

Meeting Name:	Licensing Sub-Committee
Date:	3 December 2024
Report title:	Licensing Act 2003: COLAB Tower, 22 Southwark Bridge Road, London SE1 9HF
Ward(s) or groups affected:	Borough and Bankside
Classification:	Open
Reason for lateness (if applicable):	Not applicable
From:	Acting Strategic Director of Environment, Sustainability and Leisure

RECOMMENDATION

1. That the licensing sub-committee considers an application made COLAB Charitable Foundation for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as COLAB Tower, 22 Southwark Bridge Road, London SE1 9HF
2. Notes:
 - a) This application is for a premises licence and has been submitted under Section 17 of the Licensing Act 2003. The application is subject to outstanding representations from responsible authorities and 'other persons' and is therefore referred to the Licensing Sub Committee for determination.
 - b) Paragraphs 8 to 13 of this report provide a summary of the application. A copy of the application submitted with the application is attached to this report as Appendix A.
 - c) Paragraphs 14 to 25 of this report deal with the representations submitted in respect of the application. The representations are attached as appendices B & C
 - d) A map showing the location of the premises is attached to this report as Appendix D.
 - e) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:
 - The sale of and supply of alcohol
 - The provision of regulated entertainment
 - The provision of late night refreshment.
4. Within Southwark, the licensing responsibility is wholly administered by this council.
5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:
 - The prevention of crime and disorder
 - The promotion of public safety
 - The prevention of nuisance
 - The protection of children from harm.
6. In carrying out its licensing functions, a licensing authority must also have regard to:
 - The Act itself
 - The guidance to the act issued under Section 182 of the Act
 - Secondary regulations issued under the Act
 - The licensing authority's own statement of licensing policy
 - The application, including the operating schedule submitted as part of the application
 - Relevant representations.
7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 4 October 2024 The Arch Companies Properties Limited applied to this Council for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as COLAB Tower, 22 Southwark Bridge Road, London SE1 9HF.

9. The hours applied for are summarised as follows:

- Plays (indoors):
 - Monday to Sunday: 12:00 to 23:00
- Recorded music (indoors and outdoors) –
 - Sunday to Wednesday: 12:00 to 23:00
 - Thursday to Saturday: 12:00 to 02:00
- The sale of alcohol for consumption on the premises:
 - Sunday to Wednesday: 12:00 to 23:00
 - Thursday to Saturday: 12:00 to 02:00
- The proposed opening hours of the premises are:
 - Sunday to Wednesday: 10:00 to 00:00 (midnight)
 - Thursday to Saturday: 10:00 to 02:30

10. The premises, and its intended operation, are described in the application as follows (verbatim):

“Office block that will be used for the charitable uses of the arts. Mostly as workshop space, art studios, rehearsals, writing workspace, research and development space, showing space, theatre studios, youth theatre programmes and open creative spaces for network development. We are applying for the licence due to the showings that will take place from the research and development phases of the artists. They will be very low impact on the surrounding area as they will be small and will fully support the licensing objectives.

Background music for the performance areas and bar. Not performative music.”

11. The premises licence application form provides the applicant’s operating schedule. Parts A, F, J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to any licence granted subsequent to the application.

12. A copy of the application is attached to this report as Appendix A.

Designated premises supervisor (DPS)

13. There proposed DPS of the premises is Bertie Watkins.

Representations from responsible authorities

14. Representations were submitted by this council's licensing unit, this council's environmental protection team and this council's trading standards service.
15. The licensing unit's representation notes that the premises are located in the Borough and Bankside cumulative impact area. The representation states that the applicant has provided an operating schedule containing control measures to promote the licensing objectives, and that whilst these control measures are welcomed, they do not sufficiently address the licensing objectives. The licensing unit proposed a schedule of conditions, and stated that if the applicant accepted the conditions, then the licensing unit would withdraw their representation.
16. The licensing unit noted that the premises are to operate as a theatre / rehearsal space, and are of the opinion that the Borough & Bankside CIA will not apply to this application, should suitable conditions be included in any premises licence issued subsequent to this application.
17. The applicant agreed to various conditions with the licensing unit and the licensing unit subsequently withdrew their representation.
18. The trading standards service's representation requested that the applicant include conditions relating to the prevention of children from harm in the application. The applicant agreed to do so, and the trading standards service withdrew their representation.
19. The environmental protection team's representation expresses concerns over the application and for the planned licensable activities at the premises causing public nuisance regarding the closest residential premises and poses various queries and questions for the applicant to answer.
20. The environmental protection team state that they would willing to attend a site meeting to be able to see the premises in person & to allow a walk-through of the planned activities over the specified floors.
21. The representations submitted by responsible authorities, and related correspondence, are attached in Appendix B.

