

Nelson, Matthew

From: Clifford, Andrew [REDACTED]
Sent: 07 February 2024 10:03
To: Christopher Rees-Gay
Subject: RE: Mama Rose

Good morning Chris,

I still have slight concerns regarding the premises on the back of British Gas attending recently. I think it would be best to just put everything in front of the committee and have them decide either way.

Regards

Andy

From: Christopher Rees-Gay [REDACTED]
Sent: Wednesday, February 7, 2024 8:29 AM
To: Clifford, Andrew [REDACTED]
Subject: RE: Mama Rose
Importance: High

Good Morning Andy,

Can you please let me know about the below, so that I can circulate them ahead of the hearing tomorrow.

Many thanks

Chris

Christopher Rees-Gay

Woods Whur 2014 Limited
[REDACTED]
[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Christopher Rees-Gay
Sent: 5 February 2024 12:47
To: 'Clifford, Andrew' [REDACTED]
Subject: RE: Mama Rose

Good Afternoon Andy,

I can confirm that the operator is happy to agree the below:

- 1. All cans and bottles of beer, lager and cider, as well as, bottles of spirits of 70cl or less stored and sold at the store will be marked to identify the shop as agreed by West Yorkshire police.***
- 2. The premises licence holder shall not sell single cans or multipacks of "super strength" beer, lager or cider with an alcohol content of 6.5% ABV (alcohol by volume) or greater. This restriction is disapplied in respect of specialist branded, premium priced products - for example craft ales, local or microbrewery specialist***

product, boxed gifts or national celebratory/commemorative beer, lager or cider with an alcohol content of 6.5% ABV or greater.

3. There will be no sale of cider of 7.5% ABV (alcohol by volume) in 1, 2 or 3 litre plastic bottles.

When I stated below in Carmel's evidence, I meant that the previous operator had confirmed that he did not sell to those that were drunk, contained in Carmel's supporting evidence pages 70-73. Apologies for any confusion.

Many thanks

Chris

Christopher Rees-Gay

Woods Whur 2014 Limited
[REDACTED]

[REDACTED]
Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Clifford, Andrew [REDACTED]
Sent: 5 February 2024 11:26
To: Christopher Rees-Gay [REDACTED]
Subject: RE: Mama Rose

Morning Chris,

Sorry, I'm in back-to-back meetings today. Would you just put in an email what instructions you received, and I'll call you to discuss when I'm free.

Regards

Andy

From: Christopher Rees-Gay [REDACTED]
Sent: Monday, February 5, 2024 9:31 AM
To: Clifford, Andrew [REDACTED] >
Subject: RE: Mama Rose
Importance: High

Morning Andy,

Hope you had a good weekend.

Can you please call me this morning if possible, just to discuss the extra conditions.

Many thanks

Chris

Christopher Rees-Gay

Woods Whur 2014 Limited
[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Christopher Rees-Gay
Sent: 2 February 2024 15:22
To: 'Clifford, Andrew' [REDACTED]
Subject: RE: Mama Rose

Good Afternoon Andy,

I have met with our client and taken instructions from him on the further conditions.

Can you please call me when you are free to discuss them.

Many thanks

Chris

Christopher Rees-Gay

Woods Whur 2014 Limited
[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Christopher Rees-Gay
Sent: 30 January 2024 14:43
To: 'Clifford, Andrew' [REDACTED]
Subject: RE: Mama Rose

Afternoon Andy,

Apologies for the slow response on this, I was in a hearing all day yesterday. I hope to have a response to you in the next couple of days.

Many thanks

Chris
Christopher Rees-Gay

Woods Whur 2014 Limited
[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Clifford, Andrew [REDACTED]
Sent: 26 January 2024 12:55
To: Christopher Rees-Gay [REDACTED]
Subject: RE: Mama Rose

Hi Chris,

Sorry to be a pest, but further to my last email, as well as the alcohol marking condition which we're negotiating on, how would they feel about the below in addition.

The premises licence holder shall not sell single cans or multipacks of "super strength" beer, lager or cider with an alcohol content of 6.5% ABV (alcohol by volume) or greater. This restriction is disapplied in respect of specialist branded, premium priced products - for example craft ales, local or microbrewery specialist product, boxed gifts or national celebratory/commemorative beer, lager or cider with an alcohol content of 6.5% ABV or greater.

