



Marylebone Association  
Annual Report 2020





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# CONTENTS



↗ Some day over the rainbow... by Ollie Joseph

Front cover photo by Adam Butler  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)  
 Adam is a professional photographer that has lived in Marylebone for over 30 years. The Marylebone Association is once again grateful to him for his contribution to the Annual Report.

Annual Report Design by Charlotte Joseph

Chairman's Report	09
Proposed Officers, Committee Members & Roles for 2020-21	11
Accounts	12
From The Chairman: A Round-up Of The Year In Marylebone	13
Traffic & City Management	21
WCC's Oxford Street Plans – One Year On	25
Marylebone Association Covid-19 Action Group	27
Social Events	29
Families	31
Business Liaison	32
Membership	33
Marylebone Forum	33
Police Liaison	34
Planning	35
Licensing	37
Harrowby & District Residents' Association	38
Portland Village Association	39
Street Trees	40
Report From The Lord Mayor of Westminster	41
Report From Nickie Aiken, MP For Cities of London & Westminster	43
Report From The Leader of Westminster Council	46
Report From Bryanston & Dorset Square Ward	49
Report From Marylebone High Street Ward	53
Report From West End Ward	55
Business Directory	57

## CHAIRMAN'S REPORT



You will find this year's magazine is somewhat different in scope from those of the past.

→ Michael Bolt

Welcome to our Annual Report. You will find this year's review is somewhat different in scope from those of the past. Not only is it mainly being distributed by email rather than printed form, but also the content has been broadened to include many more contributions. This is because we wanted our members to hear from some of those people who would have been speaking at our AGM, had we been able to hold a live event. Moving to an online format gives us the space to include a wider range of articles. So this year, we not only have the usual reports on the activities of our committees, but articles from each of our three local wards, the Leader of Westminster Council, our new MP for Westminster, and the newly appointed Lord Mayor – all with plenty of photographs.

We are particularly pleased to have an article by the Lord Mayor of Westminster, Jonathan Glanz because, as many of you will recall, Jonathan was Chairman of the Marylebone Association over a decade ago, and he has served as a notable Westminster Councillor ever since. Indeed the Association has a proud record of supplying Councillors to Westminster from its previous Chairs, which shows how much we value the role of WCC – whether we always agree with everything done by our Council, is a different matter of course!

Looking through some back copies of the Marylebone Times, the precursor of our present newsletter, I see that this robust attitude is nothing new and that even back in the MA's first decade, in the 1980s, WCC was regularly brought to task by its then Chairman, over such matters as 'corporate vandalism' in giving planning consent to BT to allow them to demolish 'two delightful buildings in Nottingham Place'. Going over these old articles is illuminating, as they show how little really changes. In 1990 the Chairman rued the fact that local property was unaffordable, and complained of the noise of endless drilling and traffic disruption!

The battles are often over the same reoccurring issues in our area. For instance – Oxford Street, which has featured so prominently in the pages of our newsletters over the last few years, was alive and well in the 1980s when similar proposals for an element of pedestrianisation were introduced. They were eventually stopped, largely through the efforts of local residents who would have been adversely affected by them, as they were stopped a few years ago mainly by the actions of those who lived and worked in the area. Let us hope that this is a good omen in our present continuing struggle to keep the street open to traffic.

Our lack of physical AGM this year has also meant that we have had to go about our procedure for electing this year's Committee in a somewhat different way. In this we have tried to be as open and transparent as possible: by firstly announcing our proposals in early April, when it became clear that a physical AGM would not be feasible, and elaborating on them in a letter to all members later that month. In May, we distributed the worked out proposals along with the proposed committee and officers and a draft set of accounts. Members were invited to submit their own proposals for committee members and officers.



These letters were also published in our newsletters, made available on our website, and paper copies were sent out to those without email.

At all stages, we have sought to consult and keep our membership informed by asking for responses, and/or counter suggestions. I am pleased to say that the responses received have all been supportive and constructive and have helped us greatly in finding, what the Committee feels, has been a good working solution.

So below, are listed our committee members for the new year as proposed, and now endorsed under the procedure set out. They are largely unchanged from last year, with one new member and a few new roles. You will also find our accounts for the last year. We have had no issues arise, so the committee has endorsed them as approved. Despite a declining income, various economies taken over the year mean that they show a healthy positive balance at present.

Finally, a thank you to all those who have supported us over the past year, particularly the Portman Estate and the Howard de Walden Estate for their generous help towards our previous AGM expenses.

We hope that you enjoy the digital Annual Report, and we look forward to meeting with as many of you as possible again in person, before long.

Best wishes to you all on behalf of the Marylebone Association Committee.

↓ Marylebone High Street during lockdown by Adam Butler [www.adambutlerphotography.com](http://www.adambutlerphotography.com)

→ Michael Bolt  
[michael.bolt@marylebone.org](mailto:michael.bolt@marylebone.org)





📌 Rose by Charlotte Joseph

## PROPOSED OFFICERS, COMMITTEE MEMBERS AND ROLES FOR 2020–2021

### OFFICERS

**Chairman** Michael Bolt  
**Deputy Chairman** Tim Carnegie  
**Hon Secretary** Kevin Coyne  
**Hon Treasurer** Mike Kostyn

### COMMITTEE MEMBERS

Guy Austin, Martin Bikhit, Rosemary Forgan, Lois German, Tushna Ghadially, Richard Lovell, Stephen Quinn, Julie Redmond, Neil Wilson

**Co-opted Committee Members:**  
Amanda Feeny (HDRA), Mark Gazaleh (PVA),

### SUB-COMMITTEES & GROUPS

#### Planning

Neil Wilson (Chair), Stephen Quinn (Vice Chair)  
Jonathan Holt, Dan Marks, Neil McLaughlin, Luke Tozer,  
Jeremy Trotter, Tina Frost (corresponding member)

#### Traffic & City Management

Tim Carnegie, Amanda Feeny

#### Marylebone Forum Liaison

Michael Bolt, Tim Carnegie, Kevin Coyne, Richard Lovell

**Covid-19 Support** Michael Bolt, Linda Davies, Richard Lovell,  
Ann-Marie Johnson

**Membership Development & Police Liaison** Richard Lovell

**Licensing** Guy Austin

**Social Events** Rosemary Forgan, Lois German, Linda Davies,  
Sheila Green, Janice Liverseidge

**Business Liaison** Martin Bikhit, Janice Liverseidge

**Families** Tushna Ghadially

**Community Engagement** Julie Redmond

**Trees & Environment** Mark Gazaleh

**Annual Report Editor** Charlotte Joseph

**Membership Enquiries** Dave Chan



# ACCOUNTS



June 15th by Charlotte Joseph

## INCOME AND EXPENDITURE ACCOUNT – 2019 (£)

INCOME	2019	2018
Subscriptions	8,955	10,716
Donations	500	260
Advertising	7,300	10,550
Events	2,181	1,156
Bank interest	33	18
<b>Total income</b>	<b>18,969</b>	<b>22,700</b>
<b>EXPENDITURE</b>		
Administration	1,216	1,936
Printing & Stationery	4,287	3,491
Events including AGM	4,058	6,672
IT Services	2,383	1,216
Postage	905	1,252
Committee Expenses	590	562
Miscellaneous	68	1,688
<b>Total expenditure</b>	<b>13,507</b>	<b>16,817</b>
<b>NET SURPLUS</b>	<b>5,462</b>	<b>5,883</b>

## BALANCE SHEET – DECEMBER 2019 (£)

ASSETS	2019	2018
Cash and Bank	43,993	34,992
Debtors	–	2,211
<b>Total Assets</b>	<b>43,993</b>	<b>34,992</b>
<b>LIABILITIES</b>		
Creditors	(1,624)	(176)
<b>TOTAL NET ASSETS</b>	<b>42,369</b>	<b>34,816</b>
<b>RESERVES</b>	<b>42,369</b>	<b>34,816</b>

The Marylebone Association reports a net surplus of over £5,000 for 2019, which is similar to the net position from 2018. The Committee has worked hard to manage its funds responsibly and to direct them where they are deemed best placed. During the year, the Committee invested in systems to improve the subscription income as well as ensuring that members are kept abreast of the work it has undertaken. The Association is in a healthy financial position to maintain its influence within the communities it serves, and tackle future challenges to improve the quality of life in the neighbourhood and meet its responsibilities to its members.

→ Mike Kostyn  
mike.kostyn@marylebone.org

## FROM THE CHAIRMAN: A ROUND-UP OF THE YEAR IN MARYLEBONE



↑ A view across Marylebone by Tony Frazer Price for the Art in Marylebone 2013 photography competition.

Below is an opportunity to look back over some of the more notable events of the past year. I had hoped to relate these to you in person at our AGM, but as this is no longer possible I have set them out below. Most of the matters touched on here, and much more besides, have appeared in our monthly newsletters over the past year; they are now accessible on our website in the members' section, for those who wish to revisit any of these events in more detail.

### June 2019

June came in with proposed new ward boundary changes which would have seen central Marylebone divided between three separate wards: Hyde Park to the west, West End Ward to the east and Marylebone occupying the top part. Hardly a desirable scenario for Marylebone, although it seemed unlikely that the consultation would be changing much given the requirement to re-balance voter numbers throughout the various wards.

The diesel parking surcharge, after being successfully trialled in the Marylebone Low Emissions Neighbourhood went Westminster wide, and coincidentally – it was found that Marylebone residents drove the least polluting cars in the whole country.

### July 2019

Ironically then, in July the latest TfL air quality figures showed that parts of Marylebone and Mayfair were more polluted than Oxford Street. Although cleaner air may be good news for Oxford Street shoppers, it was quite obviously less so for the residents of Marylebone.

The bus reductions on Oxford Street over the previous few years, seemingly then, had already had a major impact on its air quality. Of course, as we pointed out, air quality would improve even more quickly if TfL was not still buying 10 times as many diesel buses as electric buses.

The air quality figures gave Westminster Council even less reason to close sections of Oxford Street in order to divert more bus and taxi traffic through our area – but these were the proposed plans in the Oxford Street District document, released earlier in the year. In fact, the only justification for the scheme left now was on grounds of public safety: they projected a massive increase in footfall that would require extensive pavement widening and road closures. This was quite clearly, even then, wrong. We could see that the opposite was happening and numbers of pedestrians on Oxford Street were in decline. Over most of the year we, together with our colleagues in Mayfair, Fitzrovia, Soho, and beyond, participated in the consultation process being carried out by WCC. However, we never got to see the promised traffic modelling that would justify the road closures proposed.

### August 2019

Consultation on the new City Plan finally commenced, as did a summer of extensive and relentless roadworks across our area – and just as we were finally getting to the end of the Baker Street Two-Way works. These had gone live





↗ Baker Street during lockdown by Adam Butler  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)

earlier in the year and in August we attended the breakfast meeting to mark their final completion after two years of construction. There had of course been a few teething problems, but by and large the traffic had kept flowing without too much mishap. Although a few areas have seen more traffic as a result, as residents on York Street and Seymour Place are only too well aware, generally, displacement was not as widespread as some had feared.

Looking back now, after a year or so of operation, one doubts that many would want to go back to the racing track that Baker Street and Gloucester Place had become since the old one-way system was installed back in the 1960s. Most feel that we now do have a more pleasant environment in the centre of Marylebone.

#### September 2019

The Boundary Commission published their draft recommendations in September which, as feared, more or less reflected the original recommendations. Later in the year, we participated in the final Boundary Commission consultation through the Marylebone Forum, and in other ways, doing our best to ameliorate what was a bad proposal for Marylebone, without holding out much hope for a satisfactory result.

#### October 2019

October brought with it plans for the comprehensive makeover of Cavendish Square Car Park including the removal of the existing underground car park, and a further dig down to provide a very significant 250,000 feet of office, retail and medical space. But was this really needed at a time of declining footfall on Oxford Street and retail so obviously struggling? In return for the development, improvements to the square were offered, involving increased greening and accessibility, although some were not so keen on the glass pods that were to adorn the northern sides of the square. The application was finally approved, with a few changes, in early 2020.

Plans were unveiled for a six-story affordable housing block on the kick-about space on Luxborough Street, which just a few years before had been the proposed site for the new library. Although supportive in principle, the MA had strong reservations regarding the design element.

In October we said farewell to Mark Field, our MP of twenty years standing. He did much to support and help the Association over the years, and we wish him all the best in his future enterprises.

Meanwhile, at the former House of Fraser, an application was approved to use part of the basement, third floor and fourth to sixth floors as offices, the rest of the basement as a gymnasium and the addition of a restaurant in part of the seventh floor. This was the latest sign that retail, even on Oxford Street, was under major threat. The argument was that diversifying the uses of the building was vital to its long-term occupation and the success of this part of Oxford Street.



✦ Selfridges by Eman Mustafa for Art in Marylebone 2014 photography competition

However, the Association was fearful that other applications for change of use from retail might be more obtrusive than this one. Applications for nightclubs and bars, particularly in the basements of these large buildings, would have a deleterious effect on the neighbourhood and is something we continue to urge Westminster Council to do their best to resist.

Meanwhile, on Oxford Street, as we pointed out, retail may be struggling with high rents, declining footfall and more people shopping online but currently, there are more homes than shops being built on Oxford Street – it is beginning to look like the street could be set for a residential revolution!

#### November 2019

In November we were once again told that the Moxon Street Development, now known as Marylebone Square was on the verge of starting, with Multiplex being lined up for a £100m mixed-use scheme that it originally lost to Kier. It did not start though, and at the time of writing, we still only have a hole in the ground. The new start date is now rumoured to be around September 2020.

The latest draft Westminster City Plan for planning, development and much else in Westminster for years to come, was launched. Disappointingly, none of the Association's submissions were incorporated in this draft, although a few of our earlier stage submissions did appear to a lesser or greater extent in the previous draft.

Another consultation was announced – for Street Entertainment in Oxford Street; with a proposal for busking to be licensed and allowed on only three pitches, only one of which would allow for amplification, to be located at the Marble Arch roundabout. We were concerned that other, unlicensed, parts of Marylebone may then become the destination of choice for buskers, and made that clear in the consultation.

Also in November we had the Marylebone Interfaith Service, jointly sponsored by the Association, the Portman Estate and the Howard de Walden Estate. It was attended by many different faith representatives, the major local associations, stakeholders and the Lord Mayor of Westminster, Ruth Bush.

#### December 2019

The event that was on everybody's mind in December was the General Election, which returned a large Conservative majority and former Councillor Nickie Aiken, Leader of the Council as our new MP. We look forward to working with her over the years to come; she is keen to work closely with residents, and has indeed written a piece about her first six months as an MP for this Annual Report.

Marble Arch highway improvement plans were revealed, which we were happy to support as improving both the setting of the Arch and providing easy access to Hyde Park, without displacing or exacerbating traffic in the surrounding areas – more than could be said for suggestions just across the road in Oxford Street.





➤ Shoppers by Charlotte Joseph

As pedestrian numbers continued to fall on Oxford Street, Crossrail, now the Elizabeth Line, already a year overdue, announced it would not open until some time in late 2021, this date has since been further extended out to 2023 – making the rush to pedestrianise parts of Oxford Street even more pointless.