Representations from other persons

22. Representations have been submitted by two 'other persons', those being a local resident and a local ward councilor.
23. The local resident contends that allowing opening hours until 02:00 am will be enormously disruptive to the area and contribute to noise and anti-social behaviour.

24. The ward councilor's representation states:

"The Borough and Bankside ward is in a cumulative impact policy area because of the alcohol related crime and disorder statistics for the area, and the alcohol related hospital admissions data. Therefore, this application should be refused. The new premises would impact negatively on efforts to prevent crime and disorder, public nuisance and protect public safety."

25. The representations submitted by other persons are attached in Appendix C.

Conciliation

26. All representations were sent to the applicant. Further to agreeing licence conditions with the applicant, this council's licensing service and this council's trading standard service withdrew their representations.

27. The representations submitted by this council's environmental protection team, and by other persons, remain outstanding and must be considered by the licensing sub-committee in its determination of the application.

Premises history

28. No previous licensing authorization under the Licensing Act 2003, or any prior licensing legislation, has been held regarding the premises.

29. There have been no recent complaints or Temporary Events Notices.

Map

30. A map showing the location of the premises is attached to this report as Appendix D. Close by licensed premises shown on the map are licensed as below:

The Real Greek Bankside, 2a Riverside House, Southwark Bridge Road, London SE1 9HA:

- Late night refreshment:
 - Monday to Saturday: 23:00 to 00:30
 - Sunday: 23:00 to 00:00

- The sale of alcohol to be consumed on and off the premises:
 - Monday to Saturday: 10:00 to 00:00
 - Sunday: 12:00 to 23:30

Zizzi, Unit 4, 2a Riverside House, Southwark Bridge Road, London SE1 9HA:

- Late night refreshment:
 - Monday to Sunday: 23:00 to 00:30
- The sale of alcohol to be consumed on and off the premises:
 - Monday to Sunday: 11:00 to 00:00
- Recorded music:
 - Monday to Sunday: 11:00 to 00:30

Ibis Styles London Southwark, 43-47 Southwark Bridge Road, London SE1 9HH:

- Films:
 - Monday to Sunday: 00:00 to 23:59 (24 hours)
- Live music, recorded music and performances of dance:
 - Monday to Thursday: 11:00 to 01:00
 - Friday and Saturday: 11:00 to 02:00
 - Sunday: 11:00 to 00:30
- The sale of alcohol to be consumed on and off the premises:
 - Monday to Sunday: 11:00 to 00:00

Novotel, 53-61, Southwark Bridge Road, London SE1 9HH:

- Late night refreshment:
 - Monday to Saturday: 23:00 to 00:30
 - Sunday: 23:00 to 20:00
- Live music:
 - Monday to Saturday: 10:00 to 00:30
 - Sunday: 12:00 to 00:00
- Recorded music:
 - Monday to Saturday: 09:00 to 23:00
 - Sunday: 12:00 to 22:30

- The sale of alcohol to be consumed on and off the premises:
 - Monday to Saturday: 10:00 to 00:00
 - Sunday: 12:00 to 23:30

WPP London Campus 3, 1 Southwark Bridge Road, London SE1 9EU:

- Films, live music, recorded music, anything similar to live or recorded music performances of dance and plays:
 - Sunday to Thursday: 07:00 to 23:30
 - Friday and Saturday: 07:00 to 00:00

Late night refreshment:

- Sunday to Thursday: 23:00 to 23:30
- Friday and Saturday: 23:00 to 00:00
- Sale of alcohol to be consumed on the premises:
 - Sunday to Thursday: 07:00 to 23:30
 - Friday and Saturday: 07:00 to 00:00

Rose Theatre Exhibition, 56 The Rose Playhouse, Park Street, London SE1 9AR:

- Live music, recorded music, performances of dance and plays:
 - Monday to Sunday: 14:00 to 22:00
- Films:
 - Monday to Sunday: 10:00 to 22:00
- Sale of alcohol to be consumed on the premises:
 - Monday to Sunday: 14:00 to 22:00

The Font, 185a Park Street, London SE1 9EA:

- Sale of alcohol to be consumed on the premises:
- Monday to Sunday: 12:00 to 23:00

COLAB Bankside, 46-48, Red Lion Court , Park Street, London SE1 9EQ:

- Live music, recorded music, of dance and plays:
 - Monday to Sunday: 12:00 to 00:00

- Sale of alcohol to be consumed on the premises:
 - Monday to Sunday: 12:00 to 23:00

