



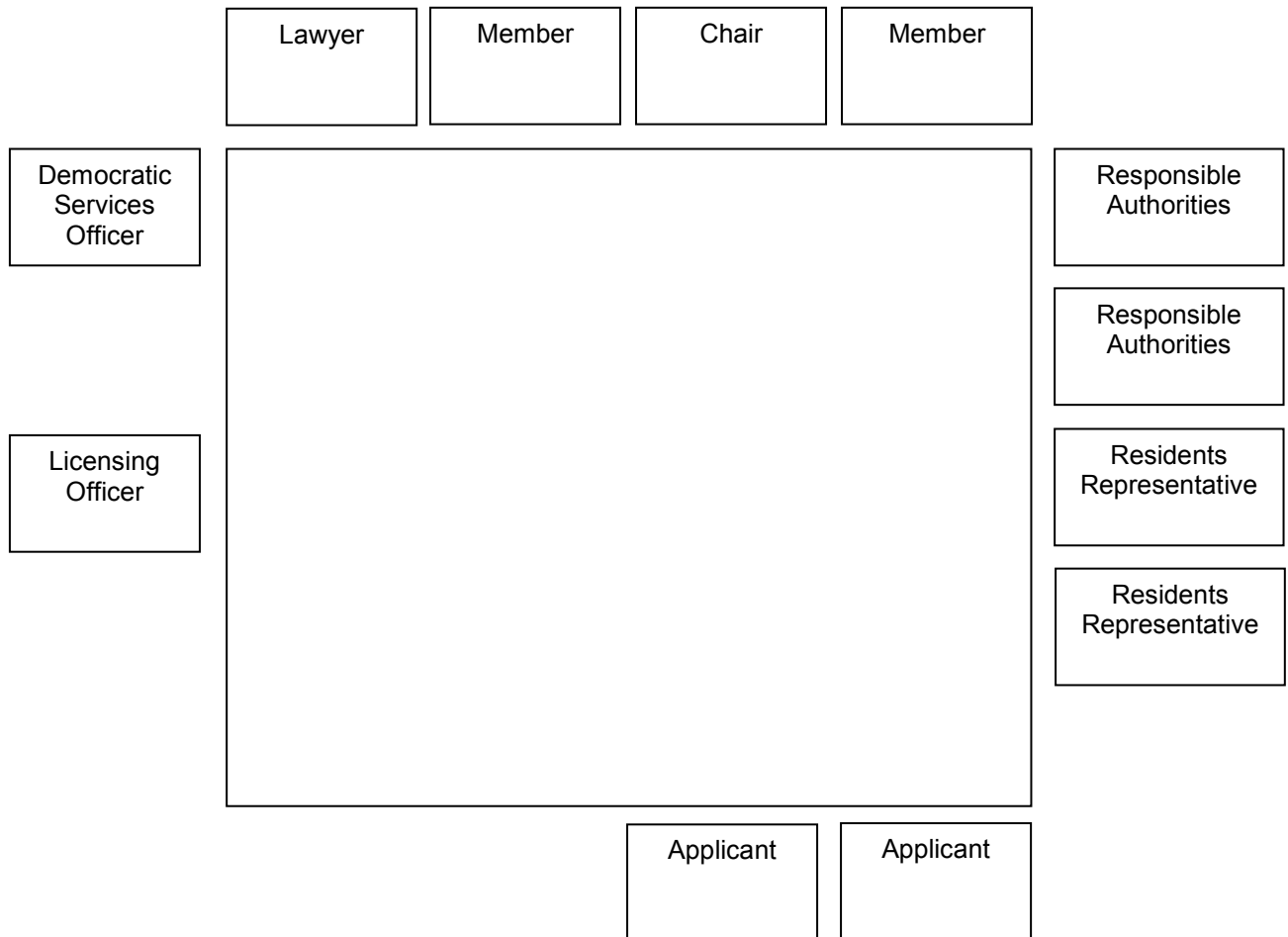
Licensing Panel

(Licensing Act 2003 Functions)

Title:	Licensing Panel (Licensing Act 2003 Functions)
Date:	5 February 2010
Time:	10.00am
Venue	Council Chamber, Brighton Town Hall
Members:	Councillors: Harmer-Strange, Lepper and West
Contact:	Jane Clarke Democratic Services Officer 01273 291064 jane.clarke@brighton-hove.gov.uk

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Democratic Services: Meeting Layout



AGENDA

Part One

Page

121. TO APPOINT A CHAIRMAN FOR THE MEETING

122. PROCEDURAL BUSINESS

- (a) Declaration of Substitutes - Where Councillors are unable to attend a meeting, a substitute Member from the main Licensing Committee may attend, speak and vote in their place for that meeting.
- (b) Declarations of Interest by all Members present of any personal interests in matters on the agenda, the nature of any interest and whether the Members regard the interest as prejudicial under the terms of the Code of Conduct.
- (c) Exclusion of Press and Public - To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: Any item appearing in Part 2 of the Agenda states in its heading either that it is confidential or the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.