#### January 2020

Indeed with the new year, Oxford Street re-emerged back on the agenda – Westminster Council's desire to close down the street to much of its traffic seemed to be on track in spite of the continuing lack of traffic modelling evidence to justify it, and the evident lack of enthusiasm from the surrounding areas. We were particularly concerned that the two new public piazza schemes at Oxford Circus were highlighted after we had been consistently told that these had not been decided on and will not be, 'until the Council is satisfied that there will be no adverse effects from any increased traffic on Marylebone'.

Then, and now, we find it hard to understand how diverting Oxford Street traffic into Marylebone in order to by-pass Oxford Circus will not adversely affect our area. We expressed the hope that we would not be confronted with a TfL style fait accompli. We reminded WCC that they had promised to work closely with residents on this, and the need to avoid the mistakes that were made with the TfL project – when by not listening to those who would be most affected by the closure scheme and refusing to compromise, they ended up with no scheme. There is a separate article on Oxford Street (page 25) and where we are with it at the present time.

Meanwhile, for us, the highlight in January was the Association's Annual January Party, which was held once again at the Oriental Club, in their magnificent library. It was a very successful event with a good attendance by both our residential and business members. Business members also had the chance to meet up at our Business Networking Events on four separate occasions over the year at various interesting Marylebone venues. At each of these, I had the pleasure of addressing the attendees on the many benefits that being a business member could bring; not least, the opportunity to get directly in touch with our many residential members.

#### February 2020

In February we highlighted the changes announced at Westminster City Council where, following the election to Parliament of former Council Leader Nickie Aiken, Conservative Councillors selected Lady Rachael Robathan to become the new Leader of the Council. We got a new Cabinet Member in charge of Oxford Street, Melvyn Caplin and Councillor Matthew Green was put in charge of Planning. There were also changes with our local ward Councillors: Cllr Richard Beddoe, who was Cabinet Member responsible for Planning Policy and Deputy Leader, stood down from both posts. Cllr Iain Bott stood down from his Cabinet position as the member responsible for Sports Culture and Communities.



↗ Cato Street by Jonathan Cooper for Art in Marylebone 2014 photography competition

WCC announced its Air Quality Action Plan Consultation with details of actions that the Council will take to improve air quality in Westminster between 2020 and 2024 – with the goal of becoming a carbon neutral city by 2030 and committing Westminster to meeting World Health Organisation guidelines for air pollution.

On a more local note, February 2020 also marked the 200th year since the uncovering of a group of conspirators in Marylebone – in Cato Street, where they were caught planning to overthrow the government, no less. The Harrowby and District Residents Association marked the day with a series of events. Many visitors came in costumes from the nineteenth century, including some of our local Councillors, and in a month of record rainfall – the rain held off!

We welcomed Julie Redmond on to the Committee, appointed to a new role, as member with responsibility for Community Engagement. Her brief being to concentrate on broadening membership recruitment, both business and residential, with a particular eye on further expanding our reach through social media outlets and by personal visits to local businesses.

Long-standing committee member Richard Lovell (Police Liaison) also took on the role of Membership Secretary, with responsibility for both business and residential membership generally.

Meanwhile, to the great frustration of all local residents and businesses, Paddington Street was closed for two months of roadworks – again!

### March 2020

Then the coming storm of Covid suddenly arrived, halfway through the month, almost overnight and without warning. One week we were attending meetings as normal, and suddenly, everything changed. All our meetings with Councillors, council officers, estates, other stakeholders, fellow amenity societies and social events suddenly ended, as a new word entered our vocabulary – lockdown.

The Association adapted to accommodate itself to the new situation and shifted its energies to setting up an organisation to do whatever it could to help vulnerable and elderly residents having to self-isolate and those in need generally. To facilitate this we formed the Marylebone Association Covid-19 Action Group.

This group now has over 80 volunteers. We are getting a steady flow of deserving cases to help, particularly after our 5000 leaflet drop over Easter and repeated in June. This sets out the help on offer at the email address: covid19@marylebone.org, and our dedicated helpline – 07950 472916. Please make sure that you circulate this to anyone that you know who may be in need of help with shopping, or just a general chat on the phone with someone.

Further down in this review you will find an article from Linda Davies, one of our main Covid-19 co-ordinators talking about





✦ Geraniums by photographer Ros Hobley  
[www.rosalindhobley.com](http://www.rosalindhobley.com)

our work over the past months, and I would like to echo her in thanking all those who have so generously offered their time and resources in helping out their fellow residents. The level of support has been truly impressive.

For the next few months much of our newsletter was turned over to appeals from various deserving organisations or organisations undertaking Covid related causes.

Meanwhile, at Westminster Council, planning and licensing applications went online only.

#### April 2020

In April, we lost Bill Frankland, our oldest member, who died at the age of 108. He was extremely well known; a notable figure both locally and nationally who remained very active up to the end. He used to attend the MA coffee mornings until about 3 years ago. He would have been one of the very few surviving Marylebone residents to have lived through the 1918 Spanish Flu pandemic.

Our new MP, Nickie Aiken, got parliamentary space to introduce a Ten-Minute Rule Bill which, if passed into law, would regulate the provision of pedicabs in London through TfL – to bring pedicabs in line with taxis and private hire services.

Pedicabs are a long-standing nuisance that WCC is powerless to stop without legislation, as we have found out over the years. We helped publicise the bill in order to get as much public support for it as possible. At the time of writing, the bill has got through its Second Reading, which is very encouraging.

#### May 2020

In May, a surprise came, with the Boundary Commissions final report and recommendations. This gave us completely changed ward boundaries to those originally proposed in the Commissions draft report, and greatly enlarged the Marylebone Ward. This now will embrace all of central Marylebone and most of the area covered by the Marylebone Association – which we thought was lost to us with the original proposals back in June 2019. So we arrive back, full circle on the year, with at least with one piece of good news!

#### June 2020 – Covid and beyond

Obviously at the time of writing the big unknown is the Covid outcome – how soon, if ever will life return to normal? What will be the short, and medium-term repercussions?

What is clear is that nothing will be quite the same, social distancing will be extremely challenging, particularly for restaurants and retail, and public transport will now have capacity severely reduced. We are likely to lose many of our shops, restaurants and much else besides.

All of this will have a significant impact on us in Marylebone of course, and in many cases the need for businesses to try and trade within the constraints of social distancing may clash with desires of residents. Many restaurants will



✦ Lower Regent Street by Adam Butler at  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)



➤ Retail therapy by Charlotte Joseph

want to move tables outside to accommodate the wider spacing between diners required, following the lead of New York, where their Mayor has said: 'We will provide a massive expansion of curbside seating and an expansion of open streets,' turning some streets into 'dining corridors'. This is not a vision of the future that most Marylebone residents would welcome – their streets cluttered and noisy with al fresco dining day and night. Just noting the huge opposition to the recent Chiltern Firehouse application for outside tables and chairs is proof of that.

Another example – building work. This threatens to become even more obtrusive as central government has now extended the working hours for building to 9.00pm in the evening. Of course to many in Marylebone this would be disastrous, here we are not faced with the odd domestic back addition, but with major and constant development, a great deal of it on a very large scale. To their merit, WCC have recognised this, and signaled that the majority of such applications would not be entertained in the Westminster area. Anyway, as far as one could tell from the surrounding racket, lockdown seemed to stop very little of the existing building work which is probably, therefore, largely on schedule.

As the Covid aftermath unfolds more clashes and problems will emerge. At present WCC is developing a space strategy, in order to cope with movement around the borough. This involves a series of proposals for street closures and pavement widening in about 50 separate areas within Westminster, and will probably extend beyond this. Recently central government has also weighed in with promises of a loosening of regulations to allow 'al fresco' dining and drinking in the streets and longer Sunday trading. All this will involve disruption and the closure of roads and widening of pavements in a way that will definitely impact residents. We have worked, together with our colleagues in the surrounding West End area, on a document which lays out some ground rules to try and mitigate the worst of this. Major road closures proposed by TfL will aggravate the situation, prompting concern that we will suffer from more traffic being displaced into Marylebone as a result. The 30% increase on the Congestion Charge and its temporary extension to 7 days a week, although widely unpopular and not helpful to business, should at least help keep some of this traffic out.

We can also look forward to the creation of more cycle lanes, road narrowing and relaxation of other regulations. In normal times there would be much for the Association to challenge. But these are not normal times and the needs of residents will need to be compromised, at least in the short term, to accommodate the wider need. We recognise this and accept the majority of these changes for now, indeed we are taking a positive stance and cooperating with them. This is, of course, on the strict understanding that these are temporary measures for an exceptional situation. There is often a drive to make the temporary permanent however, and that we would resist.





✈ Happier times by Adam Butler at [www.adambutlerphotography.com](http://www.adambutlerphotography.com)

I emphasised that compromise is necessary; we have a large business membership and recognise how hard times are for them. To that end we are doing our best, within our limited means, to help business where we can. In our newsletters we have endeavoured to publicise matters from those business members who have asked us, offered free advertising to all members, and listed all the shops and businesses who were remaining open in some way. We look forward to the time when we can recommence our regular business networking events, in some form or other.

Lockdown has bought with it some benefits – the quiet streets, the cleaner air, the re-addressing of nature, the sound of bird song, etc. Indeed, some have seen this as a reason to advocate the more widespread and permanent closure of our streets; but this blissful rural ideal is hardly what our city is about. Those who want to see this on a permanent basis will find it on offer in abundance in many areas outside London. Marylebone is about the hustle and bustle, the excitement and vigour of many people living and working together, and the variety this offers within an historic environment. For the economic health and indeed survival of the area we all live in, we must not forget that we need to get back to all this soon as possible.

→ Michael Bolt  
[michael.bolt@marylebone.org](mailto:michael.bolt@marylebone.org)

↓ Waitrose in-line shopping! by Charlotte Joseph



## TRAFFIC & CITY MANAGEMENT

### Progress in Marylebone Mobility?

According to TfL, 'Traffic volumes in London have fallen over the past decade. Central London has seen significant falls year-on-year, with the observation that traffic volumes in the Congestion Charging Zone (CCZ) presently stand 25% lower than 10 years ago corroborated by different datasets.' Have you noticed this 25% drop in traffic levels? So why did traffic levels feel so much worse in Marylebone last year? Well, there are several reasons but the primary one has to be roadworks! Roadworks have been a significant cause of local congestion.

### Paddington Street Closed – Again

Residents and businesses on Paddington Street have had to endure a series of road closures over the last few years. One local resident calculated that the road has only been operating normally as a two-way road for two out of the past five years! One two-month closure must have been aiming to win 'the most pointless roadworks award'. The reason for all the disruption? It was in order to raise the road by 2 inches at the intersection with Chiltern Street as part of TfL's Cycle Quietway 2 Scheme. There were no other benefits or junction changes from this work. We will continue to discourage this trend of endless tinkering with our local road network. Pavement widening by a few inches, road closures like those proposed on Duke Street and the north side of Manchester Square are all things we find totally pointless. Fixing the safety of pedestrian crossings on George Street and Gloucester Place, and further along at Seymour Place are where effort should be spent. We understand that both these crossings will go ahead in due course.

### Uber Issue

Another significant factor is Uber idling on every street corner. In Central London Private Hire Vehicles (PHV) accounted for 47% of all car and 29% of all motorised modes during March last year.\* Why they continue to enjoy exemption from the Congestion Charge is odd, especially when the Mayor plans on removing the existing residents discount to new applications from August.

### Bike vs Car, but it's more complex...

All too often we find people attempting to frame the discussion about our local roads as cars vs cyclists. What needs to be considered in the allocation of road space and the prioritisation of different modes of travel, is the value placed on different types of trip. Our local road network presently serves travellers making trips for a wide range of different purposes, whether for commuting, leisure or business travel, for the delivery of goods or in the provision of services. Travellers themselves place different valuations on the trips being made, whilst the societal value of the trip will also differ by purpose. As demand pressures on the network increase, competing trip purposes and priorities will make trade-offs less avoidable. At present, congestion levels act as an important component of rationing of the road space. As traffic conditions deteriorate, and the 'cost' of travelling by road



↗ Manchester Square by Ollie Joseph





♣ Cyclists by Charlotte Joseph

increases, only those travellers for whom the value of the trip exceeds that cost, will travel. Others will either switch to alternative modes or not travel.

The data for Marylebone shows that residential car ownership is extremely low. Those residents who have a car drive the cleanest vehicles in any postcode in the country. The actual use of the car is also very low, often just being used to escape from the area. Many car-owning residents are also keen cyclists. But we live in the centre of a global city and need to accept the societal value of delivering medical gases to Harley Street or the plumber getting to a job in Portman Square. Allowing congestion levels to serve as a means of rationing road space might be effective, but may not be the most efficient means of achieving this goal. Ensuring that the road network is delivering maximum value may increasingly require the prioritisation of trip making.

Cycle lanes everywhere or widespread pedestrianisation? The important factors to consider in making such prioritisation decisions are: trip value – both to the trip maker and societal value; and trip impact/externalities on the network and for wider society. The present mechanism of implicit rationing of road space through congestion takes some account of the former, but does not adequately capture the latter consideration. This is not to say we don't think more can be done to improve cycling or walking in Marylebone. We would happily see segregated cycle lanes around Regent's Park, however cycling groups value being able to lap cycle for exercise rather than use narrower cycle lanes for commuting or cycling to schools. The trip value to those exercising is clearly very high, but the externalities on the network and wider societal value is where things start to get tricky. We would prefer to see decent connected cycling streets on local residential roads rather than bike lanes on trunk roads like the Marylebone Road. Why? Because of displacement. Limiting the capacity of trunk roads results in shifting traffic off them onto our local streets, as there are few discretionary trips to remove from our road network.

'Approximately 75% of congestion on the capital's roads is the result of too much traffic for the road space available' – TfL, Tackling London's Road Congestion. So we see that the Mayor's solution has been to reduce space on our trunk roads even more with bike lanes causing traffic displacement into residential areas and arguing that this is efficiently utilising all the available road space. Making best use of network capacity would, therefore, imply the prioritisation of more efficient modes above that of the private car. Indeed, the implementation of bus and cycle lanes, and pedestrian zones partly reflects this principle. However, efficient utilisation of space is only one of a number of factors requiring consideration.

#### Roads for the rich only?

As an area, we have also seen and supported some of the attempts to discourage cars from driving into our area: the



✦ Exercising by Charlotte Joseph

Diesel Surcharge, ULEZ, T-Charge, increase and extended Congestion Charge and the removal of car parking. Car parks continue to disappear in Marylebone, over 1,878 spaces have been/are being lost. Car parks in Chiltern Street, Moxon Street, Welbeck Street, Cavendish Square, Bryanston Street & Weymouth Mews are being redeveloped or repurposed, and more will follow. All at a time when people are being told to avoid public transport. The modal shift is here, and the bicycle is the only answer.

### The future of Oxford Street

Last year we attended a series of stakeholder meetings about Westminster City Council's plans for Oxford Street. The Council made a series of promises about waiting for the results of 'traffic modelling' before making any decisions. This seems to have delayed the whole process and we have as yet to see any traffic data. Were the TfL traffic modellers finding it hard to close Oxford Circus without causing widespread traffic displacement? We may never know. Current footfall on Oxford Street is only 20% of last years figure according to New West End Company. This largely demonstrates how much tourism is important to the Oxford Street economy.

### Highway improvement plans we love

One highways scheme that did get our approval was at Marble Arch. We were shown the early-stage concept designs for improving the Marble Arch area by the Portman Estate. We are pleased to report that these would improve both the setting of the Arch, provide easier access to Hyde Park and will not displace or exacerbate traffic problems elsewhere. We support these proposals and hope that they will gain wider support and funding from the multiple stakeholders involved.

