employment at the premises, if this premises was able to run for 9 years without a single noise complaint up until a few months before Mr Peppers Premises Licence application on 5th March 2015, one may surmise that these complaints could correlate with Mr Peppers taking over management at the premises.</p> <p>Whether this is the case or not, the actual facts surrounding Mr Peppers involvement at the club are more clear cut. Since Lee Pepper applied for a</p>

Premises Licence at Burnage Cricket Club on 5th March 2015, the Council have received a staggering 46 complaints about the premises, with 40 of these relating to noise. Even more concerning is the fact that these complaints consist of 24 separate complainants living within the local area.

For the purpose of this representation, LOOH will focus on the complaints received over the last 16 months starting in from April 2021.

On 2nd April 2021, the Licensing Out of Hours team received a complaint about a 'gathering' within the grounds of the cricket club. At this time, the country was in lockdown and all gatherings were limited to a maximum of 6 people. The officer who attended observed up to 30 people drinking, smoking and listening to music in the outside bar area. A phone call the following day to the Licence holder, Lee Pepper, confirmed that he was in Spain and that someone called [REDACTED] was now living on the site and that [REDACTED] the only person with the keys to the land. The incident was reported to Greater Manchester Police as a breach of Covid legislation at that time.

After the strictest of the lockdown measures were lifted and indoor venues such as pubs were allowed to re-open, we once again began to receive complaints about noise nuisance from residents in the area.

On 3rd June 2021, LOOH received a noise complaint from a resident who was being disturbed by 'music coming from loudspeakers in the outside area of the premises'. On this occasion officers were unable to visit but wrote to the DPS explaining that a complaint had been received and reminding them of their obligations under the Licensing Act. This letter is dated 3rd June 2021 and is listed within the supporting evidence as [RM1](#).

On the 7th July 2021 we were made aware of an email that had been sent to a local Councillor about the premises. This email was from a local resident and highlighted a number of violent incidents that had taken place at the premises over the previous weekend. [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 27th July 2021 the LOOH team received another complaint, about noise break out from the premises. At 21:48 officers attended the site and observed loud bass music emanating from the premises. Officers spoke to the manager at the time, [REDACTED] who advised a wake was taking place and that the music would be turned down. The music was turned down and a call to the complainant confirmed that the bass could no longer be heard inside their home.

The following day, at 00:32, LOOH received 3 further noise complaints about loud music and bass had been emanating from the premises all day and this was so loud it was causing the cutlery in their home to vibrate. On this occasion, 28th July 2021 officers arrived at the premises at 21.52 and could hear music and bass at street level and observed a number of patrons in the outside area of the premises. Officers entered the premises and spoke to the manager [REDACTED]. Officers asked [REDACTED] were the DPS, Lee Pepper was, and

██████ responded that '██████ didn't know where he was and that ██████ had only been managing the premises for one and a half days.' ██████ explained that a memorial was taking place and that ██████ would close the doors and get the music turned down.

On 8th August 2021, LOOH were forwarded an email from a resident which they had sent to their MP as a result of an event that was held the previous night. A redacted copy of this MP complaint is provided as supporting evidence as [RM2](#). The complaint to the MP states that premises was playing loud music until 03:00am. If true, this would be a breach of the licensable hours on the premises licence. A post on the South Manchester Function Suite page posted in October 2021 incorrectly announces that there licensing hours are until 3am. A screenshot of this is provided as supporting evidence, [RM3](#)

In response to the mounting complaints, LOOH officers conducted a proactive monitoring visit for 27th into 28th August 2021 and arrived to the site at 00.50am. It was the opinion of the attending officer that the volume and bass were a major cause for concern.

On 1st September 2021, LOOH received another complaint, about the noise and general nuisance from vehicles parking during an event on 27th August 2021.

As a result of the continuing complaints and the identification of a nuisance by LOOH officers, a letter was sent to Lee Pepper on 3rd September 2021. A copy of this letter is provided as supporting evidence, [RM4](#). A pre-review meeting, which is often held as last resort before the final step of reviewing a Premises Licence, was also scheduled. It was deemed that all other avenues had by this time been exhausted.