A list and description of the categories of exempt information is available for public inspection at Brighton and Hove Town Halls.

123. THE OCEAN ROOMS, 1-2 MORLEY STREET, BRIGHTON

1 - 50

Report of the Assistant Director for Public Safety (copy attached).

Contact Officer: Jim Whitelegg

Tel: 29-2143

Ward Affected: Queen's Park

LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS)

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For further details and general enquiries about this meeting contact Jane Clarke, (01273 291064, email jane.clarke@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

Date of Publication - Thursday, 28 January 2010

LICENSING PANEL

(Licensing Act 2003 Functions)

Agenda Item 123

Brighton & Hove City Council

Subject: *Review of a Premises Licence under the Licensing Act 2003*

Premises: Ocean Rooms
1-2 Morley Street
Brighton
East Sussex

Licence Holder: Chasedawn Limited

Date of Meeting: 5 February 2010

Report of: *Assistant Director Public Safety*

Contact Officer: Name: Jim Whitelegg Tel: 29-2438
E-mail: jim.whitelegg@brighton-hove.gov.uk

Wards Affected: Queen's Park

FOR GENERAL RELEASE

1. PURPOSE OF THE REPORT:

- 1.1 To review a Premises Licence for **Ocean Rooms** under the Licensing Act 2003.

2. SUMMARY OF REVIEW PROCESS:

- 2.1 Existing licence attached at Appendix A.
- 2.2. Brighton & Hove City Council is both the relevant licensing authority and a responsible authority in respect of any premises, and may in its capacity apply under Section 53A of the Licensing Act for a review of any premises licence in respect of the premises.
- 2.3 An application was received by the Licensing Authority from Sussex Police to review the licence granted to the premises known as **Ocean Rooms, 1-2 Morley Street, Brighton, East Sussex**.
- 2.4 The grounds for the review are that it is necessary as in the opinion of a senior police officer the premises are associated with serious crime (Licensing Act 2003 s53A).

Full details of the grounds for the review and a copy of the supporting evidence are attached in Appendix B (Appendix 1 and 2 of the Police's Supporting Evidence are restricted access i.e. not for publication).

2.5 At this hearing the licensing authority must:

- Consider the application made in accordance with Section 51;
- Consider any relevant representations;
- Take such steps (if any) as are considered necessary for the promotion of the Licensing objectives. These steps are:
 - to modify the conditions of the licence;
 - to exclude a licensable activity;
 - to remove the designated premises supervisor from the licence;
 - to suspend the licence for a period not exceeding 3 months; or
 - to revoke the licence.

And for this purpose the conditions of a premises licence are modified if any of them is altered or omitted or any new condition is added. It may provide that the modification or exclusion have effect for a specified period not exceeding 3 months. The determination, if not completed at the hearing, shall be within 5 working days of the hearing. Such determinations do not have effect until after the appeal period or, if an appeal is lodged, until after the appeal is disposed of.

3. REPRESENTATIONS RECEIVED:

- 3.1 Details of the representations made are notified to applicants on receipt by the Licensing Authority using a pro-forma. A summary appears below:
- 3.2 Three representations have been received, one from a local resident, one from Environmental Protection Team and one from Health and Safety Team on the grounds of the Prevention of Crime and Disorder, Public Safety, Prevention and Public Nuisance supporting the application submitted by Sussex Police seeking the revocation of the licence. Any other representations received up until midday on 27 January 2010 will be sent further to this report.
- 3.3 Full details of the representations are attached at Appendix C. A map detailing the addresses of the persons who have submitted the representations and their location in relation to the premises is attached at Appendix D.

4. COMMENTARY ON LICENSING POLICY:

- 4.1 The following extracts from Brighton & Hove Licensing Policy are considered relevant to this application and numbered as they appear in the policy:

General

- 1.2 The licensing objectives are:-

- (a) Prevention of crime and disorder;
- (b) Public safety;
- (c) Prevention of public nuisance;
- (d) Protection of children from harm.

- 1.3 Licensing is about regulating licensable activities on licensed premises, by qualifying clubs and at temporary events. Any conditions attached to various authorisations will be focussed on matters which are in the control of individual licensees and others with relevant authorisations, i.e. the premises and its vicinity.

- 1.5 Each application will be given individual consideration on its merit. Nothing in this policy shall undermine the right of any individual to apply under the terms of the Act for a variety of permissions and to have any such application considered on its individual merits. Similarly, nothing in this policy shall override the right of any person to make representations on an application or seek a review of a licence or certificate where provision has been made for them to do so in the Act

- 1.15 Licensing law is not the primary mechanism for the general control of nuisance and anti-social behaviour by individuals once they are away from the licensed premises and, therefore, beyond the direct control of the individual, club or business holding the licence, certificate or authorisation concerned. Licensing is about the control of licensed premises, qualifying clubs and temporary events within the terms of the Act, and the conditions attached to licences, certificates and permissions will be focused on matters which are within the control of the licensee and will centre on the premises themselves and their immediate vicinity. When considering these terms and conditions the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public living, working or engaged in normal activity in the area concerned.

