

SEBRA

*South-East Bayswater
Residents' Association*

Minutes of the 46th Annual General Meeting – 23 November 2016

The 2016 Annual General Meeting was held in the Porchester Hall. Some 150+ members of SEBRA attended; there were also approximately 50+ guests. Veolia and Whiteleys, Meyer Bergman & Warrior Property Group generously sponsored the food and the drinks. John Zamit, Chairman of SEBRA, opened the meeting at 7.pm. The theme for the evening was Bob Dylan's "The Times They are a Changin".

1 - Welcome and Arrangements of Proceedings

The Chairman John Zamit (JZ) welcomed all to the 46th SEBRA AGM and hopes they enjoy the evening explaining a lot of time goes into organizing the AGM and said it is a bit like the Oscars, if you do not thank everyone, you get told off! Huge apologies to anyone missed out. JZ thanked Amar Varsani, General Manager of the Porchester Centre, Ben McEntergart and the staff of The Porchester Hall (new operator since 1 July 2016) on behalf of WCC "Everyone Active." JZ also thanked all of the helpers who assisted with the set up of the Hall.

JZ requested members take the time to visit the stands at the back of the hall once the formal proceedings are over and view the proposals for the redevelopment properties around the mid-section of Queensway by G.M.S. Estates, whose application has just been submitted and partly covered in latest SEBRA NEWS W2. There is also a display board showing changes to the Whiteleys development. There are also photo boards showing proposals for the exciting proposed public realm improvements in Merchant Square by European Land and Property Limited for "Floating Gardens" at the end of the canal. Crossrail is progressing well and there are representatives available to answer any questions. There is a display by the charity "Wishing Tree Appeal" and please donate for St Mary's Hospital – Imperial Healthcare. On your seats you will not only find the Agenda, and Annual Accounts, but details of tonight's fabulous eight free Raffle Prizes, plus a last minute prize from Caesar Hotel – Derby Group.

2 - Introduction of the Guests

JZ welcomed the following Ward Councillors:

- David Harvey, Warwick Ward and Cabinet Member for Sports and Leisure
- Karen Scarborough, Marylebone High Street Ward and Deputy Cabinet Member for Children and Young People
- Brian Connell, Bayswater Ward
- Richard Holloway, Bayswater Ward
- Suhail Rahuja, Bayswater Ward
- Antonia Cox, Hyde Park Ward
- Jean Paul Floru, Hyde Park Ward
- Susie Burbridge. Lancaster Gate
- Andrew Smith, Lancaster Gate
- Rita Begum, Maida Vale Ward

JZ welcomed John Walker, Director of Planning, Adam Hug, Labour Party Opposition Leader, Anne Mallison, Honorary Alderman, former Hyde Park Ward Councillor and a good friend to SEBRA and representatives from adjoining Amenity Groups to include BRA and HPEA.

Apologies:

- Councillor Robert Davis MBE. DL, Deputy Leader and Cabinet Member for the Built Environment
- Councillor Daniel Astaire. Cabinet Member, Housing, Regeneration, Business & Economic Development
- Councillor Melvyn Caplan, Cabinet Member City Management and Customer Services
- Councillor Ian Adams, Little Venice Ward
- Councillor Robert Rigby, Regent's Park Ward
- Andrew Scattergood, CEO, The Royal Parks
- Charlie Parker, Chief Executive
- Richard Barker, Director Community Services
- Graham King, Head of Strategic Transportation Planning and Public Realm
- Stuart Love, Executive Director City Management and Communities
- Barry Smith, Head of City Policy and Strategy
- Superintendent Elisabeth Chapple, Metropolitan Police, Charing Cross Station
- David Brewin, SEBRA Committee
- Jack Gordon, SEBRA Committee
- Angus Hudson, SEBRA Committee
- Penny Linnett, SEBRA Committee

Introductions were also made to various guests including Businesses. JZ encouraged more Businesses to join SEBRA and Members to join the Committee.