As it is fashionable to tinker with our road network: we would suggest a scheme to reverse the direction of the one-way system on Aybrook Street, once the construction of the Moxon Street Development (Marylebone Square) has finished. This would remove a rat run and create a better flow of traffic in this part of Marylebone.

### What will London's transport system look like in the future?

When will we see a return to bustling offices in Marylebone? Many businesses may need to stagger work-shifts so that offices don't become too crowded and workers can safely maintain distancing. This is likely to cause a reduction of rush hour numbers, with commuters no longer needing to all travel to and from work at the same time. Even so, whilst social-distancing measures remain it's likely that public transport such as buses, trains and tubes will be down to as low as 15% capacity. Will people shift to cars? Unlikely, as parking and the congestion charge will make that too expensive for most. Local road space is already being reassigned – at least temporarily – to additional bike lanes and widening pavements. But this does not help those



that commute in on the train to Paddington or Marylebone Stations, as they still need to catch an overcrowded train.

What we are likely to see continuing after the pandemic is many more office staff working from home, perhaps only coming to the office once or twice a week. Many companies may decide to renounce the expense of leasing office space entirely and instead allow all employees to work remotely with just a few all-hands meetings per year. Workers would no longer need to remain within commuting distance of the office, but could live wherever most convenient or desirable. The knock-on effect of this could be residential property values dropping in Marylebone, and more people moving out into the rural areas: a reversal of the trend seen since the beginning of the Industrial Revolution. But out of this may also come a more local, liveable and sustainable neighbourhood.

\* Source: Strategic Analysis, TfL City Planning. PHV share of traffic. Proportion of traffic (nominal vehicle kilometres) accounted for by private hire vehicles, the daily average in March 2019.

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↓ Baker Street during lockdown by Adam Butler  
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## WESTMINSTER CITY COUNCIL'S OXFORD STREET PLANS – ONE YEAR ON



➤ Oxford Street by Charlotte Joseph

The traffic modelling that we were promised, originally for last October, is still not available.

→ Michael Bolt

In last year's AGM Report we expressed concern with some of the more specific proposals for Oxford Street that had emerged from the WCC Oxford Street District (OSD) Scheme. In particular, the proposed new pedestrianised zones (Piazzas) at Oxford Circus – which would necessitate the diversion of all the Oxford Street buses and taxis through parts of Marylebone and Fitzrovia; the proposed road closures outside Selfridges from 12.00 – 7.00pm to all traffic other than buses; and the removal of all pulling-in areas for bus stops and loading on Oxford Street – ideas that again would all result in traffic displacement into our area.

We did assume that this would have been resolved one way or the other by now, but it hasn't. We wrote this time last year: 'So far, we only have outline proposals for all these schemes. The methodology to justify them is at present being developed, for instance through traffic modelling – which as previous experience has shown, cannot be entirely trusted.' Well, believe it or not, one year on and we are still in the same position.

Following last year's AGM we, together with our colleagues from the other West End amenity societies, attended a series of meetings on the OSD proposals generally. Whereas progress has been made with some schemes in the surrounding areas, the traffic modelling that we were promised, originally for last October, is still not available. This was meant to show how Oxford Street could be closed in parts and narrowed to prevent any vehicles passing in a way that would not divert traffic into the surrounding streets. Maybe the modelling they did come up with wasn't showing what WCC had hoped – and that closing bits of Oxford Street did impact adversely on the surrounding areas – but we are still waiting to see the figures. This is of fundamental importance to the very viability of the proposals, for as WCC themselves have admitted, if the modelling cannot show that the scheme works without undue disruption elsewhere, then there can be no scheme.

This is where we found ourselves around the beginning of the year, meanwhile, coincidentally or not, all those originally in charge of the project left or moved on. The project manager has been outsourced, the cabinet member responsible for its implementation has stood down and been replaced, and we have a new Leader of the Council.

With the emergence of coronavirus in March, the spending of many millions on narrowing Oxford Street, closing it in parts and directing buses around Oxford Circus into Marylebone and Fitzrovia started to look even more ill-advised.

It is also appeared to be increasingly financially impracticable: with the news that the Crown Estate is no longer prepared to help fund this project, with the New West End Company unwilling to contribute to any revenue expenditure to keep it running and properly managed, and with TfL, now owing £13 billion, and climbing, and even more broke than before.



Westminster Council now has to ask itself one pertinent question – why persist with a scheme that will at best prove to be of nominal benefit to the rapidly decreasing numbers of Oxford Street shoppers, to the very real detriment to all the streets surrounding it?

→ Michael Bolt

Even if the money was still available for all of this, the justification for it is rapidly disappearing. The original reason given for the scheme was to improve the shopping environment on Oxford Street – but those familiar with the street will be aware of the very positive changes to traffic levels over the past 5 years produced by the major reductions in bus numbers already undertaken. The air quality (pre-Covid) on Oxford Street, according to Westminster's own figures, is now actually the same or better than that to be found on Wigmore Street, whilst carrying only about a quarter of the amount of traffic.

Westminster Council now has to ask itself one pertinent question – why persist with a scheme that will at best prove to be of nominal benefit to the rapidly decreasing numbers of Oxford Street shoppers, to the very real detriment to all the streets surrounding it? This should be a calculation with only one outcome – to abandon this ill-fated project before any more pointless expenditure is incurred. Sometimes less is more, and this is definitely one of those times. Removing the closure proposals from the OSD plan will not only save a great deal of money, and save Marylebone and Fitzrovia a great deal of disruption, but will maintain accessibility into the West End, so that bus users and others will continue to be able to get in, to and through Central London.

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↓ Oxford Street during lockdown by Adam Butler  
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## MARYLEBONE ASSOCIATION COVID-19 ACTION GROUP



📌 A quiet moment by Charlotte Joseph

The Marylebone Association has a large, local and active membership. It also runs a vibrant social calendar, providing opportunities for residents to meet and make new friends. Many of these friendships have provided much needed practical and emotional support during the Covid-19 pandemic. It has also meant that the MA was able to respond quickly to local needs. As the impact of the coronavirus became clear in early March, a small working team was formed to launch the MA Covid-19 Action Group. We called on members to provide a voluntary service to the local community by offering help with shopping, collecting a prescription or just being there if someone wanted a friendly chat. The messaging was simple: phone or email if you need help.

Our chairman manned the phone and several of us responded to emails. Our matchmaker, Richard Lovell, continues to do an amazing job in linking clients to an appropriate volunteer living close to them. We know from the thanks we have received just how valuable this support has been. In the early stages of the pandemic, when supermarkets were unable to deliver in the usual way, the offer of help was particularly important. Knowing that a local volunteer was there to collect a loaf of bread, or visit the pharmacy, has been important to many residents and their families who were often far away. Ann Marie Johnson took on the task of promoting our services to residents in her neighbourhood and further afield, as well as phoning mature members to see if they needed support. An Easter initiative to promote the service directly to residents through a leafleting and poster campaign was managed by one of our volunteers, Katie Salter, and reached 5,000 local people. Another leaflet drop is planned in the near future.

We have a simple registration process for volunteers. It is essential that they are all members of the Association so that they are covered by insurance and we comply with PRDP regulations; fees have been waived. We have registered over 80 volunteers during the past few months, many contacting us directly after reading of the Covid-19 Action Group in the MA newsletter and on our Facebook pages, but others approaching us because the service is registered with and publicised by Westminster City Council's Covid-19 support network ([www.westminster.gov.uk/coronavirus-support-map-local-organisations](http://www.westminster.gov.uk/coronavirus-support-map-local-organisations)).

We would like to say a huge thank you to all those volunteers wanting to help their neighbours and do something positive for others. You have provided a lifeline to so many local people who, we know from their emails, are grateful and relieved to know that they have such good local support. We are aware that some volunteers have not been actively involved yet. This is partly because we have more helpers than we have needed – so far, and partly because we are linking people who live close to each other. We are

still receiving requests for help and some of our regular volunteers will be returning to work soon, so please be assured that we have your details and will be in touch as appropriate. Early on there was an urgent need for vehicles to help deliver goods, so a big thank you to the many volunteers who offered driving services. We have also received offers of help from professional people unable to work during the lockdown, so if anyone is struggling with anxiety due to the pandemic please let us know so that we can put them in telephone contact with local counsellors who have volunteered their expertise. We were delighted to hear that a volunteer from the MA has been selected to feature in a campaign by the Co-op to thank the NHS and local volunteers for their amazing work during the pandemic. Look out for the posters which will be launching soon at their new site on Baker Street.



↗ Urban fox by Ollie Joseph

Collaboration between other voluntary organisations, operating in the area has been heartwarming. We have worked with Westminster City Council's Covid-19 support service, Age UK, SmarterGiving, the NHS, local churches and others to deliver support where needed. We have received donations from many quarters, including masks to protect our volunteers and Easter Eggs from John Lewis to thank them.

Another important initiative established early on in the crisis came from our MP, Nickie Aiken, who invited local voluntary sector representatives to form a Covid-19 working group so that we could share our concerns. Weekly Zoom meetings have covered a myriad of issues including: the most vulnerable and their needs, homelessness, drug dealing, food supplies, testing centres, construction noise, planning, transport and much more. Nickie has listened to the new issues that this virus has posed for local residents and is working hard to support us, offer advice, find solutions and where appropriate has directed us to the relevant officers in WCC. An example of the initiatives that have been introduced is the promotion of local grocery and food delivery services ([www.nickieaiken.org.uk/groceries-and-food-delivery-cities-london-westminster](http://www.nickieaiken.org.uk/groceries-and-food-delivery-cities-london-westminster)), to which any local business can now subscribe.

It has been a privilege to work with colleagues on the MA Covid-19 Action Group and to receive so many kind and generous offers of help from existing and new members. We hope to continue offering help to local people during the difficult months ahead. If you want to volunteer, or you need some support, or just want to share ideas on how to rejuvenate London then please get in touch.

→ Linda Davies  
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## SOCIAL EVENTS

### VISITS, TOURS AND DINING EXPERIENCES

It had been a marvellous year for our social programme – until it all ground to a horrible halt in March! Up until then most of the events had been over-subscribed, a good sign that people found them interesting and enjoyable but also a gentle reminder that it's a good idea to book early to avoid disappointment.

In the spring of 2019 members had a varied choice of excursions; from a restored but not modernised, privately owned house in Soho's Dean Street; to an exploration of the architectural legacy of the River Thames, enjoyed from the comfort (and warmth) of a Thames motorboat.

In July a visit to the Bank of England Museum was extremely informative, and provided a unique opportunity for visitors to test their strength trying to lift a solid gold bar (safely housed in a Perspex box).

The annual Summer Wine Tasting and Lunch took place in August at Ishtar, the modern Turkish restaurant in Crawford Street. The event is now in its 9th year, and once again a selection of summer rosé and white wines, plus some light reds were discussed and much enjoyed! Thanks go to Ann Marie Johnson for organising the event.

When the first signs of autumn arrived in September how better to spend an evening than comparing the merits of Scotch whisky with its Japanese counterparts? The Whisky Exchange in Great Portland Street laid on a superb tasting, led by manager Chris Bolton who has a breath-taking knowledge of his subject. A lot of myths were overturned and our glasses refilled; a perfect evening.

In October there was an opportunity to imagine what life might have been like if you had not one but two adjoining houses in Mayfair. This was the lot of Lord Revelstoke, of the Baring banking family, whose fortunes suddenly changed with the houses eventually becoming the HQ of The English Speaking Union. Over tea and cakes, members of the ESU were pleased to share details of their imaginative and extensive educational programme.

Also in October, we returned to the popular Ristorante Anacapri for another evening with wonderful traditional Italian dishes chosen from the à la carte menu – and (very) free-flowing wine. Once again, owner Emilio and his gregarious staff made sure a good time was had by all.

One of the most fascinating visits was to the Museum of Brands in Notting Hill in November. Our tour began with a talk on the history of consumer culture and the story of the Museum's founder, Robert Opie. We then progressed through 'the time tunnel' with its enormous volume of packaging and memorabilia from each decade.

The annual Afternoon Tea took place once again at the Wallace Collection in early December. This is always an enjoyable afternoon at this lovely venue. Thanks go to Linda Davies and Sheila Green for arranging the tea.



➤ Chinatown during lockdown by Theo Joseph



➤ Paddington Gardens by Theo Joseph





➤ Fountain in Queen Mary's Rose Gardens  
by Charlotte Joseph

Without doubt the most significant event was the January Drinks Party held at the Oriental Club in their magnificent library. The people who live and the people who work in Marylebone rub along quite happily but don't always get the chance to meet – but on this occasion many of the 63 attendees from both our business and residential membership, commented on how nice it was to get to know 'the other side', particularly in such splendid surroundings with the prosecco and wine flowing and such delicious canapés on offer.

There were other events lined up – a tour of Selfridges with breakfast at The Brasserie of Light and a dinner at Bright Courtyard amongst others – but sadly they were not to be. At least not for now.

#### REGULARS

Some of these are on hold for now but we hope to resume as soon as possible.

Book Club has for the last eight years been run by Andrew Cooper, who is now taking a well-earned rest. All Book Club members send him their grateful thanks. Liz Queenan has taken on the role. Meetings normally take place on the first Tuesday of each month at The King's Head pub in Westmoreland Street but as this is no longer possible 'meetings' are via Zoom.

Coffee Mornings are held on alternate months throughout the year at a variety of locations. Everyone is welcome and there is no need to book. They are an excellent opportunity to catch up with old friends and meet new ones. No. Ten Manchester Street Hotel and 108 Marylebone Lane have both hosted very popular coffee mornings during the year. We would like to thank them and our other venues for continuing to host these mornings with coffee/tea and pastries at such reasonable cost.

Pub Evenings are held on the second Monday of each month, alternating between The Larrik in Crawford Place and the Prince Regent on Marylebone High Street. Always an enjoyable evening and an informal opportunity to meet local fellow residents. On Monday 10th August The Larrik is happy to host the usual evening with tables spaced out to meet the necessary distancing requirements. We look forward to seeing members there.

Scrabble Club meets on the 2nd and 4th Tuesday of each month at The Natural Kitchen in Baker Street, starting at 5pm. Also suspended for now, some members have taken to playing Words With Friends 2, a similar game via laptop or app.

Last but certainly not least, a big thank you to everyone who has supported and participated in our events in the last year – without you all, there would have been no point!

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- ➔ Lois German  
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## FAMILIES

The Marylebone area has always been popular with families due to its proximity to the green spaces of Hyde Park, Regent's Park and multiple garden squares. These green spaces have been invaluable during the spring of 2020 due to the Covid-19 lockdown, and families in the area have used these precious amenities responsibly for exercise and to entertain the younger members of our community.

Sadly, the green space is all the more precious due to the permanent closure of the Soft Play area in Seymour Leisure Centre over the winter. Unfortunately, the facility had neither been invested in over the years nor been suitably maintained and a decision was taken to close it. The lack of play space in the area, especially on the western end of Marylebone, is well documented and the community immediately felt the loss of its sole indoor play facility. The Marylebone Association has been engaging with Westminster City Council and Everyone Active to find some way forward on reinstating play space but unfortunately the Covid-19 situation has meant that any progress has been halted. We hope that as we exit from lockdown, we will be able to resume these discussions, as the soft play was a much used and much-needed facility.