A pre-review meeting was held on 16th September 2021 between Lee Pepper, ██████████ from the Licensing Out of Hours Team and Alan Isherwood from GMP. The pre-review meeting focussed on the licence breaches LOOH officers had observed in relation to noise break out and the poor management of the outside area, whilst GMP focused on incidents of violent disorder that had recently occurred at the premises. The pre-review meeting was followed up with a letter being sent to Lee Pepper summarising the outcomes of the meeting and listing the reassurances that were made by Lee Pepper. A copy of this letter provided as supporting evidence, [RM5](#).

Following the pre-review meeting, we received no further noise complaints until February 2022. On the 15th February 2022, a resident called the LOOH team and advised that they had been disturbed by noise over the Christmas period but had not reported this as they accepted that festive activities will be busier/noisier. The case officer made contact with the premises and spoke to a member of staff called ██████████ and reminded them of the pre-review agreements that had been made. A follow up letter was sent confirming this and is provided as supporting evidence, [RM6](#).

On 26th February 2022 officers made a proactive visit to the outside of the premises and observed music and bass escaping through a fire door at the premises. The case officer visited the premises on 28th February 2022 and

spoke with ██████ to once again remind ██████ of the pre-review conditions and the need to monitor for music escaping.

On 5th March 2022 another proactive visit was undertaken and on this occasion the music break out was deemed likely to be a nuisance but would have needed to have been observed from within a complainant's property to confirm this. The officer parked on ██████ at 22.40, a distance of roughly ██████ from the premises and noted that with the car windows up, loud music and bass was audible.

On 22nd March 2022 LOOH received a further complaint via the Council's online contact form in relation to the club. The contact form stated:

"Owner of the club Lee Pepper has been abroad for a while and its now being run by the looks of it from the local dealers. It's blaring music most nights especially Fri Sat or Sun, even at 2pm enough to set the dogs of barking. People come right up to the far fences for sexual desires or drug dealing. With the dealers being in there, drugs are being sold from there."

Following this complaint, a discussion was had with the DPS ██████ and a letter was sent out reminding the premises once again about their duties under the Licensing Act. A Licence inspection was also scheduled, and this took place on 13th April 2022. [RM7](#)

During this inspection the following conditions were found to be in breach. These failings were confirmed in writing via a letter sent on 14th April 2022 which is provided as supporting evidence, [RM8](#). It is worth noting that all these breaches relate to failings by management at the premises:

Annex 3

Condition 2: *In addition to any other training, the premises licence holder shall ensure all staff are trained to prevent underage sales, to be aware of and prevent proxy sales, to maintain the refusals log, enter sales correctly on the tills so the prompts show as appropriate and monitor staff to ensure their training is put into practice.*

Condition 3: *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.*

Condition 7: *The Designated Premises Supervisor shall ensure that a written notice of authority is kept at the premises for all staff who sell alcohol. The notice shall be made available for inspection upon request of the police or an authorised officer of the licensing authority and all staff selling alcohol must be in possession of formal identification to enable to verify their identity against the notice.*

A re-visit was planned to be held 14 days after this inspection to ensure the above conditions were being met. However, on 29th April 2022, the DPS ██████ asked for us to delay our re-visit as he has fallen out with Lee Pepper and is no longer the DPS. ██████ advised that a new DPS had been put in place called Angela Henderson. The re-inspection finally went ahead on

26 May 2022 and the above licence breaches had been rectified.

A further noise complaint was received on 2nd June 2022 from a resident. Officers from LOOH responded to the complaint and visited the complainant's home. The officers made notes confirming that bass could be heard inside the resident's property. The bass was loud enough to be heard over the television. Officers left the residents house and spoke to the DJ at the club who agreed to 'trim the bass'.

In response to this complaint and LOOH officers observing a nuisance, the case officer visited Angela Henderson, the DPS on 8th June 2022, with a colleague at the premises, to make her aware of the complaint. During this conversation, Angela advised that the club is now up for sale.