The Chairman introduced the top table:

- Karen Buck, MP for Westminster North (will join later)
- Mark Field MP, Cities of London and Westminster
- Councillor Tony Devenish, New GLA Representative for West Central and Knightsbridge & Belgravia Councillor (who lives in W2)
- Leader of the Council, The Baroness Coughtie, (will join later)
- Councillor Nickie Aiken, Cabinet Member for Public Protection and Councillor for Warwick Ward
- Councillor Heather Acton, Cabinet Member for Sustainability and Parking and Councillor for Hyde Park Ward
- John Walton, President of SEBRA

The Chairman explained Councillor Baroness Coughtie, Philippa Roe, Leader of the Council is running late due to important business in the House of Lords following the Chancellor's Autumn Statement and will be joining the meeting as soon as possible. Baroness Coughtie is stepping down as Leader and there is a new leader competition. Voting ends at the end of the month.

When introducing John Walton, SEBRA President, JZ explained to members JW is 91 years of age and also is Secretary of PRACT (a consortium including SEBRA) where he continues his efforts with Crossrail and the East-West Cycling Super Highway. (Loud applause). JZ invited Councillor Nickie Aiken to join the top table. Councillor Aiken is a candidate for The Leader of the Council position. We are very honoured to not only have the Leader of the Council but also a candidate for the next Leader on the top table.

JZ introduced and thanked SEBRA NEWS W2 Editor, Steve Olive, (loud applause) and asks Members and Councillors to continue to send their valued contributions and letters to SEBRA and to critique and give feedback so as SEBRA can continue to improve the magazine. JZ explained it is not cheap to produce SEBRA NEWS W2, however, advertising revenue is covering the production costs.

3 - Election of the Committee

The Chairman introduced the election by welcoming two new Committee members, Olivia Quayson and Yuval Zommer who were co-opted to the Committee earlier in the year. JZ thanked all the Committee for their efforts.

Turning to the formal election of Committee members, the Chairman confirmed that nominations for the Committee had been set out in the Notice of the Meeting and repeated in the Agenda, of which a copy has been placed on every chair, and that no other nominations had been received.

Honorary Alderman Anne Mallison proposed the re-election of all those named (below), and Cherry Parks seconded. On a show of hands, all nominees were elected nem. con.

Committee Elected:

- Ward Al-Safi: 2 Cervantes Court, Inverness Terrace
- David Brewin: 14 Westbourne Grove Terrace
- Jeannie Dixon: 162 Gloucester Terrace
- Jack Gordon: 54 Keynham House, Westbourne Park Road
- Angus Hudson: 21 Cleveland Square
- John King: 4 Heron Court, 63 Lancaster Gate
- Penny Linnett: 32 Westbourne Park Road
- Michael Nicholson: 17 Craven Hill Mews
- Olivia Quayson: 21E Porchester Square
- Catherine Watters: 165 Gloucester Terrace
- John Zamit: 2 Claremont Court, Queensway
- Yuval Zommer: 1 Talbot Road

4 - Adoption of the Accounts

The Chairman introduced the accounts to 31 March 2016 (at Annex A to these minutes), which have been provided to all attending. SEBRA did not have as good a year as previous, however, a substantial surplus of £8,224.48 had been made and explained SEBRA had a campaign against "The Pole" which cost a lot of money, with an excellent result and an additional bonus of not being sued for the front cover featuring Paddington Bear. The Summer Party also brings in a good revenue stream.

The Chairman thanked all sponsors, prize givers and advertisers for their support. The Chairman also thanked all helpers, members who kindly give donations and all people who respond with a thank you!

Adoption of the accounts was proposed by Lynda King-Taylor and seconded by a SEBRA member. On a show of hands, the accounts were adopted nem. con.

5 - Invited Speakers

As The Leader, Baroness Coultie is running late, JZ asked the top table guests to give a brief introduction of who they are and what they do.

Mark Field MP: Mark thanked the Chairman and the members and said it is a pleasure to be here tonight. He explained that SEBRA was only a small part of his constituency, however, it may change with the proposed boundary changes if they go ahead in the future. Mark was very complimentary to all who play an active part in our community and gave his personal thanks to SEBRA NEWS W2 Editor Steve Olive for producing the most fantastic magazine, it is by far the best magazine he has seen by a residents association in Central London. There are a lot of local issues in Westminster and despite he and Karen Buck MP being on opposite sides of the political divide, they do join forces to solve local matters. Particularly regarding short-term lets, Air BNB, the licensing of Pedi-cabs, hoping to have a similar licensing process as New York. Healthcare remains a big issue and together with St Mary's Hospital all are working together to continue to deliver and maintain a standard of care to local residents and ensure the much-needed renovation to the Hospital goes ahead with minimal inconvenience. Awaiting planning permission to go-ahead for the commercial development.