In respect of the prevention of crime and disorder

- 2.2 The licensing authority acknowledges that training and good management play a key part in preventing alcohol and drug related crime. The authority recommends that all licensees of on-licensed premises attend training programmes which will raise their awareness of the issues relating to drugs and violence in licensed premises, and that suitable training be extended to all bar staff and door staff so that drug dealers and users will be deterred from using licensed premises for illegal purposes and that incidents of violence in licensed premises will be reduced. Licensees are also encouraged to attend training programmes to help identify children at risk and issues of basic child protection.
- 2.3 It is expected that the designated premises supervisor (DPS) will spend a significant amount of time on the premises. When not on the premises it will be essential that the DPS is contactable, particularly should problems arise with the premises.
- 2.5.1 Diversity of premises
This attempts to ensure that there is a mix of the different types of licensed premises, particularly in areas where there is a high density of such premises. It will provide resilience against changing trends and attract a more diverse range of customers from different age groups, different communities of interest and with different attitudes to alcohol consumption. It gives potential for positively changing the ambience of the city or an area of it. This in turn may have a positive effect in reducing people's fear of crime and in increasing the number of evening visitors to the city centre. The Community Safety Strategy recognises that too many single uses in a confined area and patrons turning out onto the streets at the same time, may create opportunities for violent crime and public disorder and therefore encourages mixed use venues, varying hours of business and a wider age balance.
- 2.5.4 Geographical spread
Spreading the siting of large venues (those with a capacity in excess of 250 people) across the city reduces the problems of dispersing large numbers of people leaving premises in close proximity at the same time. Taxi and bus queues can be flash points for public disorder and violence. A good geographical spread coupled with increased taxi ranks and bus stops near venues reduces waiting time and the potential for crime and disorder.
- 2.5.5 Care, control and supervision of premises
The effective management and supervision of a venue is a key factor in reducing crime and disorder, both within it and outside.

The Police will consider the applicants, objecting to the application where appropriate. The Police will suggest crime prevention measures in relation to, for example, the internal layout of the premises, close circuit television, help points, lighting and security staff. The Police may ask for conditions which support such measures to be imposed when planning or licensing applications are granted, e.g. type of licence, capacity, opening time restrictions.

- 2.7 High volume vertical drinking establishments (HVVDs) may, where necessary and appropriate, have conditions attached relating to: a prescribed capacity, the ratio of chairs and tables to be provided for customers based on capacity and the presence of SIA registered security teams.
- 2.8 Enforcement issues will be considered in the light of any relevant enforcement policies and close links will be sought between all enforcing authorities, e.g. through the use of intelligence sharing and strategy groups. Such protocols may lead to the targeting of agreed high risk and problem premises whilst permitting a lighter touch approach in respect of well run premises.

In respect of Public Safety

- 3.1 Club owners and promoters will be expected to have regard to “Safer Clubbing: guidance for licensing authorities, club managers and promoters”. The licensing authority will seek to ensure that licensed premises are designed and run in a way which maximises the safety of customers and staff. In order to minimise disputes and the necessity for hearings, it would be sensible for applicants to consult with all responsible authorities when operating schedules are being prepared.
- 3.2 Conditions will be imposed in accordance with operating schedules to protect public safety including where justified:-
 - (a) Provision of close circuit television and panic buttons.
 - (b) Use of shatterproof drinking vessels, bottles requiring use of toughened glass or plastic (recognised by Community Safety Strategy).
 - (c) Use of security personnel, such as door supervisors, licensed by the Security Industry Authority (recognised by the Community Safety Strategy).
 - (d) Requirement of a minimum of a licensed door supervisor for every 100 customers in nightclubs and large city centre pubs or as indicated by risk assessment.
 - (e) Occupant capacity conditions will be applied where appropriate.