After looking at the DPS history, Lee Pepper was DPS from 6th March 2019 to 28th September 2021. After this, [REDACTED] was the DPS until 21st February 2022 when [REDACTED] took over and then finally the current DPS replaced [REDACTED] on 5th May 2022.

Having looked through all the cases in detail, it is evident that the noise issues have been present despite the numerous changes in designated premises supervisors. This indicates that the noise issue is deeply ingrained at this premises. Whilst we know that Lee Pepper is currently living in Spain, we know from conversations with staff that Lee Pepper is still at the helm of this business and employing the designated supervisors. As such, the blame for the poor management of the premises and the continuing noise complaints in our opinion falls on Mr Pepper as the Licence holder.

Despite warning letters, a pre-review and countless conversations with the management of the premises, the negative impact on the local residents has continued and based on the evidence before us, seems highly likely to continue unless the licence for this premises is revoked.

The Licensing and Out of hours team are in full support of Greater Manchester police's recommendation to revoke the premises licence and therefore request that the licence is revoked.

Recommendation: To fully support Greater Manchester police and their recommendation to revoke the premise licence.

Supporting Evidence:

RM1 Letter dated 3rd June 2021

RM2 Redacted email from resident to MP

RM3 Facebook Screenshot

RM4 Letter sent to on 3rd September 21

RM5 Pre Review Letter 20th Sept 2021

RM6 Warning Letter 17th Feb 2021

RM7 Letter following Licence Inspection 14th April 2021

RM8 Warning Letter 8th June 2022

ALL LETTERS ON DESK IN SMALL OFFICE

RM2 (REDACT BEFORE SENDING)

8/ 8/2021 12:57 DSO

Dear MP Smith

I am writing to you in relation to Burnage Sports and Social Club M19 1AB. They often play very loud music until late which causes a real disturbance to the neighbouring properties.

Last night the club was playing extremely loud banging/bassy music UNTIL 3AM. This combined with the noise of people shouting and screaming is just unacceptable in the middle of a residential area. My house backs onto the cricket field and is literally opposite this club.

I have complained to Manchester City Council and reported a noise problem. All they seem to do is visit the premises, have a chat with them and then leave. NOTHING GETS DONE AND NOTHING CHANGES.

I am sick and tired of the noise pollution coming from this venue. It is not acceptable to have this level of noise pollution in a

residential area - not acceptable at all and it HAS TO STOP.

Please can you do something to help.

Regards

RM3



South Manchester Function Suite



5 Oct 2021 ·

We are recruiting. Bar and Function Staff required. On an ongoing basis for events and functions at our venue.

We require experienced staff who can work weekends, evenings and late hours in line with our 3am licence.



3

1 Comment • 1 share



Like



Comment



Share

EXHIBIT RM1



MANCHESTER
CITY COUNCIL

Licensing & Out of Hours Compliance
The Neighbourhoods Service
PO Box 532, Town Hall
Manchester, M60 2LA

To reply please contact [REDACTED]

Tel 0161 234 1220

Email [REDACTED]

Ref 704867

Date: 3rd June 2021

Dear Sir / Madam

Communication Station, Burnage Cricket And Social Club, Mauldeth Road, Manchester, M19 1AB

Environmental Protection Act 1990, Licensing Act 2003, Health Act 2006

Receipt of a Complaint

I write to you following receipt of a complaint concerning loud music from external speakers.

I am writing to you to make you aware of this complaint to ask you to consider if this problem is or has been occurring. At this stage I have not carried out any other investigation. However, if the alleged problem has been occurring I would ask that you take the necessary steps to ensure that it does not happen in the future.

I would like to take this opportunity to remind you of your obligations under the Licensing Act 2003 to uphold all of the "Licensing objectives." The licensing objectives are the prevention of public nuisance, public safety, the protection of children from harm, and the prevention of crime and disorder.

Under the Licensing Act 2003 any responsible authority or interested party, including local residents, can request a Review of a premises license if it is felt that any of the Licensing Objectives are not being upheld in relation to the premises. As a result of any review that may take place, additional conditions, changes in licensable activities or a restriction in a premises operating hours may be imposed.

I enclose a copy of the Premises Licence for your premises.