JZ thanked Mark and explained the boundaries could change but this has not been agreed yet. If they did Mark Field would be responsible for Lancaster Gate and Karen Buck would be responsible for some areas in Queens Park.

Karen Buck MP: Thanked SEBRA and concurred with Mark regarding the issues at present. Karen feels it is in SEBRA's best interest the boundaries of Lancaster Gate and Bayswater are hotly contested and she wouldn't be surprised if JZ has something to do with this! However, it is unlikely the boundary changes will go ahead. There are a lot of issues impacting the area and following Karen's recent survey on short lets, she is very concerned about this problem. New York and Berlin have had to take radical action. The deregulation has been exploited by Landlords who are buying entire apartment blocks (much like a hotel) and renting them out via AirBNB. All the costs are being passed on to the local authority and all the reward directly to the landlord or AirBNB. Control needs to be taken, as the outcome can be devastating to communities. The Health Service is currently being re-structured and St Mary's Hospital has a £52m deficit. On the positive side of things, Karen is very pleased to have Sadiq Khan as the Mayor as he has realised that the cuts to Policing have gone too far and he has added an additional officer to every Safer Neighbourhood Policing team.

JZ thanked Karen and introduced Councillor Nickie Aiken.

Councillor Nickie Aiken, Cabinet Member for Public Protection: The big issue Nickie is actively involved in the SEBRA area is the Notting Hill Carnival. Steps have been taken to have sound systems licensed, having the same conditions apply as nightclubs and continuing to work with the Police to improve the situation for residents. Further conditions have been introduced at the Winter Wonderland. The large beer tent has had to appoint more security and bouncers. AirBNB is a growing concern or “ASBO” as they are called, because of the huge noise and disruption associated with them. It is not about banning short-lets or AirBNB it is about managing the issues. The other worrying issue with AirBNB, is there is now a huge lack of rental properties. Policing is obviously a contentious issue with their dwindling resources.

There has been a reduction in Neighbourhood Policing and Nickie is hoping to see an increase with the new Neighbourhood Policing Plan. Nickie does ward visits to the area and is happy to meet with the community regarding ASB, Public Protection and Licensing issues.

JZ thanked Councillor Aitken and introduced Heather Acton, explaining Heather is responsible for cycling in the area and the proposed section of the Cycle Highway at Lancaster Gate is due to open on 11 December 2016 and Bayswater Road at Lancaster Gate becomes two-way.

Councillor Heather Acton, Cabinet Member for Sustainability & Parking: Heather thanked JZ and said she is not quite responsible for cycling, that comes under the TfL banner, however, Heather works closely with TfL. The sustainability role encompasses making Westminster a more liveable place and in 2015 a greener city action plan was composed and, “together with their partners to include SEBRA”, it needs work to make Westminster a great place to live. Noise is a major problem for residents and the council receives many complaints. Water saving and prevention of flooding is another area of concern and green planting can help with that. Energy and Carbon saving also comes under sustainability but the most important and big priority for businesses and residents is Air Quality causing health problems.

50% of pollutants come from vehicles so we have to address the number of vehicles and the congestion in Central London and that is why there has been a switch to walking, cycling and electric vehicles. Electric vehicles fit very well with the Parking Portfolio. Westminster is the borough that has the highest number of electric car charging points to include 70 on-street and 200 off-street.

The main culprit for poor air quality is diesel accounting for 50% of total pollution and 40% of pollutants come from buildings and we need to look at what other pollutants cause health problems. Within sustainability is travel and this includes cycling and walking. In the process of finalising a walking strategy for Westminster and thank you to PRACT and SEBRA for their input, there are big changes and improvements ahead.

Heather is also responsible for Shisha smoking.

JZ interceded and reminded Members of the “Christmas Wishing Tree Appeal” for Children living with life changing conditions for Imperial NHS Trust.

JZ introduced Tony Devenish and explained Tony lives on SEBRA border and is Chairman of one of Westminster’s planning committees and also at the GLA is opposition spokesman on town planning. JZ reminded Tony that he had the “duck” on the table so as Tony did not duck any questions from the floor regarding planning.