Triptych Bankside, 185 Unit 4, Park Street, London SE1 9SH

- Sale of alcohol to be consumed on the premises:
 - Monday to Sunday: 09:00 to 22:30

Shakespeare Globe Theatre, 21 Shakespeare Globe Theatre, New Globe Walk, London SE1 9DT

- Live music, recorded music, performances of dance and plays:
 - Monday Sunday: 10:00 to 23:00
- Sale of alcohol to be consumed on and off the premises:
 - Monday to Sunday: 10:00 to 23:00
- Films:
 - Monday to Sunday: 07:00 to 01:00
- Late night refreshment:
 - Monday to Sunday: 23:00 to 01:00

Pizza Express, Unit 1, 24 Benbow House , New Globe Walk, London SE1 9DS:

- Late night refreshment:
 - Monday to Saturday: 23:00 to 00:30
 - Sunday: 23:00 to 00:00
- The sale of alcohol to be consumed on and off the premises:
 - Monday to Saturday: 10:00 to 00:00
 - Sunday: 10:00 to 23:30
- Late night refreshment:
 - Monday to Saturday: 09:00 to 00:30
 - Sunday: 09:00 to 00:00

The Shakespeare Underglobe and Event Area, Shakespeare Globe Theatre, 21 New Globe Walk, London SE1 9DT:

- Late night refreshment:
 - Monday to Sunday: 23:00 to 01:00
- The sale of alcohol to be consumed on and off the premises:
 - Monday to Sunday: 07:00 to 00:45

The Swan, 21 New Globe Walk, London SE1 9DT

- Late night refreshment:
 - Monday to Sunday: 23:00 to 00:30
- Live music and recorded music:
 - Monday to Sunday: 23:00 to 00:30
- The sale of alcohol to be consumed on the premises:
 - Monday to Sunday: 07:00 to 00:30

Tas, 22 New Globe Walk, London SE1 9DR:

- Late night refreshment:
 - Monday to Sunday: 23:00 to 00:00
- Live music:
 - Monday to Sunday: 19:00 to 23:00
- Recorded music:
 - Monday to Sunday: 23:00 to 00:30
- The sale of alcohol to be consumed on the premises:
 - Monday to Sunday: 11:00 to 00:00

Pulse Bar, 18 New Globe Walk, London SE1 9DR:

- The sale of alcohol to be consumed on and off the premises:
 - Sunday to Thursday: 11:00 to 22:30
 - Friday and Saturday: 11:00 to 22:30.

Southwark Council statement of licensing policy

31. Council assembly approved Southwark's statement of licensing policy 2021-2026 on 25 November 2020 and it came into effect on 1 January 2021.
32. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:
 - Section 3 – Purpose and scope of the policy. This reinforces the four licensing objectives and the fundamental principles upon which this authority relies in determining licence applications.
 - Section 5 – Determining applications for premises licenses and club premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
 - Section 6 – Local cumulative impact policies. This sets out this authority's approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
 - Section 7 – Hours of operation. This provides a guide to the hours of licensed operation that this Authority might consider appropriate by type of premises and (planning) area classification.
 - Section 8 – The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.
 - Section 9 – Public safety. This provides general guidance on the promotion of the second licensing objective.
 - Section 10 – The prevention of nuisance. This provides general guidance on the promotion of the third licensing objective.
 - Section 11 – The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective.
33. The purpose of Southwark's statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.
34. Members should take into consideration both the Southwark statement of licensing policy and the Section 182 Guidance when making decisions. The links for these are below.

- Southwark policy:
<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>
- Section 182 Guidance:
<https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>

Cumulative impact area (CIA)

35. According to sections 6 and 7 of this council's statement of licensing policy 2021 – 2026 (the SoLP), the premises fall within the Borough and Bankside cumulative impact area (CIA) and the Borough and Bankside strategic cultural area.
36. The following closing times are recommended in our SoLP in respect of various types of licensed premises located in Borough and Bankside strategic cultural area as stated below:
 - Restaurants and cafes:
 - Sunday to Thursday: 00:00
 - Friday and Saturday: 01:00
 - Public houses, wine bars or other drinking establishments and bars in other types of premises:
 - Sunday to Thursday: 23:00
 - Friday and Saturday: 00:00
 - Cinemas and theatres:
 - Monday to Sunday: 02:00
 - Event premises / spaces where sale of alcohol is included in, and ancillary to, range of activities including meals:
 - Sunday to Thursday: 00:00
 - Friday and Saturday: 01:00.

Climate change implications

37. Following council assembly on 14 July 2021, the council is committed to considering the climate change implications of any decisions.
38. Climate change is not a legal factor in the consideration of a grant of a premises license under the current licensing objectives, however members can make enquiries and request an agreement from applicants to promote the reduction of the impact of climate change that may be caused by the operation of the premises.