✦ Hanging around by Emily Grimshaw for Art in Marylebone 2012 photography competition

Seymour Leisure Centre has also been an area of engagement to ensure that any plans being submitted for the new Marylebone Library fully incorporate the local area's need for a significant space in the children's area. Anyone visiting the Library mid-morning on a Wednesday or Thursday will have seen the immense success of the Library's song sessions. The sessions are often at full capacity with people being turned away, demonstrating that Marylebone is full of families and needs activities and facilities to help entertain and enrich the little ones. We are keen that any opportunity to create a facility for all, for the long term, is not missed.

The Marylebone Association supports local families through the Marylebone Mums & Dads group which is very active on Facebook and WhatsApp as well as on Instagram and Twitter. You can find details at [www.marylebonemums.com](http://www.marylebonemums.com). The group is a supportive and friendly community that welcomes parents and carers; offering advice, recommendations, fun chat and information sharing – anything from baby development to new cafés, and restaurants that have opened in the area. We hold regular social meet ups, both during the week and also weekend events such as our Families Brunch held earlier in 2020. We now have 2,400 members in the Mums & Dads group and it is a vibrant and useful community.

As the Committee member for Families, I am often contacted by locals who are new to the area, or those who would like to get involved in the community more broadly and I am happy to help where I can or point people in the right direction, so please do get in touch. Similarly, any businesses in the area that would like to engage with our local residential community, please do get in touch.

→ Tushna Ghadially  
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## BUSINESS LIAISON



➤ In search of coffee by Charlotte Joseph

The Marylebone Association business membership has had an active and productive year with four networking events being held. We are grateful to our members who so very kindly hosted these events, namely Christie's Education, Chiltern Firehouse, Crazy Pizza, and Home Grown. Those attending enjoyed opportunities to meet with others working in the Marylebone. Members of our business community cover a wide range of interests and industries including lawyers, estate agents, architects, retailers, photographers, hospitality, healthcare professionals, advertising and marketing executives, retailers, financial institutions, educators and charities.

The opportunity to find out more about our host companies, the work they do, and their involvement with the local business and residential communities is always enjoyed. The format of drinks and nibbles, an introduction to the Association and the host organisation, plus meeting with friends and forging new business links is one we hope we can continue with post-Covid-19.

A special thank you also to Janice Liverseidge and her team for organising these events. Moving further into 2020 we are actively recruiting new business members and would encourage you all to support our local business members as we battle through the Covid-19 epidemic. Details of all MA business members can be found on our website. They would all be grateful of your support in these turbulent times. We hope to reinstate these events as soon as possible and if you are interested in attending future events, or indeed hosting one, please do contact Janice at [janice.liverseidge@marylebone.org](mailto:janice.liverseidge@marylebone.org).

In addition, Home Grown, part of the Home House Collection which also includes the eponymous Home House on Portman Square, has very kindly offered a competitive corporate bedroom rate for Marylebone Association members to use Home Grown and Home House bedroom accommodation for friends and family, as well as preferential membership rates and a 3-month trial social membership at Home Grown – subject to when they reopen. Please contact me for further details at [martin.bikhit@marylebone.org](mailto:martin.bikhit@marylebone.org).

➔ **Martin Bikhit**  
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## MEMBERSHIP

In early 2020, a start was made on a systematic approach to membership retention (residential and business) to be followed by efforts to increase membership and improve continuous communication with Association members. However, the impact of Covid-19 in early March meant that this activity assumed a lower priority while the Association set up an Assistance Service for its members.

When the 'new normal' is in place, it seems likely that the environment for business members will have radically changed for those who remain in business. The Association is attempting to assist by listing and publicising members still operating and offering publicity on the website.

As a result of the appeal for volunteers for our MA Covid-19 Action Group, some 35 new members have been recruited and the profile of the Association has been substantially enhanced as the only organization of its type in Westminster to have set up such a service. It is hoped that this will provide a strong basis for further membership expansion in better times.

→ **Richard Lovell**  
[richard.lovell@marylebone.org](mailto:richard.lovell@marylebone.org)

## MARYLEBONE FORUM

The Marylebone Neighbourhood Forum Committee has been very active over the past year under the leadership of its Chair, Yael Saunders. There have been regular meetings to review the emerging policies and the next steps taken to agreeing on the policies that the Forum can proceed to developing prior to the formal submission of the Plan.

Some of the policy areas which may form part of the final plan includes:

- Open spaces
- Small business and retailers
- Design and heritage issues like basement development and rear additions
- Public realm improvement
- Delivering affordable housing
- Car parking
- Tree planting and air quality

The Forum Committee has also formed a sub-committee to review applications for CIL (Community Infrastructure Levy) funds. The fund at present is worth over £1.3 million and is to be used to support projects that will benefit infrastructure, building and charitable projects within the Marylebone community. Applications that are approved by the sub-committee will be referred to Westminster City Council. Several applications have already been received and funded through this scheme.

There is much work left to do and the Committee will continue to meet and review its policies even in these difficult times.

→ **Kevin Coyne**  
**Marylebone Forum Committee Member**



→ Fish & Veg by Charlotte Joseph

## POLICE LIAISON



↗ Police in Regent's Park by Charlotte Joseph

The year can be seen as two parts – the period to February 2020 (Pre-Covid) and the remaining 3–4 months.

For most of the year, Police Liaison followed its normal course, with attendance at Safer Neighbourhood meetings and meeting local police representatives. There was some improvement in the figures for theft from cars (partially as a result of the closure of a notorious car park), theft of phones, and distraction thefts of wallets and handbags from restaurants and coffee shops. However, there were the usual pre-Christmas increases.

The growing number of complaints about aggressive cyclists, delivery bikes on pavements and, increasingly, the illegal use of electric scooters in pedestrian areas, met the usual response of 'lack of resources' to tackle the issues.

The redrawing of ward boundaries, to incorporate a small part of the West End Ward led to a realignment of the policing boundaries and after some delay, to the establishment of three full-time Officers for the area. Above this level, the administration appears increasingly centralised.

Post-Covid, police activity has been more noticeable – probably more obvious in the absence of other traffic, and significantly, home theft has declined substantially. There is a concern that, as the lockdown is loosened, there may be a resurgence in street crime however, at present, that is only one of the many unknowns.

↓ Hinde Street during lockdown by Adam Butler  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)

→ Richard Lovell  
[richard.lovell@marylebone.org](mailto:richard.lovell@marylebone.org)





## PLANNING

The Sub-Committee team remains both strong and committed and we are very fortunate to have such a dedicated group of professionals giving their time for free. The effort given by the team in responding to the circa 600 applications a year and attending presentations is significant and worthy of a note of thanks.



↗ St Christopher's Place during lockdown  
by Adam Butler at [www.adambutlerphotography.com](http://www.adambutlerphotography.com)

### Coronavirus

The coronavirus pandemic has had a significant impact on the property world and construction in the borough – large projects have continued on site albeit at a reduced pace. Westminster Council has seen a 30% drop in planning applications with the planning teams from home and with no site visits possible. Our consultation process remains in place and we continue to assist members with planning queries and problems.

### Projects On Site

- 1 Great Cumberland Place by AHMM – on site until late 2021.
- The NCP car park site behind Debenhams on Marylebone Lane has now been demolished and a new 206-bed hotel by Shiva Hotels is under construction – on site until 2022.
- The Moxon Street project which was approved by Westminster in 2015 commenced on site but works have now been paused – Concord is in negotiations with a new contractor and works are expected to commence in late summer 2020. The Sunday Farmers' Market has been relocated temporarily onto Aybrook Street for the duration of the site period. The developers have been running neighbourhood meetings and details of these are posted on our website.

### Projects Due on Site

- The redevelopment of 19 – 35 Baker Street by Michael Hopkins Architects, Derwent London and The Portman Estate was approved by Westminster Committee in late 2017 and is due to commence on site in mid-2022.
- Proposed tables outside Chiltern Firehouse (20 covers and 10 tables from 9am to 8pm) – the MA Committee took an in-principle decision that the proposal was unacceptable on amenity grounds and we submitted a strenuous objection. Despite 88 objections (and 128 supporting comments), Westminster Virtual Committee approved the application for a temporary 12-month period on 28th April 2020.
- Cavendish Square Car Park – 270,000 sq ft of mixed use development with 4 levels all underground – approved by Westminster Virtual Committee on 28th April 2020.

### In Planning Stages

- The new Marylebone Library saga continues to drag on; the temporary Library is located at 9 – 11 New Cavendish Street and has a maximum stay until June 2023. The final site for the new Library has been announced and is to be incorporated into the Seymour Leisure Centre – this is to be a 10,000 sq ft facility and remains in the design stages. The loss of a





↗ Intermision by Adam Butler  
at [www.adambutlerphotography.com](http://www.adambutlerphotography.com)

number of existing facilities remains a concern and we are hoping to address these concerns as the designs come forward.

- Luxborough Street Playground development (nursery and flats) – the application is progressing and we have raised a number of concerns with Westminster; there are 58 objections and 29 supporting comments and the application is due to go to Committee in late summer 2020.
- 129 – 137 Marylebone Road was subject to a 2018 application to enlarge the office building both in height and depth to the rear. There were 65 objections to the scheme including our own however the building has now been sold and that application has been withdrawn. We are currently in discussion with the new owners and look forward to seeing their initial design ideas.
- We are currently in early discussions in respect of a new mixed use retail led development on a 2 acre site at the western end of Oxford Street that The Portman Estate and GPE are working on – we look forward to seeing the project over the next year as the design evolves.
- There are also two new major sites in the Baker Street area which we look forward to seeing in the coming year.

The Marylebone Association website is used to distribute our planning responses, any planning news and details of all public exhibitions will be posted on the planning page.

#### Relationships with Westminster and the Estates

The Sub-Committee undertake regular meetings with both Westminster's Senior Planning and Design Officers and Councillors. There is a good relationship based on shared knowledge and in some cases shared frustrations. We encourage early consultation for all major schemes in the pre-application stage to ensure all planning and amenity issues and exemplary design quality is tackled at the very outset.

Westminster Council has introduced the ability for applicants, objectors and amenity societies to speak at Planning Committee – this is an issue that we have repeatedly requested over the last 5 years and strongly support. This was initially suspended after the Covid-19 outbreak when committee meetings went online. Although these meetings are still being held virtually, the right to speak has now been re-instated.

We have also been pressing for Westminster to introduce an independent Design Review Panel and following a number of positive meetings with Senior Officers and Councillors, this is under review.

We have recently undertaken development reviews with both The Portman and Howard de Walden Estates to look at their 5/10 year plans; this has been very fruitful to look into the future of our area in the context of the ongoing progress by both Estates.

→ Neil Wilson  
[neil.wilson@marylebone.org](mailto:neil.wilson@marylebone.org)

## LICENSING

The Licensing Sub-Committee monitors applications for new and modified licences within the Marylebone area. We work with residents and the extremely helpful Licensing Advice Project at Citizens Advice Westminster. We aim to negotiate with those companies applying for licences to ensure that any adverse impact of their licenced activity is minimised. Although we try and monitor all the communication from Westminster about new proposals we cannot guarantee to pick up every contentious issue. Therefore we rely on our members' feedback and encourage them to contact us to alert us about any licensing issues they may have.

During the last 12 months, we have made representations on seven occasions. In six cases we have managed to negotiate with the applicants and as a result, their applications have been modified satisfactorily. The seventh, a shisha bar on Edgware Road, was thrown out by the Licensing Sub-Committee as there was a history of non-compliance with the terms of the existing licence. Also, we managed to stave off extended opening hours in a shisha café in Crawford Street. There is also an ongoing application for a lap dancing club in Duke Street which hopefully will be resolved in the next few weeks.

Shisha cafés have been a source of concern for many residents, and indeed the Council, over the last few years. We undertook a short survey of members' opinions to determine the size and nature of the problem in our neighbourhood. It would seem that in reality Marylebone does not suffer too much from the problem except in two areas. Firstly, on the Edgware Road but this has been a long-standing centre for this activity. The other is in Crawford Street where there were very many complaints, in particular about the anti-social behaviour of the staff of two of the cafés. The problem is ongoing and progress is frustratingly slow but your Committee is committed to continuing to try and find a solution.

Many members will be aware that one problem with shisha is that it is not a licensable activity. This is also true of busking or 'street entertainment'. There are areas of Westminster where busking causes a terrible nuisance to residents and businesses – Leicester Square, Trafalgar Square, Covent Garden, and for us in Marylebone, Oxford Street. Westminster has been taking action on this and was about to introduce a licensing regime before the Covid crisis erupted. It would have banned busking in Oxford Street except for three designated pitches. The scheme was experimental and there was still some discussion about the three Oxford Street pitches, given that Westminster themselves believe that Oxford Street is totally unsuitable as a busking venue. We get the impression that WCC is serious about introducing the scheme but will have to wait and see if they continue to fund the resources required to monitor and enforce it.



➤ Closed by Adam Butler  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)

→ Guy Austin  
[guy.austin@marylebone.org](mailto:guy.austin@marylebone.org)

## HARROWBY & DISTRICT RESIDENTS' ASSOCIATION



↗ Cato Street Thank you to Hdra for letting us use these photographs from their website. For more photos of this event go to [www.hdra.xyz/catostreetconspiracy/](http://www.hdra.xyz/catostreetconspiracy/)



↗ Cato Street

On the 23rd February 2020, sandwiched between terrible storms and the Coronavirus lockdown, Hdra managed to put on an ambitious event transporting people back in time to 1820 to commemorate the 200-year anniversary of the Cato Street Conspiracy; the little-known, audacious plot to murder the then Prime Minister (Lord Liverpool) and his cabinet. Organised by local resident, Caroline Friedman, (from Hdra) and supported by the Marble Arch BID and many local businesses, the free event saw performers in period dress and was attended by the local Marylebone community and visitors from as far afield as Australia! Many of the visitors dressed up in period costume to enter into the spirit of the occasion.

A recording told the story of the Cato Street Conspiracy outside the house where the conspirators met while history boards gave the background to the plot and displayed drawings, images and contemporary newspaper reports. There were street entertainers, traditional 1820s food was served and a horse-drawn tram took people on rides round the Hdra area. There were 'Conspiracy' cocktails in the local pubs and performances of David Benson's acclaimed and informative one-man show on the conspiracy were performed in the Duke of York to bring the event to a close. The whole event was a great success.

On a less positive note, last summer in the heart of the Hdra area we had a very unwelcome pedicab hub operating illegally from a car park and which caused great disturbance to the surrounding neighbourhood. Since Westminster Council seemed powerless to put a stop to this anti-social behaviour we very much welcome initiatives from Nickie Aiken, now our local MP, to bring in legislation which will help to control this as it is sorely needed. Another issue that needs attention is the policy on Deliveroo/Just Eat hubs where their delivery drivers collect in noisy and intimidating groups late at night causing disturbance to local residents.

TfL has started work on all the crossings on the Edgware Road from Marble Arch to the Flyover which will greatly improve both accessibility across and safety along this thoroughfare.

The Seymour Leisure Centre, which is supposed to be housing our new Library, and have an extensive redevelopment of the swimming facilities, for which plans have long been awaited, continues to be at a standstill. Meeting after meeting has been postponed and we hope that the current lockdown situation does not further jeopardise progress on this important Marylebone facility.