- (f) The provision of designated and suitably trained first aiders.
- 3.3 In determining applications for new licences or extensions in hours or terminal hours of licensed premises, regard will be had to late night public transport availability and location of taxi ranks to aid dispersal of customers as recognised by the Community Safety Strategy and Policing Strategy. Applicants may be required to consult local transport operators and are encouraged to support the use of public transport through the provision of advice, contact details etc.
- 3.4 Policy recognises that the numbers of late night revellers can lead to service delivery pinch-points, for example at city centre taxi ranks. Frustration and restlessness in queues can lead to anti-social behaviour and public disorder which can be controlled by, for example, taxi marshalling systems. Operators whose customers contribute to the night-time demand for taxis may wish to consider assisting in the provision of resources for such systems or similar schemes.
- 3.5 Control of public safety at high profile commercial or sporting events or other large scale events may be supported by police powers of closure of licensed premises
- 3.6 Where, appropriate, licence holders, or their authorised representatives will attend Safety Advisory Group and similar meetings prior to large events and shall be part of Event Liaison Teams during such events. Due regard shall be had to relevant guidance and publications including for example, HSE publications “Event Safety Guide” and “Managing Crowds Safely”; LACORS publication “Managing Large Events”
- 3.7 Prior consent will be required for: performance of stage hypnotism, fireworks and lasers. Applications should contain details prescribed by the licensing authority. Conditions may be applied to any consent.

In respect of the prevention of public nuisance

- 4.1 In determining applications for new and varied licences, regard will be had to the location of premises, the type and construction of the building and the likelihood of nuisance and disturbance to the amenity of nearby residents by reason of noise from within the premises, or as a result of people entering or leaving the premises or from individuals or groups of customers gathered outside (e.g. in order to smoke)
- 4.3 Applications for new licences or for the extension in size of licensed premises should not normally be granted if the

premises will use amplified or live music and operate within or abutting premises containing residential accommodation except that occupied by staff of the licensed premises. A condition may be imposed on new licences that entertainment noise shall be inaudible in any residence.

- 4.4 Installation of sound limiting equipment and sound insulation may be required to minimise disturbance to the amenity of nearby residents by reason of noise from the licensed premises.
- 4.5 Staggered closing times will not be used to combat binge drinking disorder and antisocial behaviour. Zoning will be avoided. A general principle of later opening so that customers can leave for natural reasons, slowly over longer periods will be promoted, to prevent unnatural concentrations of people. The location of violent attacks, anti-social behaviour and hate crime or related incidents may be used to justify closing times.
- 4.7 In determining applications for new licences or extensions in hours or terminal hours of licensed premises, regard will be had to late night public transport availability and location of taxi ranks to aid dispersal of customers.
- 4.8 Regard will be had to any history or likelihood of nuisance. Generally, favourable consideration will be given to applications for later hours in the city centre and on busy main roads. Powers may be exercised to impose conditions as to hours of opening in order to avoid unreasonable disturbance to residents of the neighbourhood.

Strategic Integration

- 6.5 Specific conditions may be attached to premises licences to reflect local crime prevention strategies. Such conditions may include the use of closed circuit television cameras, the provision and use of shatterproof drinking receptacles, drugs and weapons search policy, the use of registered door supervisors, specialised lighting requirements, hours of opening.
- 6.7 This policy avoids duplication with other regulatory regimes wherever possible.

5. FINANCIAL & OTHER IMPLICATIONS:

5.1 Financial Implications:

The Licensing Act 2003 provides for fees to be payable to the licensing authority in respect of the discharge of their functions. The fee levels are set centrally at a level to allow licensing authorities to fully recover the costs of administration, inspection and enforcement of the new regime

Finance Officer Consulted: Karen Brookshaw Date: 26.01.2010

5.2 Legal Implications:

The licensing authority must act to promote the four licensing objectives which are:

- The prevention of crime and disorder.
- Public safety.
- The prevention of public nuisance.
- The protection of children from harm.

The licensing authority must have regard to its statement of licensing policy and the guidance issued by the Secretary of State in carrying out its functions.

Lawyer Consulted: Rebecca Sidell

Date: 26.01.2010

5.3 Equalities Implications:

Diversity is valued and strong, safe communities are vital to future prosperity. Licensing policy aims to protect children from harm including sale and supply of alcohol to children.

5.4 Sustainability Implications:

Licensing policy aims to prevent public nuisance and develop culture of live music, dancing and theatre.

5.5 Crime & Disorder Implications:

Licensing policy aims to prevent crime and disorder and protect public safety.

5.6 Risk and Opportunity Management Implications:

Licensing is a crucial business and employment opportunity and unnecessary regulation might lead to legal challenge.

5.7 Corporate / Citywide Implications:

The success of the city's tourism strategy requires a safe, attractive city centre to improve competitiveness. The Act may significantly change night time economy.

SUPPORTING DOCUMENTATION

Appendices:

1. Appendix A – Part A of Premises Licence
2. Appendix B – Review Application and Supporting evidence
3. Appendix C – Representation(s) A-C
4. Appendix D – Map of area

Documents in Members' Rooms

1. Environmental Health & Licensing Service, Brighton & Hove City Council (2008): The Licensing Act 2003 – Brighton & Hove City Council: Statement of Licensing Policy

Background Documents

1. Environmental Health & Licensing Service, Brighton & Hove City Council (2008): The Licensing Act 2003 – Brighton & Hove City Council Statement on Licensing Policy.