39. Examples of such an agreement may be:

- Not to use single use plastics, such as disposable plastic glasses, when selling alcohol at the premises.
- Encourage patrons not to drive to venues by providing details of public transport on their webpages/tickets.

40. The council's climate change strategy is available at:

<https://www.southwark.gov.uk/assets/attach/48607/Climate-Change-Strategy-July-2021-.pdf>

Community, equalities (including socio-economic) and health impacts

Community impact statement

41. Each application is required by law to be considered upon its own individual merits with all relevant matters taken into account.

Equalities (including socio-economic) impact statement

42. This report does not result in a policy decision and each application is required to be considered upon its own individual merits with all relevant matters taken into account. In considering the recommendations of this report, due regard must be given to the public sector equality duty set out in section 149 of the Equality Act 2010. This requires the council to consider all individuals when carrying out its functions.

43. Importantly, the council must have due regard to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct; advance equality of opportunity and foster good relations between people who have protected characteristics and those who do not. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The public sector equality duty also applies to marriage and civil partnership, but only in relation to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct.

44. The equalities impact statement for licensing decisions is contained within the Southwark statement of licensing Policy 2021 – 2026 at:

<https://www.southwark.gov.uk/business/licences/business-premises/licensing/licensing-and-gambling-act-policy>

45. The equalities impact assessment is available at:

<https://moderngov.southwark.gov.uk/documents/s92016/Appendix%20F%20-%20Equalities%20Impact%20Assessment.pdf>

Health impact statement

46. Health impacts cannot be considered by law when making decisions under the Licensing Act 2003.

Resource implications

47. A fee of £190.00 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value B.

Consultation

48. Consultation has been carried out on this application in accordance with the provisions of the Licensing Act 2003. A public notice was published in a local newspaper and similar notices were exhibited outside of the premises for a period of 28 consecutive days.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Assistant Chief Executive - Governance and Assurance

49. The sub-committee is asked to determine the application for a premises licence under Section 17 of the Licensing Act 2003.
50. The principles which sub-committee members must apply are set out below.

Principles for making the determination

51. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.
52. The principles which sub-committee members must apply are set out below.
53. The general principle is that applications for premises licence applications must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.
54. Relevant representations are those which:
- Are about the likely effect of the granting of the application on the promotion of the licensing objectives
 - Are made by an interested party or responsible authority
 - Have not been withdrawn
 - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.

55. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:

- To grant the licence subject to:
 - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
 - Any condition which must under section 19, 20 or 21 be included in the licence.
- To exclude from the scope of the licence any of the licensable activities to which the application relates.
- To refuse to specify a person in the licence as the premises supervisor.
- To reject the application.

Conditions

56. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is necessary to do so. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.

57. The four licensing objectives are:

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

58. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.

59. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on daytime operators.

60. Members are also referred to the Home Office Revised Guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

Reasons

61. If the sub-committee determines that it is necessary to modify the conditions, or to refuse the application for a premises licence application, it must give reasons for its decision.

Hearing procedures

62. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:
- The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations.
 - Members of the authority are free to ask any question of any party or other person appearing at the hearing.
 - The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
 - Address the authority
 - If given permission by the committee, question any other party.
 - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.
 - The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives.
 - The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.
 - In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.
63. This matter relates to the determination of an application for a premises licence under Section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

Council's multiple roles and the role of the licensing sub-committee

64. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as

authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.

65. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
66. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.
67. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that 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.
68. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.
69. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case to case basis.
70. Under the Human Rights Act 1998, the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.
71. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

Strategic Director of Resources

72. The head of regulatory services has confirmed that the costs of this process over and above the application fee are borne by the service.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003	Southwark Licensing, C/O	Mrs. Kirty Read Tel: 55748
Home Office Revised Guidance to the Act	Regulatory Services, 160 Tooley Street, London SE1 2QH	
Secondary Regulations		
Southwark statement of licensing policy		
Case file		

APPENDICES

Name	Title
Appendix A	Copy of the application
Appendix B	Representations submitted by responsible authorities and related correspondence
Appendix C	Representations submitted by other persons
Appendix D	Map

AUDIT TRAIL

Lead Officer	Toni Ainge, Acting Strategic Director Environment, Sustainability and Leisure	
Report Author	Wesley McArthur, Principal Licensing Officer	
Version	Final	
Date	19 November 2024	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Assistant Chief Executive, Governance and Assurance	Yes	Yes
Strategic Director of Resources	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	19 November 2024	