Finally, on a positive note, the large redevelopment project in the middle of the Hdra area, One Molyneux Street, was finished last August after 3 years. The area is much quieter as a result!

→ Amanda Feeny (Chairman of HDRA)  
[amanda.feeny@marylebone.org](mailto:amanda.feeny@marylebone.org)



## PORTLAND VILLAGE ASSOCIATION



➤ Increased pedestrian safety by Mark Gazaleh

The Portland Village Association (PVA) has long promoted the enhancement of local amenity on behalf of residents and businesses. Some notable objectives for the last decade have been paving improvements, street greening and increased pedestrian safety on Great Portland Street. Additional street trees have been planted and a cycle quietway running across the neighbourhood was completed this spring.

Thankfully, our issues with very slow broadband speeds have now been resolved with the deployment of new fibre data infrastructure from G.Network and Hyperoptic. We also continue to encourage stakeholders of the large development project on Cleveland Street to install fast-charging power points for electric vehicles in lieu of a petrol station there.

The PVA continues to work with WCC regarding the regular dumping of rubbish and fly-tipping in the area, which remains especially bad near Broadcasting House.

We expressed reservations to the Ward Boundary Commission regarding its proposal of moving almost all of our area into the West End Ward. A clear majority of our locals, especially those on Portland Place, maintain strong ties to Marylebone. Unfortunately, the final recommendations published in May 2020 foresees us leaving the Marylebone High Street Ward in two years' time.

→ **Mark Gazaleh (Chairman of PVA)**  
[mark.gazaleh@marylebone.org](mailto:mark.gazaleh@marylebone.org)

## STREET TREES

It has been another good year for tree planting for Marylebone. We are delighted with Westminster's progress to further green our streets. Despite a shortened planting season due to Covid-19 concerns, 39 new and 40 replacement trees were planted this year. This follows on from an excellent 2018-19 season where 78 trees were planted and 16 replacements were made. In Fitzrovia, 75 trees have been added over the last two years.



➤ Cherry blossom by Charlotte Joseph

Roughly 915 trees have now been planted across our neighbourhoods since 2009 in support of the All London Green Grid, Marylebone Low Emission Neighbourhood (LEN), Fitzrovia Forest and Oxford Street District projects. A significant number of ornamental chancicleer pear trees, along with 25 other species have been planted over the last decade. We are interested to see how additional trees will be delivered as part of the Oxford Street and Cavendish Square projects. Our target is to have a total of 1,000 new trees which should complete the area's green grid.

A portion of the 900 trees planted so far includes those sponsored by the Portman and Howard de Walden Estates as part of projects for Baker Street and Wigmore Street. The W1W Tree Planting Initiative (Westminster Tree Trust) will contribute £15,000 towards the cost of the trees planted recently. Over the last decade, these funds have been raised from local stakeholders and residents who are keen to see greener local streets. Earlier this year, the Portman Estate put forward for evaluation a further 140 possible tree sites in West Marylebone. Howard de Walden is also reviewing planting opportunities on their estate.

Green streetscapes are proven to reduce anti-social behaviour and the impact of harmful traffic pollution, they encourage walking and have a recognised positive impact on people's mood. They also increase the sense of neighbourhood collaboration in taking care of the health of the trees and the local environment. Trees also provide a visually calming element in a traffic blighted urban environment. The planting events included plenty of useful pedagogical opportunities for local schoolchildren. Our ambition is to make our neighbourhood one of the 'greenest' in the city and for our trees to trigger further initiatives to improve our environment. We remain very grateful for all the efforts made by Westminster to make this all possible.

➔ **Mark Gazaleh**  
[mark.gazaleh@marylebone.org](mailto:mark.gazaleh@marylebone.org)

The new trees planted in our neighbourhood include the following: *Pyrus chancicleer*, *Amelanchier arborea* 'Robin Hill', *Koelreuteria paniculata*, *Betula utilis jacquemontii*, *Betula keniaca*, *Betula ermanii*, *Prunus accolade*, *Prunus hillieri* 'Spire', *Ulmus* 'New horizon', *Ginkgo biloba*, *Platanus x hispanica*, *Betula nigra*, *Celtis australis*, *Prunus shimidsu sakura*, *Liquidamabar styraciflua* 'Worplesdon', *Liriodendron tulipifera*, *Prunus* 'Sunset boulevard', *Magnolia Kobus*, *Olea europaea*, *Betula pendula*

## REPORT FROM THE LORD MAYOR OF WESTMINSTER



Jonathan Glanz, Lord Mayor of Westminster

I am delighted to have been elected as Lord Mayor of Westminster; it is a great honour and also an opportunity for me and Manuela, who will be Lady Mayoress for the Lord Mayoral term, to contribute to the life of our great City.

However, it could not have come at a more extraordinary time given recent events. Whilst the role is purely ceremonial some of the activities of the Mayor cut across all aspects of what happens in Westminster, from schools to embassies, theatres and care homes, to name but a few. The huge diversity and intense activity which takes place in our City have now been firmly put on hold. At the time of writing, as the first signs that lockdown is beginning to ease, it will very much be my role to help the process of renewal and rejuvenation of all that is excellent within Westminster and to ensure that it retains its unique character.

I was elected to serve as a Councillor for West End Ward (which includes a large chunk of East Marylebone from Harley Street to Great Portland Street) having previously served as Chairman, and in other roles, at the Marylebone Association for many years prior to my election.

I have lived and worked in Marylebone for most of my adult life, and our son has grown up here. We have seen many transformations in that time but nothing as stark as the recent changes.

There is a real risk to all that we treasure in Marylebone; from the Wigmore Hall and the Wallace Collection, to places of worship and education, and to shops both small and large, all face unprecedented challenges.

Before the pandemic, my vision had been quite clear. I had been looking to take 'inclusion' as my theme because there are still people living in Westminster who have never been to the National Gallery, never visited the theatre, or a concert, or been involved in any of the other unique opportunities that the City has to offer. The concern is that they perceive themselves to be excluded even though they are, of course, not. We need to work at ensuring that all of our cultural institutions feel inclusive and open their doors to everyone. The Wigmore Hall and the Wallace Collection have a fantastic track record in doing so and set an example for others.

It is not just exclusion from cultural activities that I hope to address; people are also excluded from education, jobs and training opportunities, and most importantly from the opportunity to have their own roof over their heads from which to build a stable life. That is why I have chosen Centrepoint ([www.centrepoint.org.uk](http://www.centrepoint.org.uk)) as my charity for the year. They were founded in Soho, and provide shelter and services for homeless young people, and actively help to rebuild their lives at a stage that can make a real difference.

We are all acutely aware of the challenges of homelessness and rough sleeping in Marylebone and beyond, and for many, once they become entrenched in this way of life, it is incredibly difficult to break the cycle, particularly







➤ Steps for life by Judit Felkai for Art in Marylebone 2014 photography competition

when issues of substance abuse are part of the picture. By concentrating on young people, Centrepont hopes to ensure that they intervene at a sufficiently early stage in the problem to make a real and lasting difference.

Working with Centrepont this year, we hope to put together an Apprenticeship House in Westminster, which would provide a stable home for young people. They have already proven this model in Haringey and with the support, both practical and financial, of property companies, our great Estates and other stakeholders, we hope to replicate this model here in Westminster. We hope to put in place a lasting legacy that will provide accommodation, support and hope to young people for the future. If you would like to support my appeal please go to: [www.justgiving.com/campaign/LordMayorOfWestminster-Centrepont-20-21](http://www.justgiving.com/campaign/LordMayorOfWestminster-Centrepont-20-21).

I had also hoped that there would be the opportunity to celebrate the excellence which we see all around us in Westminster and, in particular, Marylebone. We have outstanding culture, educational institutions, companies working in the creative industries, media, retail, hospitality and world-class medical facilities. These all have their homes here and are very much part of our active and diverse community.

Whilst it may not be possible to do many of the things we had hoped to achieve in physical terms, my wife and I intend, as the first virtual Lord and Lady Mayoress of Westminster, to support these causes and activities as best we can in the current environment.

My appointment was by way of a virtual Council Meeting, a first in the country, and many of the activities of the Council have now moved online. We will have our first Full Council Meeting, which I will chair later this month, and these meetings will be live-streamed to allow the public to attend.

Whilst it is indeed disappointing that the traditional Lord Mayoralty will not be possible for some time, we are determined to ensure that the aims, values and unique character of the City are supported and maintained as much as we can.

Indeed, the changes which are being forced upon us may lead to long-lasting benefits in terms of improvement in work-life balance, air quality and the genuine community spirit which I have seen evidenced in Marylebone and beyond.

Volunteering, neighbourliness and support for our health and key workers have been positive in these difficult times, and one which I hope we can build upon to ensure that Westminster is not only restored to its rightful position as the unique and vibrant centre of our country, but that it comes out of the pandemic as a stronger, kinder and more community-spirited place than before.

I am looking forward to attending events in Marylebone and beyond, and meeting as many of you as possible as soon as circumstances allow.

➔ Jonathan Glanz, Lord Mayor of Westminster

## REPORT FROM NICKIE AIKEN, MP FOR CITIES OF LONDON & WESTMINSTER



✈ Please keep your distance by Charlotte Joseph

When asked to write my report for the Marylebone Association, I was given the deadline of June 12th. On opening my diary to make note of it, I realised that it was exactly six months on from December's General Election. Given the events of the last three months, it feels a lot longer! Six months ago, I do not think many people would have predicted that we would be hopefully coming out of three months of a national lockdown by the start of June. Coronavirus and its far-reaching consequences have dominated my first six months as a Member of Parliament. It has drastically altered all our lives and I believe will continue to do so. We have all had to come to terms with the new circumstances that we find ourselves in. Minimal face-to-face contact with close friends and family; working from home; video conferencing; queuing to enter the supermarket or spending hours online waiting for a delivery slot to become available, have all become the norm.

These changes have been more difficult for some of the more vulnerable members of our society. Many of us have been directly affected having succumbed to the virus or a loved one that has. Some of us will sadly have lost a family member or a close friend. I send you my deepest condolences for your loss.

If there is one positive to take from where we are it is that communities have pulled together to support them. It is at times like these that we see the best and worst of humanity. From what I have seen, Marylebone has shown it at its very best. I know that the Marylebone Association took the lead and was one of the first groups to register to support the most vulnerable with Westminster City Council. Thank you for all the support you have provided so far. I know that you will continue to do so going forward, as together, we all move to recover from the crisis we have faced.

I would also like to thank representatives from the Association for taking part in my weekly call with residents' associations across the Cities of London & Westminster. The calls have given people the opportunity to input their ideas and work collectively to resolve issues. I have found them so useful and I hope we can continue to have these calls moving forward on a regular basis.

I have taken specific matters away and raised them with the government. I am happy to report that Ministers have listened to my concerns. Two significant issues, surrounding the extension of the job retention scheme and a loophole in the 2020 Coronavirus Act effecting commercial rents, were addressed after raising them. The calls also led me to put together an online directory of businesses open to the public during lockdown to encourage local people to support them. The directory is still live and open for submissions on my website. You can view it at [www.nickieaiken.org.uk/business-directory](http://www.nickieaiken.org.uk/business-directory). Local businesses will need local people's continued support more than ever in the coming months post Coronavirus.



✈ Empty Baker Street by Adam Butler  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)



✈ Closed by Ollie Joseph



✈ Pedicabs by Adam Butler  
www.adambutlerphotography.com

An important milestone in our return to normality in the Two Cities will be the reopening of West End theatres. Coronavirus has presented an unprecedented challenge to the theatre industry. As things stand, 70% of our theatres and cultural venues could run out of cash by the end of the year. Businesses in Marylebone are concerned about the length of time that theatres could take to reopen as so many rely on the trade they generate. It is estimated that people spend on average 5-6 times their ticket price in local restaurants, pubs, bars, hotels and shops.

Cashflow issues mean there is the risk that many venues may not reopen. To prevent this and protect our local economy, I am working closely with organisations including the Society of London Theatre, UK Hospitality, Heart of London Business Alliance alongside venues to explore ways that the West End can safely reopen as soon as possible. Together we have drawn up a recovery plan for the West End which I will be pushing government to help implement. You can read the plan in full at [www.nickieaiken.org.uk/WestEnd](http://www.nickieaiken.org.uk/WestEnd)

As well as dealing with the impact of Coronavirus, I have also been working to implement a permanent solution to the issue of Pedicabs. Whilst Leader of Westminster City Council, I tried to address concerns that many Marylebone residents have about pedicabs. I was unable to do so due to the lack of regulation covering them. As you may know, Pedicabs are currently exempt from the regulations that cover taxi and private hire services. They do not need a licence to operate, can set their own prices and do not require any form of insurance. This leaves passengers and other road users without protection if they are in an accident involving one.

Worryingly, Pedicabs are also not subject to any official checks on the safety and ability of their drivers nor the roadworthiness of vehicles. I have brought a Bill before the House of Commons to bring the regulation of pedicabs in line with taxis and other private hire vehicles which will hopefully rectify these issues. Regulation should also help address the congestion and noise complaints that I know Councillors regularly received about pedicabs before lockdown. By the time this report is presented, the Bill will have hopefully had its first reading.

In this Parliament I will look to address other issues facing Marylebone. As Council Leader and before that as Cabinet Member for Public Protection I campaigned to stop the ever-growing abuse of short term letting across Westminster. In parliament, I've already called for greater local authority powers to deal with short term lettings abuse. I have also joined the All-Party Parliamentary Group (APPG) on Short Term Letting, set up by my Labour colleague, Karen Buck MP. I am keen to work across party lines to resolve this. Having been made the Parliamentary Private Secretary to Ministers at the Department of Housing, Communities and Local Government should place me well to tackle short lets going forward.



The improvements to air quality that we have seen over the last three months due to Covid-19 are perhaps one of the few positives of our terrible battle with the virus. I hope that some of the changes that people have made to walk and cycle more remain after we have defeated the virus, improving the quality of our air permanently. I know that there has been growing concern from constituents in Marylebone and further afield regarding the safety of pavements. Lockdown has seen more people cycling and walking which is great. What has not been great is the increase in inexperienced cyclists, generally those using Santander bikes, on the pavements rather than on the roads. I recently wrote to the Mayor of London's Cycling and Walking Tsar, Will Norman, asking that more be done to promote safer and more considerate use of pavements.

It is difficult for the moment to predict when we will return to normality. If you had asked me to predict my first six months as a Member of Parliament there is no way I would have anticipated the circumstances that we all now find ourselves in. Regardless of the challenges we collectively face, I am determined to continue providing the Cities of London & Westminster, including Marylebone, a strong local voice at the heart of government. You can keep up to date with my activities as Member of Parliament for the two cities by following @twocitiesnickie on Facebook, Instagram or Twitter.

→ Nickie Aiken, MP for Cities of London & Westminster

↓ Oxford Street during lockdown by Adam Butler  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)



## REPORT FROM THE LEADER OF WESTMINSTER CITY COUNCIL

Slowly but surely, Westminster is getting back on the move.

Usually buzzing areas like Marylebone High Street have been unnaturally quiet as across Westminster, the shutters came down and we all became accustomed to life under lockdown.

But with more shops reopening, Westminster is reviving. Key to that is giving people the confidence that it is safe to return – to continue travelling, working and visiting our high streets.