Councillor Tony Devenish, Knightsbridge & Belgravia and GLA Member for West Central:

Tony thanked John and explained he is the GLA member for West Central which covers five Royal Boroughs and there is no one quite like JZ in the resident associations and it is always a pleasure. Tony also thanked all the residents in the SEBRA area, as he believes residents associations are important, as they are the eyes and ears of the Council and all its representatives.

Tony explained briefly a GLA member’s responsibility is to scrutinise the Mayor of London and to ensure £17 billion of tax payers money is spent wisely and the Mayor looks after the strategic direction of London, particularly the Police TfL and Housing. Tony is the Chairman of one of Westminster’s planning committee’s and a GLA representative.

JZ thanked Tony and everyone for coming and is pleased it is a full house this evening.

6 - Questions from the Floor - Question Time

The Chairman suggested the following hot topics to start the question time session:

- Removed Big Black Bins and Big Recycling Bins
- AirBNB
- Transport

Q Peter Wilson-Smith, of Moscow Road: Why is Queensway, the street at the heart of our community such a disgrace and when is it going to be regenerated? The road is an embarrassment, there is rubbish, and the pavements are appalling. It is turning into a slum and the Council can no longer make excuses. I have been asking the same question for years. When is the public realm of Queensway going to be sorted?

A John Zamit: Agreed it was a major issue and has been talked about for years. JZ explained the new development at the Bayswater Road end of Queensway is awaiting the Section 106 agreement and SEBRA is hoping it goes through despite, holding up proceedings and rejecting the proposal as the building itself is not attractive and nor is it in keeping with the area. By causing the delay the Mayor decided more affordable housing must be provided and £2.5m must be spent on the public realm. Plus he had to pay £4m to the community infrastructure levy and. We hope to benefit from that. Bourne Capital are actively looking to produce plans to develop the southern section of Queensway and they have suggested giving £2m to the public realm. The middle end of Queensway GMS states it will also contribute to the public realm when it does its development. Whiteleys development has offered £6m to the public realm with its proposed development. The money has been promised to improve Queensway however, we are getting nowhere with the Council as they do not respond at all. We are given empty promises and we do not hear from Councillor Robert Davis or The Leader of the Council, The Baroness Coughtie regarding this matter. SEBRA has suggested that the developers get together to engage a consultant to look at the big picture and we genuinely hope that within 12 months there will be the investment to transform Queensway. We know you have heard these promises before, SEBRA is happy to work with the Council and the developers and our local Councillors Susie Burbridge and Andrew Smith who are involved with this project. We should be proud of SEBRA's involvement in ensuring the Waitrose development at the Colonades and the piazza at the Northern end of Queensway were both a success. Queensway remains a high priority and we believe within 5 years the redevelopment of Queensway should be complete.

At this point The Leader of the Council, The Baroness Coughtie arrives and is seated at the top table, welcomed and congratulated by the Chairman.

Q Victor Margiotta, of Fulton Mews: The scourge of residential London is appalling with regard to Air BNB and I want to share my perspective of what it is like to live with it. There are thirteen houses on Fulton Mews and three of these are currently let as AirBNB, one of which was under the hotel section of booking.com. In the summer one three bedroom house had fifteen people staying at the same time and after three-four days they leave and a new set of people arrive. It is appalling and security is a major issue, I dread to look out my window and for all I know I could be living amongst terrorists. At least if people check into a hotel they have to provide their passport details. I do not think we should give any licences whatsoever, and we should go the Berlin route and ban people from letting their properties in this way. At the bare minimum the owner should be living at the property if they want to rent out their property in this way. If something is not done fast it will destroy the residential fabric of London

A: John Zamit: We have heard already from our distinguished guests regarding this issue and I was at a meeting last night at the Westminster Amenity Society Forum where Baroness Coughtie was the invited guest. All the residential associations voiced their concern. We do not get SEBRA members with AirBnB moving in and it is not good for our community. We need the Council to act on this and Roald Piper does a lot of hard work with planning and he will tell you it is not easy to catch a rat! JZ requested Baroness Coughtie briefly share her concerns regarding this matter.

