

Exhibit RT/5

From: Russell Toal
Sent: 21 April 2023 15:41
To: 'Duckworth, Nicola' <Nicola.Duckworth@trafford.gov.uk>
Cc: Russell Toal <russell@o2victoriawarehouse.co.uk>
Subject: RE: Visit carried out 6/2/23

Hi Nicola

Hope you are well

Further to the below, I thought I would give you an update on works carried out at the venue since your last visit.

Firstly, please find attached structural report for the balcony area of O2VW, as requested. I've only just received these today from our Landlord sorry for the delay in getting this to you.

- **There was no hot water behind the bars: We have now had individual water tanks fitted behind each permanent bar – this now relieves usage pressure on our main hot water tank – temporary bars now have a more robust portable water heaters fit for purpose**
- **There was no hot water in the toilets (Ladies)- again some had cold water , some had no water coming out at all. We have had new taps installed in all washrooms on the ground floor these are more environmentally sound in terms of water flow/usage which helps to protect the hot water supply**
- **There was no hot or cold running water provided at the food outlet. Catering franchise now has a more substantial portable hot water unit**
- **There was no hot water in the medical room. Medical room has been fitted with a more substantial mains fed water heater**
- **The floor in medical room was filthy and needs deep cleaning/ and or replacing – The floor covering and substructure of the medical cabin has been replaced**
- **Structural calcs for mezzanine to support the capacity calcs/crowd management plan. Please see attached documents**

Our head office have noticed that O2 Victoria Warehouse have been awarded a 1 star food rating from the council

We would like this revisiting if possible at your convenience.

Kind regards

Russell