The way we are doing that is through what the council terms its 'movement strategy' – a bold plan to open up the City by providing mile after mile of temporary cycle lane, widened pavements and scores of new parking bays for bikes. With public transport still restricted, we need to give people a viable and safe way to get around.

To give you a local example: we have taken action to ensure busy travel hubs like Marylebone and Baker Street stations are safe for commuters. The council is providing an extra 150 square metres of pedestrian space along Melcombe Street.

Marylebone residents were among those across the City who gave us hundreds of good ideas on how to make it easier to walk or cycle around, or avoid pinch points near busy junctions and stations. I should add these measures are temporary and designed so that we can take them out quickly where schemes aren't working, or expand them where they are.

Lockdown has meant a fight for survival for the bars, restaurants, businesses and retailers which draw the crowds. The council has done what it can to keep them going. At the height of the epidemic we distributed more than £80 million in central Government grants to nearly 4,500 companies.

With increasing numbers of shops now open – and the return of bars and restaurants this month – we are playing our part in encouraging people back onto our streets to keep those businesses working. At City Hall we have launched a Shop Local campaign to steer customers to local traders, with more than 350 businesses currently on our interactive map (quite a number are from Marylebone, you can find them at [www.westminster.gov.uk/shop-local](http://www.westminster.gov.uk/shop-local)).

Areas like Marylebone are known for their lively, crowded and cosmopolitan feel. I have been asked: how will you restore that atmosphere while ensuring people stay safe? Will the madding crowd feel the same spaced at two-metre intervals? It's a fair question and there is no instant fix. But we are already working closely with businesses and residents to support the reopening of the hospitality sector through initiatives like temporary outdoor dining and more of a café culture. Again, these measures are intended to run over the summer and for a few months



✦ Cllrs Barbara Arzymanow & Eoghain Murphy with  
Leader of Westminster City Council, Cllr Rachael  
Robathan (middle)



✦ The new normal by Charlotte Joseph

only. Talking to our residents, I'm grateful that they are prepared to accept these measures on a short-term basis – understandably on that condition – to help our restaurants, cafés and bars recover.

The important consideration is our streets, parks and open spaces have to be inviting to visitors and as pristine as our residents expect. During lockdown, our cleaning crews at Veolia have kept up their intensive schedule – I have joined bin crews on their rounds to thank them in person – and I hope you agree our streets have never looked so good.

Since the pandemic hit, I have been humbled by the astonishing spirit our residents have shown. The council's Westminster Connects service signed up an amazing 3,000 volunteers who have done a variety of jobs to keep the vulnerable and shielding safe. They have packed hundreds of meals a day for the homeless, delivered supermarket shopping, run counselling helplines, sewn facemasks, delivered donations to foodbanks – the roles have been as diverse as the people coming forward to do them. The council has done a significant amount to ensure rough sleepers have been housed and able to socially distance, placing just under 250 in temporary hotels. I should stress this is a short-term measure and we are working at pace to find long-term accommodation and job opportunities for those involved.

As Council Leader, it has been my privilege to visit many of these volunteer schemes, packing meal boxes and carrying shopping bags to sheltered housing. On one occasion I visited a five-star hotel which is running a daytime drive-through service offering free meals to emergency services workers (and found myself serving a police officer lunch on the end of a long pizza shovel through his open car window). All sorts of new partnerships have arisen. The council has worked with the army to set up a mobile coronavirus testing unit in Hyde Park.

Our better-off residents have played an additional role in helping the City recover through money they donate to the voluntary community contribution fund. The fund, set up two years ago, has now raised more than £1m thanks to those extra amounts paid by Band H council taxpayers. A separate fund of £250,000 has been set up to support organisations which are helping local people through the pandemic. They include organisations like the All Stars Youth Club, where coaches teach boxing moves via laptop. Or the Cardinal Hume Centre, where families from often disadvantaged backgrounds can get a break. Meanwhile, Breathe Easy is helping around 180 people with respiratory conditions across Westminster through lockdown.

At City Hall, we have worked to try and keep business running in the most unusual era anyone can recall. Virtual committee meetings began in mid-April, and last month we appointed our first ever Lord Mayor in an electronic streamed ceremony – a historic first. Like other businesses, the move to homeworking and video conference meetings has given us



pause to think about how we will work going forward. I can tell you now, we will keep the best elements of the new virtual way of working to make it easier for residents to talk to us.

The much-touted phrase 'the new normal' is frequently used, but what will this look like? The reality is nobody quite knows. There is no manual to read in advance on how a City recovers from an epidemic. But what I do know is that in Westminster, we have communities that have forged new links and a business and retail sector that is resilient and resourceful. Our markets are back, shops are opening, the roads are getting busier. The fundamental reasons why Marylebone and its surrounding streets are great places to visit remain unchanged.

You, the residents, have been fantastic in helping us at City Hall to come through this ordeal. And with your continued support, we will restore the City.

→ Cllr Rachael Robathan  
Leader of Westminster Council



↗ Oxford Circus during lockdown by Adam Butler  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)

## REPORT FROM BRYANSTON & DORSET SQUARE WARD

So much has happened since the onset of Covid-19 that it is quite difficult to work out how much has changed in this last 10 weeks but, if anyone ever supposed that there was no real sense of community in Central London, the community's response across the City of Westminster has proved them very wrong. 'Westminster Connects', the Council's website for volunteers to register, has logged 3,000 volunteers, each of them bringing skills, competence and generous commitment to anyone who has needed support. We, your Councillors, are most grateful to all of you who have given time, energy and thought throughout this difficult time.



📸 Selfie by Charlotte Joseph

### Response to COVID-19

The conspicuous fact about what we have been doing lately is just how local it has been:

- When lockdown began, we mobilised quickly to help Marylebone Association volunteers and the local GPs at the Crawford Street Practice to obtain personal protective equipment (PPE). We provided masks, sanitisers, visors and oximeters during a period of national shortages.
- As the Council's response has evolved, we have gained new insights into how we can keep the City moving. The Council has published an online interactive map to encourage residents to buy local.
- Around Marylebone Station, we have been pleased to have advice from residents, commuters and businesses about pedestrian 'commuting corridors', using temporary barriers to manage social distancing flows to-and-from the platforms into the wider area around the station.
- We have extracted a response from TfL to address our concerns along Edgware Road, thus allowing continuing taxi access for shoppers near Waitrose.
- We have supported businesses, schools and residents in navigating the new grants system. In April, across the City, 4,000 grants have been provided, and in May further funds became available to small businesses and charities that had been outside the scope of previous grants.

### The Broad Vision

Many of the Covid-19 initiatives have been driven and delivered by our new leader Rachael Robathan, who initially presented her vision for the City in March 2020. Air quality is very much on her agenda, as is advancing digital technology for residents. She is also committed to building vibrant communities across the City. The themes of her vision are just as relevant in the post-Covid-19-world as they were before.

Virtual meetings have become the new normal at the Council for now, and residents can be confident that we are able to represent their views effectively at key meetings on planning proposals, police liaison, licensing and the reopening of schools.

### Planning

This topic deserves special mention because of the outstanding work done by our Bryanston and Dorset Square Ward Councillor, Richard Beddoe. In the last 3 years, much of Cllr. Beddoe's time has been dedicated to developing the City Plan 2019-2040. This is no mean task as, along with many organisations across the City, the Marylebone





➤ Phone boxes by Adam Butler  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)

Neighbourhood Forum went through the significant document, sentence by sentence, and submitted their comments to the Council while the other Neighbourhood Forums across Westminster were all doing the same. Cllr. Beddoe committed an equivalent time and intellectual energy to each and every planning concern as a serious issue in its own right, and we owe him our sincere thanks and appreciation for his meticulous attention to detail. Through his determined use of the judicial system, Cllr. Beddoe obtained new powers for Westminster Council to stop its pavements becoming swamped with hundreds of phone boxes, which had, for 45 years, been used to advertise drug-dealing and prostitution, (as BT had – up to then – a right in law to put a phone box pretty-much where they wanted even if the ‘phone box’ was just a licensed advertising spot). This was a legal anomaly that overrode a local council’s objections, and Westminster Planners had often been exasperated that an application they had rejected would be waved through by the Planning Inspector on a point of law. Richard’s tenacious work on this issue has been a great benefit to the pavements and public spaces of our City, and probably across the land. We continue to get a significant number of applications for telephone booths which are being turned down on appeal.

We have taken an active interest in the changing face of the Old Marylebone Road and have responded to concerns about lorry-stacking on a nearby building site. We have strongly supported the replacement of a listed tree at the Chapels. The Portman Estate has shared its thoughts on the Oxford Street 21/4 acre Mount Royal site. We welcome the new owners of Marylebone House, Beltane Fund Managers. They assure residents of a ‘fresh approach to be centred on building a positive relationship with our neighbours so that we reposition and secure the long-term future of the building in a sensitive and well-managed way’. Cllr. Eoghain Murphy has made valuable contributions to these meetings.

### Air Quality

Across the City of Westminster, the Council has installed 450 electric vehicle charging points and we have pushed hard to get 16 in our Ward. Recently a double-socketed 22kw rapid charge point was installed in Bryanston Square, serving two bays providing taxi and public use. The implementation of our 20 mph limit in the Ward has helped to roll out the same scheme across the City. In September Westminster City Councillors voted unanimously to declare a climate emergency in Westminster. This plan sets out measures we will take to improve air quality in Westminster between 2020 and 2024. We aim to make the City carbon neutral by 2030 by:

- Reducing emissions from buildings and development
- Leading the way in electric vehicle infrastructure
- Encouraging a shift away from polluting vehicles
- Working with partners such as schools, businesses and universities to reduce emissions.

In March, we carried out our first joint Air Quality Action Day at Marylebone Station with Chiltern Railways. Representatives from the London Taxi Association





➤ **Marylebone Station** by Ann Phee for Art in Marylebone 2012 photography competition

participated, and engaged with taxi drivers and other users of the Marylebone Station forecourt, to continue to increase awareness on the subject of engine idling and air quality. A number of Chiltern Railways' staff joined in our campaign.

Trains at Marylebone Station are a significant source of pollution, so we very much welcome the pilot trials of hybrid commuter trains later this year, reducing noxious emissions by up to 25%. These diesel and battery-powered hybrid trains can turn the diesel engines off as the trains come into the station, thereby reducing emissions and noise pollution. Implementation of a one-mile Zero Emissions Zone, has been designed so that trains will switch over to battery power as far north as Primrose Hill, well-before they reach Lords' Cricket Ground on the approach to Marylebone Station.

We are encouraged by the dialogue with Chiltern Railways but appreciate there is no room for complacency on their side or ours.

### Crime and Safety

Clean and safe streets are very much at the heart of our philosophy at the Council. Throughout lockdown, we have been pleased that essential services have been maintained, including refuse and recycling collections, street cleaning, and parking marshals to ensure the flow of traffic for emergency vehicles.



➤ **Helicopter** by Charlotte Joseph

We know how important it is that our local police officers get to know their areas. Cllr. Barbara Arzymanow arranged a visit to the Metropolitan Police Westminster Superintendent and the Inspector at Charing Cross Police Station, accompanied by our Safer Neighbourhoods Chair, Sylvia Edwards. The purpose of the meeting was to seek assurance that the Ward would continue to receive sustained coverage from dedicated Ward Officers, including senior police officers. Sergeant Martin Noon is now our Sergeant, and James Wilson is our dedicated Ward Officer. He will remain with the Bryanston and Dorset Safer Neighbourhoods team for the next two years. In the last 2 months, with the steadfast commitment of the Council and police officers, we have resolved long-standing anti-social behaviour problems arising at a former NCP car park. Our sincere thanks go to PC James Wilson, PC Darren Berry and Sgt Martin Noon, led by Inspector Finbar King, for their resolute assistance.

We are always ready to respond to issues that matter to residents. Over the past year, we requested a full street light audit to increase security throughout the Ward. This audit revealed over 100 out-of-order lights, with repairs now underway. Street lights are also being converted to LEDs to increase the longevity of the bulbs and reduce energy consumption.

After quite a battle, we are delighted that an excellent stair-lift has been installed on the outside steps of a social-housing mansion block, ensuring that the building can be accessed by everyone.



✦ Cllrs Richard Beddoe, Barbara Arzymanow and Eoghain Murphy

### Short-term letting

We are very much aware that short-term letting can cause problems for local people, such as noise, dumping of waste, and crime. If short-term lets go beyond 90 days, it is important to report breaches online. The Council has investigated over 1,500 cases of breaches. Unlimited fines can be charged to those breaking the 90-night limit, or for anyone letting the property who is not the council taxpayer. Enforcement, prosecution and closure-orders can occur in any of the following circumstances:

- Breach of lease covenants
- Failing to adhere to health and safety regulations
- Guests and neighbours put at risk of serious injury or death
- Invalidation of insurance policies
- Breach of mortgage terms

### Community

Last but not least, your Councillors believe that community events play a very important role in bringing everyone together. Our first Community Christmas tree, funded by a non-political donation from a generous benefactor, was inaugurated in Wyndham Place on 3rd December, with H.E. The Ambassador of Sweden turning on the lights and the Children's Choir from St. Mary's Primary School filling Wyndham Place with song. We were delighted that so many people came out to join in greeting friends, singing carols and generally celebrating our community.

We were very pleased to participate in the 200th Anniversary of the 1820 Cato Street Conspiracy. This remarkable commemoration was organised by Caroline Freidman and the Harrowby Street and District Residents' Association (HDRA).

To mark Remembrance Sunday last year Cllr Barbara Arzymanow was honoured to lay a wreath on behalf of the Bryanston and Dorset Square Councillors at Marylebone Station, one hundred and one years after peace was declared following the Great War.

Among other projects, we are currently funding AGE UK, Westminster IT Tea Parties, Fourth Feathers, and Connected Lives, which have evolved temporarily into digital offerings to keep communities connected. As we all navigate the Covid-19 crisis, we look back on these events with recognition and gratitude and we look forward to building even stronger communities in the future.

- Cllr Barbara Arzymanow
- Cllr Richard Beddoe
- Cllr Eoghain Murphy

## REPORT FROM MARYLEBONE HIGH STREET WARD



➤ Cllrs Ian Rowley and Karen Scarborough

These are extraordinary times that we find ourselves in and as we begin to come out of lockdown, we continue to face the biggest national crisis of a generation.

You will no doubt be aware from our weekly Covid-19 updates of what the Council has been doing to keep essential services running; with our continued refuse collections, street cleaning, looking after vulnerable residents and doing all to we can to support businesses.

To help vulnerable residents our canteen at City Hall, which is run by a social enterprise company that employs people with learning difficulties, has been sending out almost 1000 meals a day to homeless and vulnerable people. Volunteers have been supporting our council-run shopping service – who have been picking up orders for shopping and dropping it off to residents who are shielding.

Businesses have been helping too with donations of food and parking spaces to help medical workers in the Harley Street area.

To help support business we have helped give out over £60 million of Government grants to around 3,500 businesses.

As we move out of lockdown we are continuing to provide business support: from 15th June, businesses that are Covid-secure and comfortable managing the requirements that will keep customers safe, are able to reopen their premises. We have put together some guidance for those that are considering reopening on 15th June. Our reopening hub has guidance on managing queuing arrangements, sample social distancing stencils and markers, and also covers specific issues such as fire safety, legionella and food safety.

There have been some positives borne out of the Covid-19 pandemic and Westminster Connects is one of them. We have had over 3,000 volunteers, and we would like to personally pass on our thanks for the support given to those people who are vulnerable, lonely or struggling.