Baroness Coughtie: I completely sympathise with Mr Magiotta, and we have had major problems and issues with short-term lets and AirBNB. Councillor Heather Acton has worked hard to illustrate the issues to government and we believe Westminster is different to the rest of the country where in more rural areas the impact is not so great. In all honesty we have not had the success we had hoped for and your suggestion of an outright ban will not be acceptable. We need to find a way to illustrate to Government an acceptable way forward so as we can manage the issues. We lobbied for a limit of less than 90 days and having a simple Internet system of registration. As it stands at the moment there is no way to measure whether an AirBNB property has been let for 1 day, 90 days or 170 days so it is impossible to manage. Without an enormous resource we cannot police all the properties that are let out on a short-term basis. As it stands we are reliant on you to let us know if a property is being let out on a more commercial basis and for more than 90 days, then we will be able to do something about it. We are continuing to lobby to get a much more sensible regime, and to have exclusion areas in Westminster where you cannot let out properties on a short-term basis, this was

not successful so we are going back with alternative plans. In my new position I hope to influence a bit more as this is something that affects Westminster significantly. I wish I had the answers to this but it is not in our hands it is in the hands of Government and we need to lobby them to get them to understand the difficulties we face and I will continue to champion that long after leaving my position as Leader of the Council.

Councillor Heather Acton: The DCLG has agreed to another meeting, we asked for an area where we were not compromised by this situation. We have 1,200 properties on our books being investigated. Please do keep reporting them and keeping a record as that evidence is very helpful with lobbying.

Karen Buck MP: The deregulation bill changed the rules two years ago and in Westminster there has been an 80% increase in short-term lettings alone, so this the context in where we need to push back. We agree on the solutions we want to work on and there is very little more effective than all of us working together and sharing your stories confidentially if you prefer, and please, get the message out to your friends and neighbours that we need this information to be able to help as there is nothing more powerful when we report to the media and to Government. I know many of you have sent on your stories already and please do continue to send them in as they really help. What makes national sense is a disaster in some areas particularly in inner London.

John Zamit: The message is clear this is a major problem. Major problems take work, money and resources. We urge the Council to work with MP's to hunt down the people who abuse our streets and it will do more damage than the Poll Tax if the government does not change these rules.

Q Sir David Roache of Lancaster Mews, I would like to say I supported SEBRA's stance on the Paddington Cube, I do not like it, it is architecturally uninteresting and it will cause climate change, because part of Paddington with this huge structure will be permanently in the shade. If it were a Pole however, there would only be shade on part of Paddington for 20 minutes. The Shard has been very successful and I ask would you re-consider "The Pole"?

A John Zamit: I believe it is soon going to Committee and The Cube has not had the opposition The Pole had. We have written publicly that what disturbs us the most about the proposed application is apart from the fact, we do not like it, nor think it is suitable and is not in keeping with the environment, we are very worried about the emergency services using the new road. We honestly think it is a done deal. Councillor Robert Davis thinks it is fantastic and thinks it will make Paddington "Cool" and Baroness Coultie was gushing about the application. We ask ourselves why are we bothering? Well the truth is we care about our area and SEBRA does not give up!

Tony Devenish: Interjected asking if he could say something. JZ responded with yes, after John Walker has given the official line. I will give you the official line. Firstly you said "The Pole" was a done deal and of course it was withdrawn. The reality is it is a formal process, and the people on the Committee do decide. however, nothing is decided before the night of the meeting, FACT!

John Walker: We are hoping to have the report to the planning committee sitting on 6 December 2016. I concur with what Tony Devenish has said. Last year The Leader of the Council Philipa Roe (now Baroness Coultie) and Deputy Leader Robert Davis called in the developers and said there is too much opposition to "The Pole" and we would like you to volunteer to withdraw the application, so it doesn't have to go to Committee and we ask you rethink the plan. Three key areas came out following the consultation, 1) It is too big, 2) Residential (people who do not live there and will offer no value to community), 3) Public Realm will have ambulances running through it, so it is not a good space. The developers were asked to take in to consideration the above three key points and consider them prior to submitting another application. That is what the developers have done; they have listened to the three key points. The application is no longer residential it is offices only, which will generate jobs. There is a new route for ambulances, so now the Piazza will not have ambulances running through it and they have massively reduced the height. The developers feel they have addressed the three major points raised and there is no such thing as a "done deal". The Pole was not a "done deal" in the end thanks to the efforts of the Leader and Deputy Leader of the Council was withdrawn. There is still time to send in your comments of support, opposition or changes you think should be made to the Cube proposal.