Please review this document and ensure you comply with all its terms and conditions. You should be aware that under Section 136 of the Licensing Act 2003 subsection it is an offence to carry on or attempt to carry on a licensable activity on or from any premises otherwise than under and in accordance with an 'authorisation' or knowingly allow a licensable activity to be so carried on. An authorisation includes a premises licence, club premises certificate or temporary

event notice. A person guilty of an offence under this section is liable on summary conviction to imprisonment for a term not exceeding six months or to an unlimited fine, or to both.

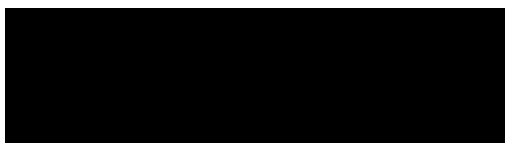
You should be aware that we may now carry out monitoring visits to your premises or the area around it to assess levels of music

The Environmental Protection Act 1990 allows the Council to serve a Statutory Nuisance Abatement Notice where it is satisfied that a Statutory Nuisance exists. A Statutory Nuisance Abatement Notice is a legal document that requires those responsible for the nuisance to abate it. Failure to comply with such a Notice is a criminal offence. Should we obtain satisfactory evidence that a Statutory Nuisance is being caused by external speakers we will not hesitate to take this enforcement action.

You should be aware that under Section 136 of the Licensing Act 2003 subsection it is an offence to carry on or attempt to carry on a licensable activity on or from any premises otherwise than under and in accordance with an 'authorisation' or knowingly allow a licensable activity to be so carried on. An authorisation includes a premises licence, club premises certificate or temporary event notice. In other words you must comply with all the terms and conditions of your premises licence and failure to do so is a criminal offence. A person guilty of an offence under this section is liable on summary conviction to imprisonment for a term not exceeding six months or to an unlimited fine, or to both.

If you have any questions about this letter or wish to discuss this further please contact me on the number above or alternatively using the email address provided.

Yours sincerely

A large black rectangular redaction box covering the signature of the Licensing & Out of Hours Officer.

Licensing & Out of Hours Officer

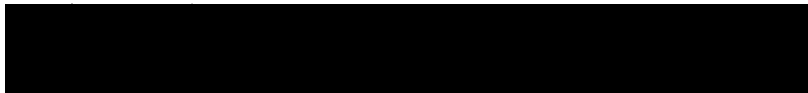
EXHIBIT RM2

8/ 8/2021 12:57 DSO

Dear MP Smith

I am writing to you in relation to Burnage Sports and Social Club M19 1AB. They often play very loud music until late which causes a real disturbance to the neighbouring properties.

Last night the club was playing extremely loud banging/bassy music UNTIL 3AM. This combined with the noise of people shouting and screaming is just unacceptable in the middle of a residential area.



I have complained to Manchester City Council and reported a noise problem. All they seem to do is visit the premises, have a chat with them and then leave. NOTHING GETS DONE AND NOTHING CHANGES.

I am sick and tired of the noise pollution coming from this venue. It is not acceptable to have this level of noise pollution in a residential area - not acceptable at all and it HAS TO STOP.

Please can you do something to help.

Regards

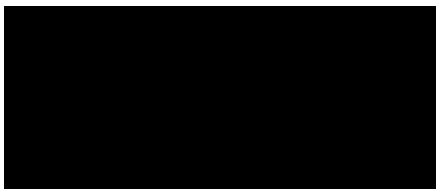


EXHIBIT RM3

 51

15 comments 43 shares

 Like

 Comment

 Share



South Manchester Function Suite



5 Oct 2021 · 

We are recruiting. Bar and Function Staff required. On an ongoing basis for events and functions at our venue.

We require experienced staff who can work weekends, evenings and late hours in line with our 3am licence.