As the Government eases lockdown and the City's services and public spaces start to reopen safely, volunteering services will be transitioning from a crisis response to offering longer-term support. We will continue to build on the strong community spirit that Westminster Connects embodies thereby providing a positive legacy.

We've been implementing temporary measures across Westminster to safely support the easing of the lockdown and get the economy moving again. As Westminster reopens, we've been increasing pedestrian space for social distancing, and also creating additional cycling facilities to help people move around safely. Barriers have been installed to widen pavements in Oxford Street, Regent Street, Piccadilly and Victoria, plus other sites across Westminster to encourage safer walking and cycling. There is further information on the Council's website.



➤ Empty streets by Adam Butler  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)



In our Ward, there is a cycle lane in Portland Place and there is a proposal to suspend some parking bays opposite St Vincent Street to temporarily widen the pavement. Any temporary interventions that don't work can be changed.

Another positive of the situation is that fibre optic providers such as G-Network have continued working at a pace as the streets have been very quiet thereby without causing too much disruption.

The repaving of Portman Square is well on its way to completion which is timely to help pedestrians. There will be some resurfacing of the highway in Portman Square and Wigmore Street shortly. Traffic speed will soon be limited to 20mph in Westminster aligning us with most other London boroughs (apart from Kensington & Chelsea).

We are aware that some residents have been disturbed by ongoing building works. There is good news in that whilst the Government has encouraged developers to work longer hours, this is at the discretion of the Council and our understanding is that this will not be forthcoming for us, as many of the developments are too close to residents.

Our MP Nickie Aiken, has presented her Private Member's Bill to Parliament to regulate Pedicabs. The bill sets out the legislative framework through which pedicabs would be subject to a similar level regulation as taxis and other private hire vehicles. Thank you to everyone that signed the petition.

Please do contact us if you have issues in the Ward and we will do our best to help.

We sincerely wish you all well.

- Cllr Iain Bott
- Cllr Ian Rowley
- Cllr Karen Scarborough



↗ Not such a peaceful lockdown by Ollie Joseph

## REPORT FROM WEST END WARD



🚩 Thank you #ourheroes by Charlotte Joseph

As one of three Councillors elected in 2018 to represent West End Ward, the year to date has been markedly different to my first year and a half on Westminster Council. Coronavirus has brought unique challenges, dramatically changing the landscape within which the Council operates. At the same time, many of the challenges and opportunities that existed before continue into the present, in some places accentuated by the new conditions created by the pandemic.

### Coronavirus

Coronavirus has placed an enormous burden on local authorities up and down the country. In some ways Westminster Council has dealt with the pandemic well, but in other respects there have been significant shortcomings. As an opposition Councillor, it is my job to shine a torch on areas where there is need for improvement.

Within weeks of lockdown, the Council set up an initiative called Westminster Connects to connect volunteers with community groups and initiatives. In some ways this has been a success. It has been a hugely important tool to support local efforts so that vulnerable residents get food and medication. However, the Council hasn't developed a coherent strategy to address food poverty in Westminster, despite the fact that the economic downturn will push more and more people into poverty.

As the opposition group of Councillors, we've been calling on the Council to provide ongoing financial support to organisations providing support through food – drawing on funds from Westminster's Charitable Trust, the Lord Mayor's charities, or other pots of money. Similarly, we've been urging them to invest in a network of advice and advocacy services to assist people facing debt and loss of income.

### Planning

This year has also seen the new Westminster City Plan (2019–2040) approved at Council level. There's a lot in the new Plan, and some of it is to be welcomed. For example, Westminster has rowed back on previous plans to remove limits on tall buildings, which threatened to lead to a plethora of skyscrapers which would have undermined the character of neighbourhoods across the City. This is a significant victory for the community groups I worked with who opposed it when the plans were first announced in 2016.

Another aspect of the new City Plan that may be of interest to Marylebone residents is the new Soho Special Policy Area (SPA). The Soho SPA puts forward a series of measures to protect Soho's unique character which has been eroded by over-development in recent years.

Among other measures, it contains provision to maintain small floor-plate units, which are the natural home to independent and small businesses, thereby stopping the incursion of more and more chains. The SPA limits the building of new hotels which in recent years have popped up left, right and centre, making Soho feel like a place for tourists not communities. Disappointingly, these measures were watered down after the City Plan consultation, following,



→ Shoppers by Charlotte Joseph



→ Climate Crisis by Charlotte Joseph

what one would expect, was significant pressure from the hotel lobby.

The Soho SPA may be of interest to many residents as I am aware of the concern about the threat of over-development in Marylebone. Indeed, the new Soho SPA could set a new precedent, allowing a similar scheme to be developed for Marylebone in future.

### Environment

Moving on to another set of issues, I have been working hard to press the Council to be more ambitious with its environmental agenda. The twin threats of air pollution and climate change present significant challenges that need to be tackled.

Starting with air pollution, as readers will have noticed, lockdown led to a very significant improvement in air quality and many will want this to continue. The Council intends to tackle air pollution in the long-term through its new Air Quality Action Plan which aims to achieve WHO standards for clean air quality – a standard which goes beyond that required by UK legislation.

However, there are areas where the Council is falling short. To start with, there's not a coherent plan about protecting air quality in the short to medium term. The Council is developing a 'Movement Strategy' to allow people to get around in the City and in neighbourhoods post-lockdown whilst socially distancing, but insufficient attention has been paid to neighbourhoods and too much attention has been focused on the main roads.

Measures haven't been embraced to prevent rat-running through neighbourhoods when the Council could have used the current moment to press for new restrictions. In the long-term, once coronavirus has been defeated, improving air quality will require better Government support. More needs to be done to help people move to clean electric vehicles quickly, we must press the Council to exert more influence on central government in its lobbying efforts.

With respect to the climate emergency, this is also an area I've been working hard on. Unlike air pollution, the Council's climate agenda has historically been very underdeveloped. To help push climate action further up the agenda, I led a six-month campaign in 2019 to lobby the Council to follow the lead of hundreds of other councils up and down the country and declare a Climate Emergency. I was really pleased when they agreed to introduce one. The Council has now set a target to become carbon neutral by 2040, and in its most recent budget it put aside £5m to invest in a low carbon future. Much more is needed, but things are at least beginning to move in the right direction.

There are plenty of other issues I and indeed other Councillors work on to represent the community but these are some of the key ones I thought may be of interest to you.

→ Cllr Pancho Lewis  
Labour party representative for West End Ward



# BUSINESS DIRECTORY

## CORPORATE BUSINESSES

**28-50 Marylebone Lane**  
**Wine Workshop & Kitchen**  
15-17 Marylebone Lane  
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[www.2850.co.uk](http://www.2850.co.uk)

**Alpha Plus Group Ltd**  
**Independent Schools & Colleges**  
50 Queen Anne Street  
020 7487 6000  
[www.alphaplusgroup.co.uk](http://www.alphaplusgroup.co.uk)

**Bloomsbury Law Solicitors**  
17 Manchester Street  
020 7998 7777  
[www.bloomsburylaw.com](http://www.bloomsburylaw.com)

**Bright Courtyard Club**  
43-45 Baker Street  
0207 486 6998  
[www.brightcourtyard.co.uk](http://www.brightcourtyard.co.uk)

**Bright Grahame Murray**  
**Chartered Accountants**  
114a Cromwell Road, SW7  
020 7402 7444  
[www.bgm.co.uk](http://www.bgm.co.uk)

**British Dental Association**  
64 Wimpole Street  
020 7935 0875  
[www.bda.org](http://www.bda.org)

**Cubitt House**  
**Public Houses and Hotels**  
57 Gloucester Place  
020 7730 0070  
[www.cubittthouse.co.uk](http://www.cubittthouse.co.uk)

**Chiltern Firehouse**  
1 Chiltern Street  
020 7073 7676  
[www.chilternfirehouse.com](http://www.chilternfirehouse.com)

**Christie's Education**  
42 Portland Place  
020 7665 4350  
[www.christies.edu](http://www.christies.edu)

**Dan's**  
**Latin American Boutique**  
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5 Cavendish Place  
020 7998 4086  
[www.dans.co.uk](http://www.dans.co.uk)

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39-40 Dorset Square  
020 7723 7874  
[www.firmdalehotels.com](http://www.firmdalehotels.com)

**Durrants Hotel**  
32 George Street  
020 7935 8131  
[www.durrantshotel.co.uk](http://www.durrantshotel.co.uk)

**Elemis**  
**Skincare**  
020 7907 1900  
[www.elemis.com](http://www.elemis.com)

**Fischer's**  
**Austrian Restaurant**  
100 Marylebone High Street  
020 7466 5501  
[www.fischers.co.uk](http://www.fischers.co.uk)

**Harry's Bar**  
30-34 James Street  
020 3971 9444  
[www.harrys-bar.co.uk](http://www.harrys-bar.co.uk)

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20 Portman Square  
020 3701 2862  
[www.homehouse.co.uk](http://www.homehouse.co.uk)

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020 7580 3163  
[www.hdwe.co.uk](http://www.hdwe.co.uk)

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30 Portman Square  
020 7299 2080  
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195 Great Portland Street  
020 7636 8650  
[www.ibericalondon.com](http://www.ibericalondon.com)

**International Students House**  
229 Great Portland Street  
020 7631 8366  
[www.ish.org.uk](http://www.ish.org.uk)

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020 7034 1988  
[www.jikonilondon.com](http://www.jikonilondon.com)

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020 3435 6440  
[www.knightfrank.co.uk/marylebone](http://www.knightfrank.co.uk/marylebone)

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[www.londonmarriottmarblearch.co.uk](http://www.londonmarriottmarblearch.co.uk)

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**South Indian Fine Dining & Indian**  
**Street Food and Bar**  
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020 3727 5014  
[www.ooty.co.uk](http://www.ooty.co.uk)

**Orrery Restaurant**  
55 Marylebone High Street  
020 7262 8894  
[www.orrery-restaurant.co.uk](http://www.orrery-restaurant.co.uk)

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[www.rlflowerdesigns.com](http://www.rlflowerdesigns.com)

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22 Devonshire Street  
020 3527 0400  
[www.savills.co.uk](http://www.savills.co.uk)

**Streathers Solicitors**  
44 Baker Street  
020 7034 4200  
[www.streathers.co.uk](http://www.streathers.co.uk)

# BUSINESS DIRECTORY

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5 Portman Square  
020 7725 8000  
[www.seddons.co.uk](http://www.seddons.co.uk)

## Ten Manchester Street Hotel

10 Manchester Street  
020 7317 5900  
[www.tenmanchesterstreethotel.com](http://www.tenmanchesterstreethotel.com)

## The Arch London Hotel

50 Great Cumberland Place  
020 7724 4700  
[www.thearchlondon.com](http://www.thearchlondon.com)

## The Ivy Café Marylebone

96 Marylebone Lane  
020 3301 0400  
[www.theivycafemarylebone.com](http://www.theivycafemarylebone.com)

## The Langham London Luxury Hotel

1C Portland Place  
020 7636 1000  
[www.langhamhotels.co.uk](http://www.langhamhotels.co.uk)

## The Mandeville Hotel

14 Mandeville Place  
020 7935 5599  
[www.mandeville.co.uk](http://www.mandeville.co.uk)

## The Marylebone Hotel

47 Welbeck Street  
020 7486 6600  
[www.marylebone@doylecollection.com](http://www.marylebone@doylecollection.com)

## The Oriental Club

Private Members Club  
Stratford House, Stratford Place  
020 7629 5126  
[www.orientalclub.org.uk](http://www.orientalclub.org.uk)

## The Portman Estate

40 Portman Square  
020 7563 1400  
[www.portmanestate.co.uk](http://www.portmanestate.co.uk)

## The Real Greek Restaurant

56 Paddington Street  
020 7486 0466  
[www.therealgreek.com](http://www.therealgreek.com)

## The Royal Society of Medicine Educational Charity and Venue

1 Wimpole Street  
020 7290 3930  
[www.rsm.ac.uk](http://www.rsm.ac.uk)

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Health Club  
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020 7042 7333  
[www.thethirdspace.com](http://www.thethirdspace.com)

## The Wallace Collection Manchester Square

020 7563 9500  
[www.wallacecollection.org](http://www.wallacecollection.org)

## Trishna

Modern Indian Restaurant  
15-17 Blandford Street  
020 7935 5624  
[www.trishnalondon.com](http://www.trishnalondon.com)

## Waitrose Marylebone

98-101 Marylebone High Street  
020 7935 4787  
[www.waitrose.com](http://www.waitrose.com)

## The Zetter Townhouse

Georgian Townhouse Hotel  
28-30 Seymour Street  
020 7324 4544  
[www.thezettertownhouse.com/marylebone](http://www.thezettertownhouse.com/marylebone)

## SMALL BUSINESSES

### 1 Wimpole Street

Conference & Event Venue  
1 Wimpole Street  
020 7290 2929  
[www.1wimpolestreet.co.uk](http://www.1wimpolestreet.co.uk)

### Able Homecare Ltd

45 Welbeck Street  
020 7935 5841

### Active Health Clinic

John Bell & Croyden  
50-54 Wigmore Street  
020 7486 8141  
[www.activehealthclinic.com](http://www.activehealthclinic.com)

### Adam Butler Photography

Interiors & Architectural  
07801 953 952  
[www.adambutler.com](http://www.adambutler.com)

### Agnes B

French Fashion for Men & Women  
40-41 Marylebone High Street  
020 7935 5556  
[www.agnesb.co.uk](http://www.agnesb.co.uk)

### AKA Marylebone

Serviced Residencies  
5 Bentinck Street  
020 7467 5930  
[www.stayaka.com](http://www.stayaka.com)

## Alvin Place

Property Management  
3 Harcourt Street  
020 7224 9828  
[www.alvinplace.com](http://www.alvinplace.com)

## Amber Beauty Salon

Seymour Leisure Centre  
Seymour Place  
020 7724 2800  
[www.amberbeautysalon.co.uk](http://www.amberbeautysalon.co.uk)

## Anacapri Restaurant

10 Dorset Street  
020 7935 6441

## Another Country

Contemporary Craft Furniture  
18 Crawford Street  
020 7486 3251  
[www.anothercountry.com](http://www.anothercountry.com)

## Arthur Murray Dance Studios

77 Baker Street  
020 7486 4511  
[www.arthurmurray.co.uk](http://www.arthurmurray.co.uk)

## Bastows

Prestige Redecoration Contractor  
020 7730 3353  
[www.bastows.co.uk](http://www.bastows.co.uk)

## Bea's of Bloomsbury

Modern Bakery  
27a Devonshire Street  
020 7486 9669  
[www.beas.london](http://www.beas.london)

## Black Graf LLP

100 Baker Street  
020 7586 1141  
[www.blackgraf.com](http://www.blackgraf.com)

## Blanc

Eco-friendly Dry Cleaners  
79 George Street  
020 7935 9204  
[www.blancclean.com](http://www.blancclean.com)

## Bloomsbury Law Solicitors

17 Manchester Street  
020 7998 7777  
[www.bloomsburylaw.com](http://www.bloomsburylaw.com)

## Bluebird Aesthetics

Facial Rejuvenation & Enhancement  
17 Nottingham Street  
07487 813499  
[www.bluebirdaesthetics.com](http://www.bluebirdaesthetics.com)