Q Sally Sampson: I live on Hereford Road and there are many restaurants in the area offering takeaways. In October I witnessed the aftermath of a fatal accident on Westbourne Grove of a Deliveroo Learner Driver who was knocked down by a car and subsequently died. My point is should Deliveroo drivers have L-plates? Should they not be fully qualified and licensed?

A John Zamit: Thanked Richard Brown, solicitor at Citizens' Advice Westminster, as he does a lot of good work for residents in the area. This incident was unfortunate and uncanny as where the accident happened was where Cote Brassiere had asked for a takeaway license and only days before SEBRA had met to discuss it. This is a big problem, much like AirBNB.

Councillor Nickie Aiken: Interestingly Heather Acton and I met yesterday to discuss how we could address this growing issue, with the likes of Deliveroo and other delivery companies. There have been problems with Deliveroo drivers hanging around in Mews making noise whilst they wait for their next delivery call. We are looking at putting conditions on premises license, if they are going to be using Deliveroo, they have to control the delivery services, and they can only have a certain number of deliveries/day.

What has come to our attention is that the delivery drivers or anyone for that matter, do not need a motorcycle licence if the moped is under 50cc and they have a current drivers licence. The Council can look at this to try and make it national legislation as it is concerning. The likes of Deliveroo are new companies and they need to learn how to do their business within an urban environment. They have to be responsible and play their part in being apart of the community, and cannot just come along and make a lot of money without paying the price for it.

Q Bill Quinn of Somers Crescent. The question is about the communications in this area and the roll out of BT infinity. We have been fighting for five years for high speed Internet. We are in the centre of Westminster and it is unbelievable we cannot get it. I have written to the CEO of BT and he has investigated it and reported there is no plan to roll out BT fibre on our side of the street. The ridiculous thing is on the other side of the street in Somers Crescent there is a box where the residents can get it.

A Baroness Couttie: This issue has bugged me since the moment I took over the Leadership. I wrote to all broadband providers asking the same question. Not one responded! Since then we have made significant strides, but not over the whole of Westminster sadly. BT has agreed to provide superfast broadband over much of Westminster and are currently upgrading 40 boxes and other providers are coming into the market. We are absolutely not complacent about it; it is unacceptable that today the greatest city in the world should have superfast broadband for everybody. It is a fight and BT say it is not economic to install high speed broadband in such an urban areas. We have not accepted this.

Mark Field MP: It is perverse that BT and OpenReach do not want to do this in Central London. I met with the Chief Executive and the COO of BT recently and we are making good progress with the roll out of superfast broadband imminently in the Pimlico area and we are doing our best to ensure it is rolled out in other areas. It is ludicrous that there is superfast broadband in rural areas and unbelievable that in London we have "Not Spots" that still exist.

Q Rosalyn Gold of Queens Gardens, regarding sustainability and the green environment, how has reducing traffic to a single lane going from Marble Arch to Lancaster Gate improved the quality of air? A journey that usually takes 5-10 minutes took me over 30 minutes due to the traffic being so backed up. There is now complete chaos around the Lancaster Gate area.

A John Zamit: The reason there is complete chaos is that there are major works. SEBRA has regular meetings with Conways. We fear with the proposed layout it will become a bottleneck and delay buses. TfL assure us this will not happen. We are worried that traffic will try and bypass Bayswater Road via Stanhope Terrace, to give the Council their dues they have agreed to a pedestrian crossing on Stanhope Terrace and another one on Brook Street to slow the traffic down. We will need to wait and see over the next six months once works are completed to see what effect it is having on the area. Heather Acton, can you give us some reassurance that this will work?

Councillor Heather Acton: There is a lot of construction work going on at the moment and it does have an impact. There is an increase of delivery and freight and an increase in private hire vehicles. In 2010 there were 50,000 private hire vehicles licensed by TfL, this has increased to 120,000 many of whom are Uber drivers circling. TfL also has consultation out at the moment, looking to reduce bus numbers to include bus routes that include this area. It is believed bus and car numbers will be reduced once Crossrail is completed. All these factors will help change the nature of travel within Westminster. We do not know if it is going to work, but for every one-car space on our roads you can fit ten bicycles. We are seeing an increase in cyclists since the introduction of the Cycle Superhighway along the Victoria Embankment. We do need to work together to reduce the number of vehicles to stop the congestion.