 3

1 comment 1 share

 Like

 Comment

 Share



South Manchester Function Suite



3 Oct 2021 · 

EXHIBIT RM4



**MANCHESTER
CITY COUNCIL**

Mr Lee Pepper
Burnage Cricket And Social Club
Mauldeth Road, Manchester
M19 1AB

**Licensing & Out of Hours Compliance
The Neighbourhoods Service**
PO Box 532, Town Hall
Manchester, M60 2LA

To reply please contact [REDACTED]

Tel: 0161 234 1220
[REDACTED]

Ref 716409

Date: 3rd September 2021

Dear Sir / Madam

**Burnage Community Sports and Social Club, Burnage Cricket And Social Club, Mauldeth Road, Manchester, M19 1AB
Licensing Act 2003, Health Act 2006**

I write to you following receipt of a complaint concerning excessive loud music. The problem is reported to be generally occurring on Fridays and Saturday's

Following a pro-active monitoring visit

I write to you following a visit to the area around your premises by Council officers at 00.50 on 28th August 2021. During this visit Officers witnessed breaches of the following conditions attached to your licence,

Condition 10, No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

Condition 12, After 2200 patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

In the opinion of the Officer present during the visit music volume and base were a major cause for concern. This concern constituted a breach of the prevention of public nuisance licensing objective. I would remind you of your responsibilities under the Licensing Act 2003 to prevent problems of this kind and uphold all of the licensing objectives. The licensing objectives are the prevention of public nuisance, public safety, the protection of children from harm, and the prevention of crime and disorder. I would ask you to take the steps necessary to ensure this problem does not occur again.

Under the Licensing Act 2003 any responsible authority or interested party, including local residents, can request a Review of a premises license if it is felt that any of the Licensing Objectives are not being upheld in relation to the premises. As a result of any review that may take place, additional conditions, changes in licensable activities or a restriction in a premises operating hours may be imposed.

Please review your premises licence and ensure you comply with all its terms and conditions. You should be aware that under Section 136 of the Licensing Act 2003 subsection it is an offence to carry on or attempt to carry on a licensable activity on or from any premises otherwise than under and in accordance with an 'authorisation' or knowingly allow a licensable activity to be so carried on. An authorisation includes a premises licence, club premises certificate or temporary event notice. A person guilty of an offence under this section is liable on summary conviction to imprisonment for a term not exceeding six months or to an unlimited fine, or to both.

You should be aware that we may now carry out further monitoring visits to your premises or the area around it in attempts to witness any further nuisance.

If you have any questions about this letter or wish to discuss this further please contact me on the number above.

Yours sincerely



Licensing & Out of Hours Officer

EXHIBIT RM5



MANCHESTER
CITY COUNCIL

Licensing & Out of Hours Compliance
The Neighbourhoods Service
Hammerstone Road
Depot, Gorton M18 8EQ

Mr Lee Pepper
[REDACTED]

To reply please contact:
[REDACTED]

Office. 0161 234 1220
[REDACTED]

Date: 20th September 2021

Our ref: M/229126

Dear Mr Pepper

Premises Licence Pre-Review Outcomes

Further to the meeting you attended via Microsoft teams on the 16th September 2021 with representatives of both the Licensing and Out of Hours Team and Greater Manchester Police

During the meeting we discussed the recent noise complaints received by Manchester City Council. We outlined the fact that the following breaches of your premises licence had also been witnessed by officers,

Annex 3 – Conditions attached after hearing by the licensing authority

10. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

12. After 2200 patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

You stated that you felt the recent complaints and also breaches which had been witnessed by our officers were due to the manager who was in place at the time being inexperienced at running a premises. You also stated that you have been struggling recently to be a visible presence at the premises as you have been spending extended periods in Spain

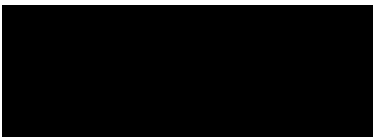
As a result of the recent noise complaints and breaches which have been witnessed you have confirmed that the following actions will be taken,

- A new DPS (Designated premises supervisor) to be brought into the premises with immediate effect.
(You stated this variation to DPS has been applied for and the new DPS is already now working at the premises)
- New DPS contact details to be sent to [REDACTED] immediately and a meeting is to be arranged in order to discuss recent issues
- All external noise monitoring which is undertaken by the DPS or staff is to be documented including dates, times, locations of monitoring and any issues of note.
- Noise monitoring documentation is to be made available at the request of licensing out of hours officers.
- Premises risk assessment document to be sent to [REDACTED] no later than Friday 25th September 2021.