APPENDIX A

Schedule 12 Part A

Regulation 33, 34

Premises Licence

Brighton and Hove City Council

Premises Licence Number

1445/3/2005/03368/LAPREV

Part 1 – Premises Details

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code

Ocean Rooms
1 - 2 Morley Street
Brighton, East Sussex
BN2 9RA

Telephone number 01273 699069

Where the licence is time limited the dates

Licensable activities authorised by the licence

Performance of Live Music and Recorded Music

Entertainment of a similar description

Dancing

Act

Late Night Refreshment

Sale by Retail of Alcohol

Performance of Dance

Making music

Other Entertainment falling within

Times the licence authorises the carrying out of licensable activities

Performance of Live Music - Indoors Usually only played on Basement and Ground floor. Ordinarily performances will last 1 hour interspersed with recorded music.

Monday-Sunday: 19.00-00.00

Seasonal variations: New Years Eve.

Performance of Recorded Music - Indoors Recorded music played by means of in-house system using CDs and records. Volumes are preset and under the control of the management.

Monday - Wednesday 10:00 - 03:00, Thursday 10:00 - 04:00, Friday 10:00 - 06:00, Saturday and Sunday: to open at 10:00 on Saturday, and continue until 02:00 on Monday morning (ie 40 hours continuous) Seasonal variations: New Years Eve.

Performance of Dance - Indoors This allows for those involved in performance of live music. Monday-Sunday: 19.00-00.00, Seasonal variations: New Years Eve.

Entertainment of a similar description - Indoors MCs, DJ performance, cabaret and

karaoke.

These are occasional activities occurring within the general entertainments provided.

Monday - Wednesday 10:00 - 03:00, Thursday 10:00 - 04:00, Friday 10:00 - 06:00, Saturday and Sunday: to open at 10:00 on Saturday, and continue until 02:00 on Monday morning (ie 40 hours continuous) Seasonal variations: New Years Eve.

Making music - Indoors Microphones, mixing desk and amps.

All amplified music played on the premises through in-house system and therefore under the control of the management.

Monday - Wednesday 10:00 - 03:00, Thursday 10:00 - 04:00, Friday 10:00 - 06:00, Saturday and Sunday: to open at 10:00 on Saturday, and continue until 02:00 on Monday morning (ie 40 hours continuous) Seasonal variations: New Years Eve.

Dancing - Indoors Dancing is permitted throughout the venue, however specific designated non dancing areas on each floor included - Basement - Seating areas, Ground Floor - Raised seating area, First Floor - Beds and tables and chairs.

Monday - Wednesday 10:00 - 03:00, Thursday 10:00 - 04:00, Friday 10:00 - 06:00, Saturday and Sunday: to open at 10:00 on Saturday, and continue until 02:00 on Monday morning (ie 40 hours continuous) Seasonal variations: New Years Eve.

Other Entertainment falling within Act - Indoors Provision of a fixed stage on the ground floor and designated area in the basement, demarcated as appropriate and provision of DJ equipment. Recorded music played by means of in-house system using CDs and records. Volumes are preset and under the control of the management.

Monday - Wednesday 10:00 - 03:00, Thursday 10:00 - 04:00, Friday 10:00 - 06:00, Saturday and Sunday: to open at 10:00 on Saturday, and continue until 02:00 on Monday morning (ie 40 hours continuous) Seasonal variation: New Years Eve.

Late Night Refreshment - Provision of a bar menu.

Monday - Wednesday 23:00 - 03:00, Thursday 23:00 - 04:00, Friday 23:00 - 06:00, Saturday and Sunday : to open at 10:00 on Saturday, and continue until 02:00 on Monday morning (ie 40 hours continuous) Seasonal variation: New Years Eve.

Sale by Retail of Alcohol

Monday - Wednesday 10:00 - 03:00, Thursday 10:00 - 04:00, Friday 10:00 - 06:00, Saturday and Sunday: to open at 10:00 on Saturday, and continue until 02:00 on Monday morning (ie 40 hours continuous) Variation on New years eve.

The opening hours of the premises

Monday - Wednesday 10:00 - 03:30

Thursday 10:00 - 04:30

Friday 10:00 - 06:30

Saturday and Sunday : to open at 10:00 on Saturday, and continue until 02:30am on Monday morning. Variation on New years eve.

Where the licence authorises supplies of alcohol whether these are on and / or off supplies –

Alcohol is supplied for consumption on the premises.

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

Chasedawn Limited T/a Ocean Rooms
Pavillion View
19 New Road
Brighton, East Sussex
BN1 1UF

E-Mail (+ use for holder of premises LI)

info@oceanrooms.co.uk

Registered number of holder, for example company number, charity number (where applicable)

Registered Business Number 699293463

Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol

Benjamin Gill
101 St James's Street
Brighton
East Sussex
BN2 1TP

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

Personal Licence number -
Council

Issuing Authority - Brighton And Hove City

Annex 1 – Mandatory conditions

S 19; mandatory conditions where licence authorises supply of alcohol:

- no supply of alcohol may be made under the premises licence:

- (a) at a time when there is no designated premises supervisor in respect of the premises, or
- (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended:
 - every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

S 21; mandatory condition: door supervision:

- where a premises licence includes a condition relating to security activity, the licence must include a condition that each individual

must be licensed by the Security Industry Authority (there are exemptions re theatre and films and clubs).