There will be no sale of cider of 7.5% ABV (alcohol by volume) in 1, 2 or 3 litre plastic bottles.

Regards

Andy

From: Christopher Rees-Gay [REDACTED]
Sent: Friday, January 26, 2024 10:54 AM
To: Clifford, Andrew [REDACTED]
Subject: RE: Mama Rose

Good Morning Andy,

As per our discussion, the marking of **all** alcohol would be onerous, as each can, bottle etc will have to be separated, picked up and marked.

Therefore, the below offered condition looked to target the alcohol that is most commonly drunk by street drinkers. It is my understanding that street drinkers purchase beer, lager and cider, as well as, bottles of spirits of 70cl, that are cheaper, as they do not have the funds to purchase larger measures of spirits and wine that are more expensive.

I am not aware from the evidence in the papers that the store has ever been associated with selling to those that are drunk. Certainly the previous operator refused sales, as per Carmel's evidence. In addition the new operator has received specific training in relation to this.

The operator wants to work in partnership with the police and responsible authorities, it is therefore hoped that the condition can be focused on the relevant types of alcohol.

Obviously, please do call me to discuss, should you wish.

Many thanks

Chris

Christopher Rees-Gay

Woods Whur 2014 Limited
[REDACTED]
[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Clifford, Andrew [REDACTED]
Sent: 26 January 2024 10:26

To: Christopher Rees-Gay [REDACTED]

Subject: RE: Mama Rose

Good morning Chris,

Just so I'm clear, are they saying that marking spirits above 70cl would become too onerous?

Also, there is no mention of wine which may be important to include.

Regards

Andy

From: Christopher Rees-Gay [REDACTED]

Sent: Thursday, January 25, 2024 3:17 PM

To: Clifford, Andrew [REDACTED]

Subject: RE: Mama Rose

Good Afternoon Andy,

I have taken instructions for my client and they would be happy to agree the following condition:

"All cans and bottles of beer, lager and cider, as well as, bottles of spirits of 70cl or less stored and sold at the store will be marked to identify the shop as agreed by West Yorkshire police."

I hope that this is agreeable. If you could please let me know and I will add it to the list of proposed conditions for the committee.

Obviously, please call me to discuss this if you wish.

Many thanks

Chris

Christopher Rees-Gay

Woods Whur 2014 Limited
[REDACTED]

[REDACTED]
Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Christopher Rees-Gay

Sent: 24 January 2024 08:27

To: 'Clifford, Andrew' [REDACTED]

Subject: RE: Mama Rose

Morning Andy,

Sorry to be a pain, can we have a quick call on this please.

Thanks

Chris

Christopher Rees-Gay

Woods Whur 2014 Limited
[REDACTED]
[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Clifford, Andrew [REDACTED]

Sent: 23 January 2024 15:56

To: Christopher Rees-Gay [REDACTED]

Subject: RE: Mama Rose

Hi Chris,

If we decide the way of marking is very specific such as smart water, a certain type of sticker etc then we would provide it.

If we end up saying it just needs to be in permanent marker and they just put a number on it, id suggest they can provide their own permanent marker.

Regards

Andy

From: Christopher Rees-Gay [REDACTED]

Sent: Tuesday, January 23, 2024 3:49 PM

To: Clifford, Andrew [REDACTED]

Subject: RE: Mama Rose

Hi Andy,

Many thanks for this, can you please confirm will West Yorkshire Police be providing the labels or markers?

Once I have the full picture I will then discuss it with our client.

Many thanks

Chris

Christopher Rees-Gay

Woods Whur 2014 Limited
[REDACTED]
[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Clifford, Andrew [REDACTED]

Sent: 23 January 2024 14:58

To: Christopher Rees-Gay [REDACTED]

Subject: RE: Mama Rose

Hi Chris,

There is a debate as to the best way forward with the marking of cans. Wakefield have a much smaller number of off licences so we're considering options. It is possible it would be something basic to start with either a sticker or a marker pen to write a number on the alcohol.

Personally, I can't see smart water working but I'm not part of that conversation.

I'm thinking along the lines of the below.

All alcohol stored at and sold from the store will be marked to identify the shop as agreed by West Yorkshire Police

Regards

Andy

From: Christopher Rees-Gay [REDACTED]
Sent: Tuesday, January 23, 2024 2:49 PM
To: Clifford, Andrew [REDACTED]
Subject: RE: Mama Rose

Good afternoon Andy,

Hope you had a good weekend.