Under the Licensing Act 2003 any responsible authority or any other person, including local residents, can request a Review of a premises license if it is felt that any of the Licensing Objectives are not being upheld in relation to the premises. The licensing objectives are the prevention of public nuisance, public safety, the protection of children from harm, and the prevention of crime and disorder. As a result of any review that may take place, additional conditions, changes in licensable activities or a restriction in a premises operating hours may be imposed

If you have any questions about this letter or wish to discuss this further please contact me on the number above.

Yours sincerely



Licensing & Out of Hours Compliance Officer

EXHIBIT RM6



MANCHESTER
CITY COUNCIL

Licensing & Out of Hours Compliance
The Neighbourhoods Service
PO Box 532, Town Hall
Manchester, M60 2LA

[REDACTED]
Burnage Cricket And Social Club
Mauldeth Road
Manchester
M19 1AB

To reply please contact. [REDACTED]

Tel 0161 234 1220
[REDACTED]

Ref: 733506

Date: 17th February 2022

Dear Sir

Burnage Cricket And Social Club, Mauldeth Road, Manchester, M19 1AB
Environmental Protection Act 1990, Licensing Act 2003

Receipt of a Complaint

I write to you following receipt of a complaint concerning loud music. The problem is reported to be generally occurring on weekends 22:00 to 02:00hrs

I am writing to you to make you aware of this complaint to ask you to consider if this problem is or has been occurring. At this stage I have not carried out any other investigation. However, if the alleged problem has been occurring I would ask that you take the necessary steps to ensure that it does not happen in the future.

I would like to take this opportunity to remind you of your obligations under the Licensing Act 2003 to uphold all of the "Licensing objectives." The licensing objectives are the prevention of public nuisance, public safety, the protection of children from harm, and the prevention of crime and disorder.

Under the Licensing Act 2003 any responsible authority or interested party, including local residents, can request a Review of a premises license if it is felt that any of the Licensing Objectives are not being upheld in relation to the premises. As a result of any review that may take place, additional conditions, changes in licensable activities or a restriction in a premises operating hours may be imposed.

I enclose a copy of the Premises Licence for your premises.

Please review this document and ensure you comply with all its terms and conditions. You should be aware that under Section 136 of the Licensing Act 2003 subsection it is an offence to carry on or attempt to carry on a licensable activity on or from any premises otherwise than under and in accordance with an 'authorisation' or knowingly allow a licensable activity to be so carried on. An authorisation includes a premises licence, club premises certificate or temporary event notice. A person guilty of an offence under this section is liable on summary conviction to imprisonment for a term not exceeding six months or to an unlimited fine, or to both

You should be aware that we may now carryout monitoring visits to your premises or the area around it to ensure the licensing objectives are being upheld.

Yours sincerely



Licensing & Out of Hours Officer

EXHIBIT RM7



MANCHESTER
CITY COUNCIL

Licensing & Out of Hours Compliance
The Neighbourhoods Service
PO Box 532, Town Hall
Manchester, M60 2LA

[REDACTED]
Burnage Cricket and Social Club
Mauldeth Road
Manchester
M19 1AB

To reply please contact: [REDACTED]

[REDACTED]
Ref 736648

Date: 31st March 2022

Dear Sir

Burnage Cricket And Social Club, Mauldeth Road, Manchester, M19 1AB
Environmental Protection Act 1990, Licensing Act 2003

Receipt of a Complaint

I write to you following receipt of a complaint concerning excessive noise from music. The problem is reported to be generally occurring most weekends

I am writing to you to make you aware of this complaint to ask you to consider if this problem is or has been occurring. At this stage I have not carried out any other investigation. However, if the alleged problem has been occurring I would ask that you take the necessary steps to ensure that it does not happen in the future

I would like to take this opportunity to remind you of your obligations under the Licensing Act 2003 to uphold all of the "Licensing objectives." The licensing objectives are the prevention of public nuisance, public safety, the protection of children from harm, and the prevention of crime and disorder.