Embedded Conditions:

1. Permitted Hours

Alcohol shall not be sold or supplied except during permitted hours. 7) On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day.

Restrictions

The above restrictions do not prohibit:

- d) Consumption of alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the licensed premises.
- e) The ordering of alcohol to be consumed off the premises, or the despatch by the vendor of alcohol so ordered.
- f) The sale of alcohol to a trader or club for the purposes of the trade or club.
- g) The sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces.
- h) The taking of alcohol from the premises by a person residing there; or
- i) The supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied; or
- j) The supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of alcohol so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.

2. Premises with no children's certificate-

No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies:

- a) He is the child of the holder of the premises licence.
- b) He resides in the premises, but is not employed there.
- c) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.

d) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition “bar” includes any place exclusively or mainly used for the consumption of alcohol. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

Source Section 168,171 and 201 Licensing Act 1964

5. Recorded Music

Premises licensed for the sale and supply of alcohol may provide, at any time, regulated entertainment by the reproduction of wireless, including television broadcast and of public entertainment by way of music and singing only which is provided solely by the reproduction of recorded sound.

Source Section 182 Licensing Act 1964

Public Entertainment Licence

The number of persons permitted on the licensed premises at any one time shall not exceed:-

Basement – 200 Ground Floor – 120 First Floor - 80

- Standard Conditions attached.

Variations to Embedded Conditions:

- a) References to permitted hours removed except where shown.
- b) Public Entertainment Licence: Standard Condition 20.1 (no admission after 01.00) disapplied.

Annex 2 – Conditions consistent with the Operating Schedule

For the prevention of crime and disorder:

All door supervisors will be licensed by the Security Industry Authority (SIA).

For public safety:

Shatterproof glasses will be used where appropriate.

The CCTV system will be maintained in good working order.

*For the prevention of public nuisance: **None.***

For the protection of children from harm:

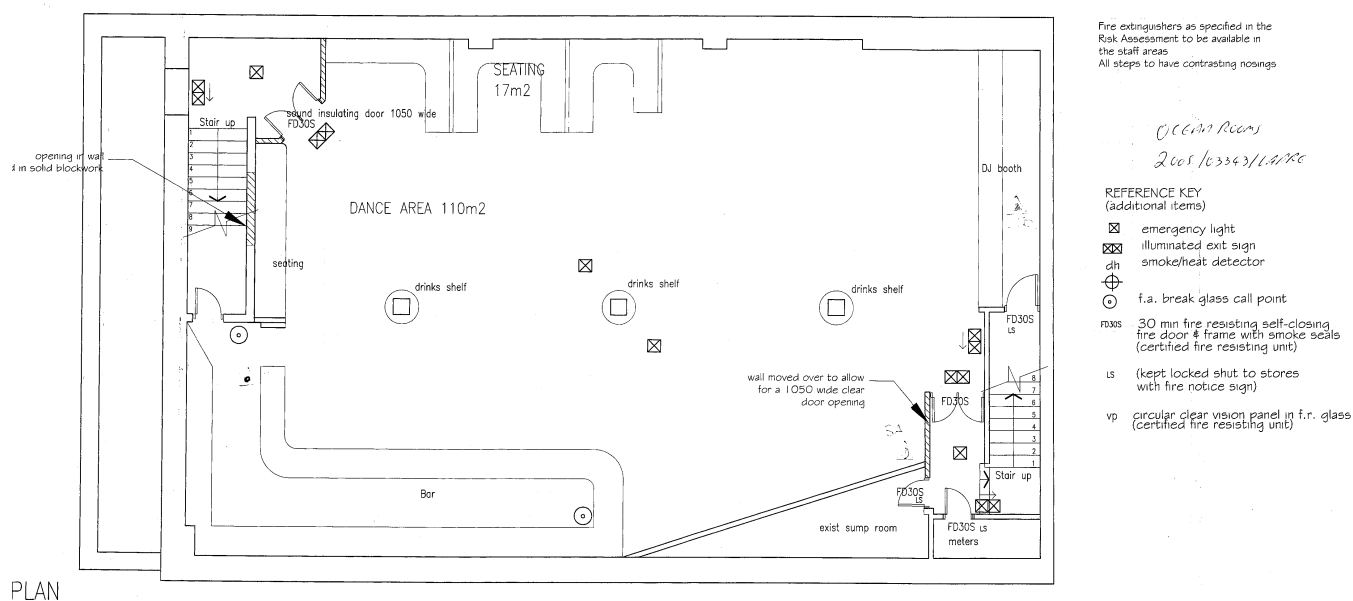
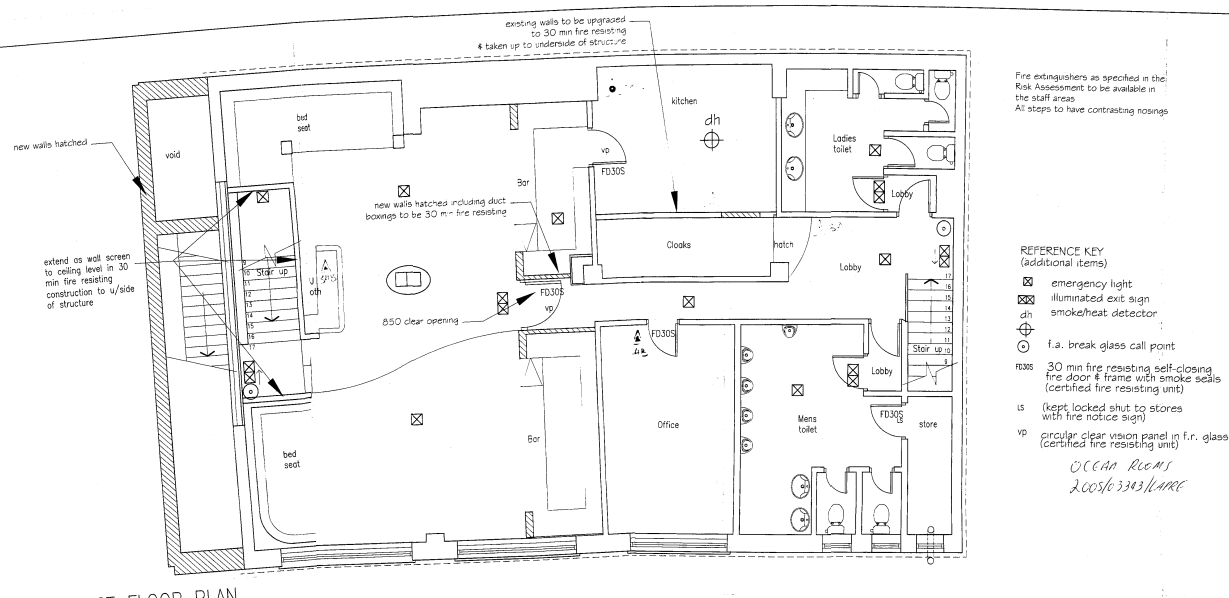
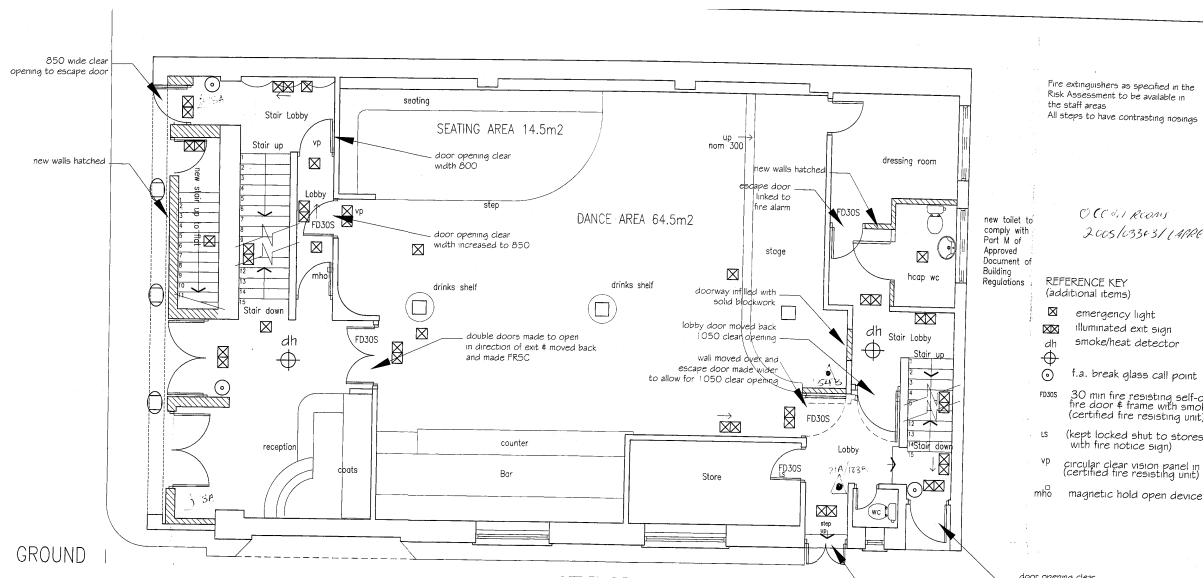
Persons under 18 will not be allowed on the premises.