Q Matt Noble: I live on Craven Hill Gardens and the Big Black Bins, and Big Recycling Bins have been removed from Queens Gardens and Cleveland Square and yet people still leave their rubbish there. Residents require the bins and the Council needs to sort it out. I understand some businesses have been abusing the bins, but I believe the Council needs to look at this properly.

A John Zamit: To put this into context the bins were removed because there was a problem with dumping. Letters were sent out, Councillor Melvyn Caplan (who is away at the moment) wanted to do this as he had received complaints regarding dumping. As it stands now you have to put your rubbish out at 6.30am and there is only one recycling collection per week. As opposed to the big black bins being cleared three times per day, twenty-one times/week thanks

to Veolia. SEBRA is disappointed as not one Councillor, Officer or Cabinet member approached SEBRA to ask for our suggestions. This was not thought through, letters were sent to the wrong addresses and other bins in the area are now overflowing. SEBRA is here to work with you on such matters to save you going down a road you may well regret. I ask Mark Banks to give the official line.

Mark Banks: We spend more than £1million/year clearing away fly tipping. That is money we would much rather spend on other things and amounts to a lot of street sweepers. Bins divide opinion, and I do appreciate most resident's use the bins responsibly. We do not feel 6-weeks is an unreasonable time to undertake a trial and we will see what happens. Sometimes it works other times it doesn't, but we always learn lessons from it. So far we have discovered that some hotels are not using the bins responsibly and we are taking action to enforce the rules. We will certainly take on board the feedback SEBRA has given and we will decide in three weeks whether or not the bins will be returned or not. Please do get in touch to let us know your views. Dumping is a big problem and we need to tackle it quickly.

Q Christina Tyree: I live on the Hallfield estate. The Notting Hill Carnival has a huge impact on Bishops Bridge Road. I realise the Mayor is looking into the Carnival and please can you feedback this issue. There is a lack of toilet facilities and I witnessed several people using the grounds of the Hallfield estate as a public toilet and this is unacceptable.

A John Zamit: Agreed there is a need for more Public Toilets that are well maintained and looked after in the area and the Council do need to take this into account.

JZ closed question time and proceeded to the raffle draw.

Raffle draw and social gathering

The draw for raffle prizes then took place. The prizes, generously donated by the organisations concerned, were:

- Dinner for two with wine: Hereford Road, 3 Hereford Road
- Voucher for £100: George G Hair & Beauty Salon, 146 Queensway
- Six Bottles of Louis Roederer Brut Premier Champagne (given as three prizes): British Land
- Box of Christmas Goodies: Waitrose Bayswater
- Classic Christmas Soiree Selfridges Hamper: European Land and Property
- Voucher for - "3D selfie" – Twin Me: GMS Estates
- Dinner for two with wine: Nipa Thai Restaurant, Lancaster London Hotel
- Voucher for six to Bowl, Skate and Dine: Queens – 17 Queensway

JZ explained this new development at Queens is part of the regeneration of Queensway. JZ also mentioned that Robert Davis had worked very hard in saving The Porchester Centre.

- Two-nights in a luxury Derby Hotel of your choice in, London, Paris, Madrid and Barcelona: The Caesar Hotel, Queens Gardens

This prize was presented by JZ wearing a Donald Trump mask.

John Zamit presented three bunches of flowers to the ladies at the top table compliments of the The Flower Boutique, Craven Terrace. JZ wished Baroness Coultie all the very best in her new position and hopes she will keep in touch with SEBRA and attend our AGM's in the future.

JZ thanked Steve Olive and Edox for the printed material in the hall and thanked all members and guests for coming this evening, enjoying the social gathering and hopes we can all "Make Bayswater Great Again"! The formal meeting closed at 8.45pm and those present moved to the back of the hall, where free beer, wines and soft drinks were available. Anna's Kitchen catering staff served a plentiful selection of hot and cold canapés. The post-AGM gathering went on until 11pm.