Under the Licensing Act 2003 any responsible authority or interested party, including local residents, can request a Review of a premises licence if it is felt that any of the Licensing Objectives are not being upheld in relation to the premises. As a result of any review that may take place, additional conditions, changes in licensable activities or a restriction in a premises operating hours may be imposed.

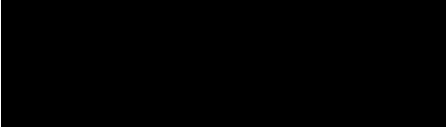
Please review your premises licence and ensure you comply with all of its terms and conditions. You should be aware that under Section 136 of the Licensing Act 2003 subsection it is an offence to carry on or attempt to carry on a licensable activity on or from any premises otherwise than under and in accordance with an 'authorisation' or knowingly allow a licensable activity to be so carried on. An authorisation includes a premises licence, club premises certificate or temporary event notice. A person guilty of an offence under this section is liable on summary conviction to imprisonment for a term not exceeding six months or to an unlimited fine, or to both

Monitoring for an Offence

You should be aware that we may now carryout monitoring visits to your premises or the area around it in attempt to witness any such disturbance

If you have any questions about this letter or wish to discuss this further please contact me on the number above.

Yours sincerely



Licensing & Out of Hours Officer

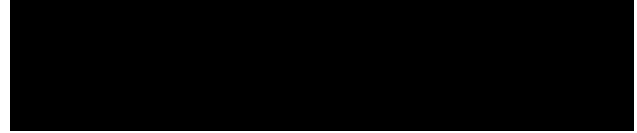
EXHIBIT RM8



MANCHESTER
CITY COUNCIL

Burnage Cricket And Social Club
Mauldeth Road
Manchester
M19 1AB

The Neighbourhoods Service
Growth & Neighbourhoods



Date: 14th April 2022

Our ref: 272999

Dear Sir / Madam

Licensed Premises Inspection
Licensing Act 2003

Following my visit to your premises on 13th April 2022 it was found that you were not fully complying with all the conditions within your premises licence. I have enclosed a copy of your licence and highlighted the relevant conditions which were not being upheld at the time of my visit. It was agreed that you would take the necessary steps to ensure that you fully comply with the highlighted conditions following my inspection visit.

Annex 3

2. In addition to any other training, the premises licence holder shall ensure all staff are trained to prevent underage sales, to be aware of and prevent proxy sales, to maintain the refusals log, enter sales correctly on the tills so the prompts show as appropriate and monitor staff to ensure their training is put into practice.

3. 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.

7. The Designated Premises Supervisor shall ensure that a written notice of authority is kept at the premises for all staff who sell alcohol. The notice shall be made available for inspection upon request of the police or an authorised officer of the licensing authority and all staff selling alcohol must be in possession of formal identification to enable to verify their identity against the notice.

You should be aware that under Section 136 of the **Licensing Act 2003** it is an offence to carry on or attempt to carry on a licensable activity on or from any premises otherwise than under and in accordance with an 'authorisation' or knowingly allow a licensable activity to be so carried on. An authorisation includes a premises licence, club premises certificate or temporary event

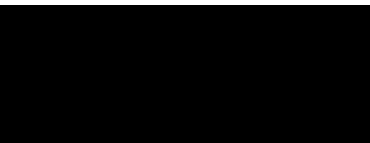
notice A person found guilty of these offences is liable on conviction to 6 months imprisonment and an unlimited fine.

You were advised that I would be revisiting your premises to ensure that the above matters have been addressed and I would like to inform you that I intend to visit your premises again on the 27th April 2022 at 12:00hrs to confirm that you are now complying with all the conditions within your licence

If you will be unavailable for the above proposed revisit, please contact me using the above details at your earliest opportunity to arrange a more mutually convenient time and date.

In the meantime, may I thank you for your anticipated cooperation and I look forward to seeing you on the 27th April 2022.

Yours Sincerely



Neighbourhood Officer
City Wide Compliance