Suitable means of identification will be required to be shown by persons appearing to be under 18 as proof of age. Acceptable identification will include a passport, photographic driving licence, or a card under the 'PASS' scheme.

Annex 3 – Conditions attached after a hearing by the licensing authority

1. All outstanding noise control measures must be completed to the satisfaction of the licensing authority and the environmental health department before the variation comes into effect.
2. All external doors and windows must be kept closed during hours of operation, except for access and egress.
3. The licensee must ensure that excessive noise does not come from the premises such as to cause people in the neighbourhood to be unreasonably disturbed.
4. The licensee must ensure that prominent, clear and legible notices are displayed at all exits (and in the outside area) requesting the public to respect the needs of local residents and to leave the premises and the area quietly.

Annex 4 – Plans

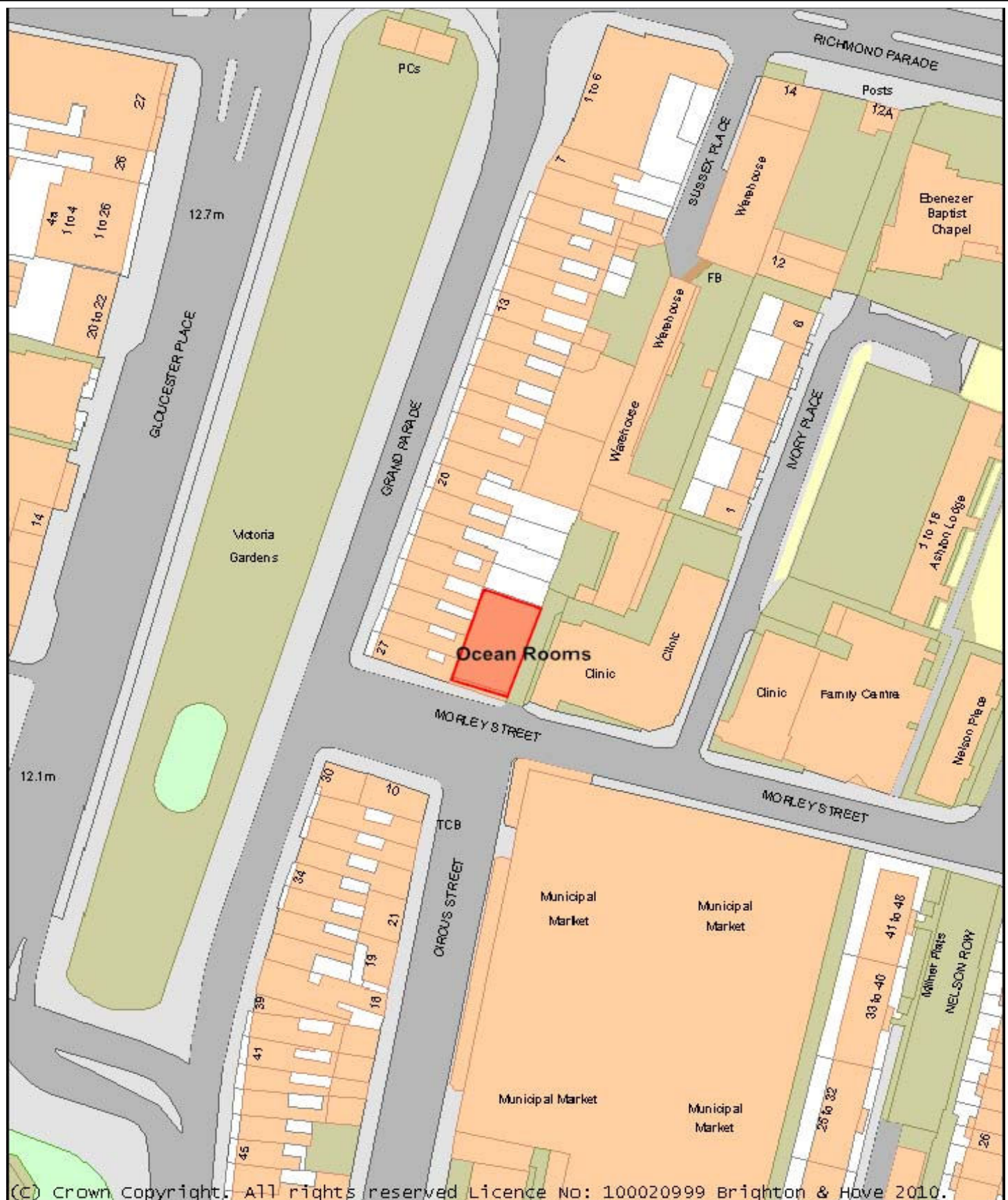


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APPENDIX D

Ocean Rooms, 1-2 Morley Street, BN2 9RA



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