Thank you for your email. Can you please confirm the wording of the condition that you seek.

In addition can you please confirm is this similar to the Wakefield system whereby the Police will provide Smart Water to the operator?

Many thanks

Chris

Christopher Rees-Gay

Woods Whur 2014 Limited
[REDACTED]
[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Clifford, Andrew [REDACTED]
Sent: 23 January 2024 12:17
To: Christopher Rees-Gay [REDACTED]
Subject: Mama Rose

Good afternoon Chris.

Just putting the feelers out, would Mama Rose be willing to accept a condition to mark their alcohol in a way agreed by West Yorkshire Police?

Regards

Andy

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Nelson, Matthew

Subject: FW: EXT Mama Rose

From: [REDACTED]
Sent: Wednesday, February 7, 2024 8:04 AM
To: Clifford, Andrew [REDACTED]
Subject: RE: EXT Mama Rose

You don't often get email from [REDACTED]. [Learn why this is important](#)

Yes there was a black female who bought one for sure as I remember it being a can of stella, pretty sure a male got one too.

[REDACTED] | Revenue Protection Officer
Collections | British Gas
+44 (0)7557 619683
Millstream, Maidenhead Road,
Windsor, Berkshire SL4 5GD



From: Clifford, Andrew [REDACTED]
Sent: 07 February 2024 07:57
To: [REDACTED]
Subject: RE: EXT Mama Rose

You don't often get email from [REDACTED]. [Learn why this is important](#)

Thanks [REDACTED], that's all really helpful.

When you said that customers were coming to buy single cans, did they actually manage to do so? I know you said they did, I just want to make double sure.

Regards

Andy

From: [REDACTED]
Sent: Tuesday, February 6, 2024 5:13 PM
To: Clifford, Andrew [REDACTED]
Subject: RE: EXT Mama Rose

You don't often get email from [REDACTED]. [Learn why this is important](#)

I attended yesterday on a follow up visit after a initial visit on 24/01/2024. On my initial visit, I noticed there was a fake seal on the meter terminal cover and also when I tested the amount of amps registering on the meter compared to the amount of amps being pulled through the cables, there was a discrepancy. I photographed this and put anti tamper tape on the meter and mains fuse so no one could go back into the meter without damaging the tape.

I visited again on 05/02/2024 with an engineer, the engineer removed the meter terminal cover and we identified an illegal bridge wire from the live incoming cable to the live outgoing cable which I have taken photographs of. As electricity travels the path of least resistance, some electricity records on the meter, and some of it goes through the bypass unrecorded. A second tamper was also identified via an extra cable from the bottom of the mains that was bypassing the meter, this was only identified when the mains fuse was removed yet power was still in use to the rear of the property. Northern Powergrid had to then come and make this safe due to it being a direct to mains tamper. Photographic evidence was taken of this second tamper.

At the time of my visit, British Gas held [REDACTED] t/a Mama Rose Ltd as the person responsible for the electricity bills. No contact had been made to British Gas to process a change of tenancy, and we still held bank details for [REDACTED] and collected a payment from his bank account after he claims he has sold the lease. When questioned about this in person yesterday, he said [REDACTED] transferred him the money, and he didn't ring BG to close his account down as he was waiting for [REDACTED] to ring in to open his, which would automatically close down his account. This is not the correct process, and if [REDACTED] never called in, bills and payments would continue to be recorded against [REDACTED].

I was on site between the hours of 0935-1350, whilst there on a few occasions customers would come to the property wanting to buy individual cans of stella lager for around £1 a can.

I did drive past the premise today (06/02/2024), it looked from a distance as though lights were on. However I drove closer to the premise after completing another job and this may have been torches/large industrial battery powered lights inside, the shutters are still not the full way up but it did seem quite dark. Customer has since text me a copy of electrical safety certificate and said electricians were in, so must've been stand up lights for them to do their work. Therefore I don't believe supply will be illegally reconnected.

British Gas will be holding [REDACTED] responsible for the abstraction and are calculating an assessment for stolen energy.

[REDACTED] | Revenue Protection Officer

Collections | British Gas

+44 (0)7557 619683

Millstream, Maidenhead Road,
Windsor, Berkshire SL4 5GD