# BUSINESS DIRECTORY

**Bramah Locks & Alarms**  
**Master Locksmith & Security Specialists**  
 7 Goodge Place,  
 Fitzrovia  
 020 7637 8500  
[www.bramah.co.uk](http://www.bramah.co.uk)

**Brecker Grossmith**  
**Commercial Property Consultants**  
 63 Wigmore Street  
 020 7486 3531  
[www.breckergrossmith.co.uk](http://www.breckergrossmith.co.uk)

**Bridgestead Estates**  
**Residential Property Management**  
 24a Bickenhall Mansions  
 020 7935 3227

**Brookgold**  
**Commercial & Residential Property Management**  
[www.brookgold.com](http://www.brookgold.com)

**Bruce Fleming Photography**  
**Marylebone-based Commercial & Fine Art Photographer**  
 020 7486 4001  
[www.brucefleming.com](http://www.brucefleming.com)

**Cabbages and Frocks**  
**Saturday Market 11am – 5pm**  
 St Marylebone Church Grounds  
 020 7794 1636  
[www.cabbagesandfrocks.co.uk](http://www.cabbagesandfrocks.co.uk)

**Caroline Gardner**  
**Stationary & Gift Designer**  
 17 Marylebone High Street  
 020 3010 1995  
[www.carolinegardner.com](http://www.carolinegardner.com)

**Cavendish Conference Centre**  
 22 Duchess Mews  
 020 7323 4555  
[www.cavendishconferencevenues.co.uk](http://www.cavendishconferencevenues.co.uk)

**Centre for Health and Human Performance (CHHP)**  
 76 Harley Street  
 020 7323 4263  
[www.chhp.com](http://www.chhp.com)

**Charterhouse Physio**  
 55 Harley Street  
 020 7323 4263  
[www.charterhousephysio.co.uk](http://www.charterhousephysio.co.uk)

**Chiltern Street Deli**  
 27 Chiltern Street  
 020 7935 5688  
[www.chilternstreetdeli.co.uk](http://www.chilternstreetdeli.co.uk)

**Chi Yu Wellness Centre Oriental/Complementary Therapy**  
 36 George Street  
 020 7486 0304  
[www.chi-yu.co.uk](http://www.chi-yu.co.uk)

**Cox & Power Jewellery**  
 10–12 Chiltern Street  
 020 7935 3530  
[www.coxandpower.com](http://www.coxandpower.com)

**Crescent Dental Clinic**  
 57 Crawford Street  
 020 7723 2255  
[www.crescentdental.com](http://www.crescentdental.com)

**Daunt Books**  
 83 Marylebone High Street  
 020 7224 2295  
[www.dauntbooks.co.uk](http://www.dauntbooks.co.uk)

**Donostia**  
**Basque Restaurant**  
 10 Seymour Place  
 020 3620 1845  
[www.donostia.co.uk](http://www.donostia.co.uk)

**Dorset Square Hotel**  
 39–40 Dorset Square  
 020 7723 7874  
[www.firmdalehotels.com](http://www.firmdalehotels.com)

**Drawing Down the Moon**  
**Bespoke Personal Matchmaking**  
 47 Dorset Street  
 020 7224 1001  
[www.drawingdownthemoon.co.uk](http://www.drawingdownthemoon.co.uk)

**Druce Residential Property Consultants**  
 61 Weymouth Street  
 020 7935 6535  
[www.druce.com](http://www.druce.com)

**EIFA International School**  
**English–French School From 2–16yrs**  
 36 Portland Place  
 020 7637 5351  
[www.eifaschool.com](http://www.eifaschool.com)

**Electric Hairdressing**  
 29 Thayer Street  
 020 7935 0015  
[www.electric-hair.com](http://www.electric-hair.com)

**Globe Apartments**  
**Residential Letting Agents**  
 45 Chiltern Street  
 020 7935 9512  
[www.globeapt.com](http://www.globeapt.com)

**GTA Advertising**  
 31A Thayer Street  
 020 7224 2657  
[www.gta-advertising.co.uk](http://www.gta-advertising.co.uk)

**Guy Clapham & Co Solicitors**  
 51–55 Weymouth Street  
 020 7935 1095  
[www.guyclapham.com](http://www.guyclapham.com)

**Ian Wylie Architects**  
 17 Nottingham Street  
 020 7935 8885  
[www.ianwyliearchitects.co.uk](http://www.ianwyliearchitects.co.uk)

**IBC Care**  
**Osteopath**  
 9 Upper Wimpole Street  
 020 7792 4499  
[www.ibccare.co.uk](http://www.ibccare.co.uk)

**Il Blandford's**  
**Italian Restaurant**  
 65 Chiltern Street  
 020 7486 4117  
[www.ilblandfords.co.uk](http://www.ilblandfords.co.uk)

**Ishtar**  
**Turkish Restaurant**  
 10–12 Crawford Street  
 020 7224 2446  
[www.ishtarrestaurant.com](http://www.ishtarrestaurant.com)

**JPS Finance Ltd**  
 2 Duke Street  
 020 7935 0992  
[www.jpsfinance.co.uk](http://www.jpsfinance.co.uk)

**Kay & Co**  
**Estate Agents/Managers**  
 20a Paddington Street  
 020 7486 6338  
[www.kayandco.com](http://www.kayandco.com)  
 Contact Our Offices  
 Marylebone & Regent's Park

**Kibele**  
**Restaurant and Bar**  
 175–177 Gt Portland Street  
 020 7436 0600  
[www.kibele.co.uk](http://www.kibele.co.uk)

**KJ's Laundry – Womenswear/Jewellery/Shoes**  
 74 Marylebone Lane  
 020 7486 7855  
[www.kjslaundry.co.uk](http://www.kjslaundry.co.uk)

**La Fromagerie**  
**Cheese, Wine, Bread, Café**  
 2–4 Moxon Street  
 020 7935 0341  
[www.lafromagerie.co.uk](http://www.lafromagerie.co.uk)



# BUSINESS DIRECTORY

**Le Creuset**  
**French Kitchenware**  
 6 New Cavendish Street  
 020 7486 5404  
[www.lecreuset.com](http://www.lecreuset.com)

**Le Vieux Comptoir**  
**Wine Shop & French Cellar**  
 26-28 Moxon Street  
 020 7224 0303  
[www.levieuxcomptoir.co.uk](http://www.levieuxcomptoir.co.uk)

**London Orthodontics**  
**Private Orthodontic Practice**  
 121 Harley Street  
 020 7486 0088  
[www.londonorthodontics.com](http://www.londonorthodontics.com)

**MAC Services Ltd**  
**Electrical Engineers/Contractors**  
 23 Blandford Street  
 020 7486 9075  
[www.mac-services.co.uk](http://www.mac-services.co.uk)

**Marylebone High Estate Agents**  
 67 Marylebone High Street  
 020 7935 9345  
[www.marylebonehigh.com](http://www.marylebonehigh.com)

**Marylebone Interiors Ltd**  
 21 Crawford Place  
 020 7224 4990  
 E: [office@maillondon.co](mailto:office@maillondon.co)

**Meacher Higgins & Thomas**  
**Pharmacy**  
 105A Crawford Street  
 020 7723 2788  
[www.meacherhigginsandthomas.co.uk](http://www.meacherhigginsandthomas.co.uk)

**MJM Hair and Beauty Salon**  
 94 Crawford Street  
 020 7724 3519  
[www.mjmhair.co.uk](http://www.mjmhair.co.uk)

**Naturela**  
**Olive Oil Beauty & Body Care Products**  
[www.naturela.co.uk](http://www.naturela.co.uk)

**Nordic Bakery**  
 14A Golden Square  
[www.nordicbakery.com](http://www.nordicbakery.com)

**NVS Pharmacy**  
 46 Baker Street  
 020 7935 1120  
[www.nvspharmacy.co.uk](http://www.nvspharmacy.co.uk)

**Opso**  
**Modern Greek Cuisine**  
 10 Paddington Street  
 020 7487 5088  
[www.opso.co.uk](http://www.opso.co.uk)

**Osel Architecture**  
 26 Oldbury Place  
 020 7224 2447  
[www.oselarchitecture.co.uk](http://www.oselarchitecture.co.uk)

**Paul Smith**  
**Designer Wear for Men & Women**  
 38 Marylebone High Street  
 020 7935 5385  
[www.paulsmith.co.uk](http://www.paulsmith.co.uk)

**PeoplesTravel**  
**Travel Agency**  
 56 Baker Street  
 0844 472 3210  
[www.peoples.travel](http://www.peoples.travel)

**Philglas & Swiggot**  
**Independent Fine Wine Merchants**  
 22 New Quebec Street  
 020 7402 0002  
[www.philglass-swiggot.com](http://www.philglass-swiggot.com)

**Prontaprint**  
**Local Copy/Print/Design Service**  
 129 Crawford Street  
 020 7486 7578  
[www.prontaprint-london.com](http://www.prontaprint-london.com)

**Property Search London Property Finders (Residential)**  
 020 7935 9719  
[www.propertysearchlondon.co.uk](http://www.propertysearchlondon.co.uk)

**Red Personnel**  
**Independent Recruitment Agency**  
 46 Crawford Street  
 020 7724 3824  
[www.red-personnel.co.uk](http://www.red-personnel.co.uk)

**Roger Pope Opticians**  
 41 New Cavendish Street  
 020 7935 2124  
[www.rogerpope.co.uk](http://www.rogerpope.co.uk)

**Rosalind Hobley Photographer**  
 E: [ros.hobley@btinternet.com](mailto:ros.hobley@btinternet.com)  
[www.rosalindhobley.com](http://www.rosalindhobley.com)

**Rowan Davis Jewellery**  
**Handmade contemporary jewellery**  
[www.rowandavis.com](http://www.rowandavis.com)

**St James's Place**  
**Expert Wealth Management**  
[www.sjp.co.uk](http://www.sjp.co.uk)

**Titania's Garden Florist**  
 25b Crawford Street  
 020 7724 0187  
[www.titaniasgarden.co.uk](http://www.titaniasgarden.co.uk)

**The Room Company**  
**Contemporary Interior Design**  
 Seymour Place  
 020 7262 9107  
[www.theroomcompany.com](http://www.theroomcompany.com)

**Twenty Retail**  
**Advisors, Retail/Restaurants**  
 11 Bingham Place  
 020 7198 8888  
[www.twentyretail.com](http://www.twentyretail.com)

**Two:D Limited**  
**Bespoke luxury Interior design**  
 115 Baker Street  
 020 7586 8868  
[www.twodlimited.co.uk](http://www.twodlimited.co.uk)

**Unger & Fagan Opticians**  
 5 George Street  
 020 7486 6933  
[www.underandfagan.co.uk](http://www.underandfagan.co.uk)

**Vernon Architects**  
 27 Montagu Square  
 020 7224 0067  
[www.vernonarchitects.com](http://www.vernonarchitects.com)

**Vincent and Frida**  
**Art History & Appreciation For Children**  
 07939 574 315  
[www.vincentandfrida.com](http://www.vincentandfrida.com)

**York Estates**  
 81-82 Crawford Street  
 020 7724 0335  
[www.yorkestates.co.uk](http://www.yorkestates.co.uk)

## NOT FOR PROFIT

**Age UK Westminster**  
 25 Nutford Place  
 020 3004 5610  
[www.ageuk.org.uk/westminster](http://www.ageuk.org.uk/westminster)

**Baker Street Quarter**  
**Partnership Business Improvement District**  
 1 Baker Street  
 020 3056 5910  
[www.bakerstreetquarter.co.uk](http://www.bakerstreetquarter.co.uk)

# BUSINESS DIRECTORY

**British Dental Organisation**  
64 Wimpole Street  
0207935 0875  
[www.bda.org](http://www.bda.org)

**British Heart Foundation**  
14 Fitzhardinge Street  
020 7487 7109  
[www.bhf.org.uk](http://www.bhf.org.uk)

**Church of The Annunciation**  
Bryanston Street  
020 7257 0031  
[www.annunciationmarblearch.org](http://www.annunciationmarblearch.org)

**Greenhouse Sports**  
Using Sport To Help Young Inner  
City People  
35 Cosway Street  
020 8576 6118  
[www.greenhousesports.org](http://www.greenhousesports.org)

**King Edward VII Hospital**  
Beaumont Street  
020 7486 4411  
[www.kingedwardvii.co.uk](http://www.kingedwardvii.co.uk)

**Macready House Management**  
Crawford Street

**Marble Arch BID**  
7 Praed Street  
02031451210  
[www.marble-arch.london](http://www.marble-arch.london)

**Marylebone Mums**  
6 Bryanston Mews West  
07885 744 329  
[www.marylebonemums.com](http://www.marylebonemums.com)

**Portman Early Childhood Centre**  
12-18 Salisbury Street, NW8  
020 7641 5436

**Portman Mansions Management Ltd**  
020 7486 3411

**Queen's College**  
**Independent Girls School**  
43-49 Harley Street  
020 7291 7000  
[www.qcl.org.uk](http://www.qcl.org.uk)

**Rotary Club of St Marylebone**  
020 7919 9144  
[www.stmarylebonerotaryclub.com](http://www.stmarylebonerotaryclub.com)

**School of Economic Science**  
**Educational Charity**  
11 Mandeville Place  
020 7034 4000  
[www.schooleconomicsscience.org](http://www.schooleconomicsscience.org)

**St Marylebone CE School For Girls**  
64 Marylebone High Street  
020 7935 4704  
[www.stmaryleboneschool.com](http://www.stmaryleboneschool.com)

**St Marylebone Parish Church**  
**Marylebone Road**  
020 7935 7315  
[www.stmarylebone.org](http://www.stmarylebone.org)

**The Christian Union Almshouses**  
**Charity**  
21 Crawford Place  
01344 456712  
[www.housingcare.org](http://www.housingcare.org)

**The Hellenic Centre**  
**Cultural & Conference Centre**  
16-18 Paddington Street  
020 7487 5060  
[www.helleniccentre.org](http://www.helleniccentre.org)

**The Manchester Square Trust**  
34 Homer Street  
020 7723 0684

**The Royal Air Force Benevolent**  
**Fund**  
67 Portland Place  
020 7307 3310  
[www.rafbf.org](http://www.rafbf.org)

**Vital Regeneration Creating**  
**Opportunities, Changing Lives**  
24 Lilestone Street, NW8  
020 7245 2861  
[www.vitalregeneration.org](http://www.vitalregeneration.org)

**West London Day Centre**  
134-136 Seymour Place  
020 7569 5900  
[www.wlm.org.uk](http://www.wlm.org.uk)

**Westminster Adult Education**  
**Service**  
219 Lisson Grove  
020 7641 7847  
[www.waes.ac.uk](http://www.waes.ac.uk)

**Woman's Trust**  
**Helping Women Affected By**  
**Domestic Violence**  
020 7034 0303  
[www.womanstrust.org.uk](http://www.womanstrust.org.uk)

**York House Association**  
Upper Montagu Street

**YWCA Central Club**  
44 Portland Place  
020 7079 2855  
[www.44portlandplace.org.uk](http://www.44portlandplace.org.uk)



→ **The Marylebone Association**  
229 Great Portland Street  
London W1W 5PN  
Email: [admin@marylebone.org](mailto:admin@marylebone.org)  
[www.marylebone.org](http://www.marylebone.org)

COVER PHOTO: by Adam Butler at  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)

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