



Marylebone Association

Newsletter November 2022

Dear {Contact_First_Name},

Bond Street's Elizabeth Line is now finally open- and there are only 53 more days till Christmas!

AGM Reminder

This year's AGM is to be held at St Marylebone's Parish Church and will be our first live AGM since 2019. One of the reasons for choosing the church is its large airy space will be welcome to those still concerned with meeting in crowded places. It is also a chance to revisit the Church after its extensive internal renovation and to remind ourselves just how glorious this building is.

We are accordingly looking forward to seeing as many of you there as possible to participate at the meeting and join us for a glass of wine and refreshments afterwards. Members have already been circulated with the AGM Calling Notice via an earlier email.

Monday 21 November at 7.00pm
St Marylebone Parish Church, 17 Marylebone Road, London NW1 5LT

The Marylebone Interfaith Service

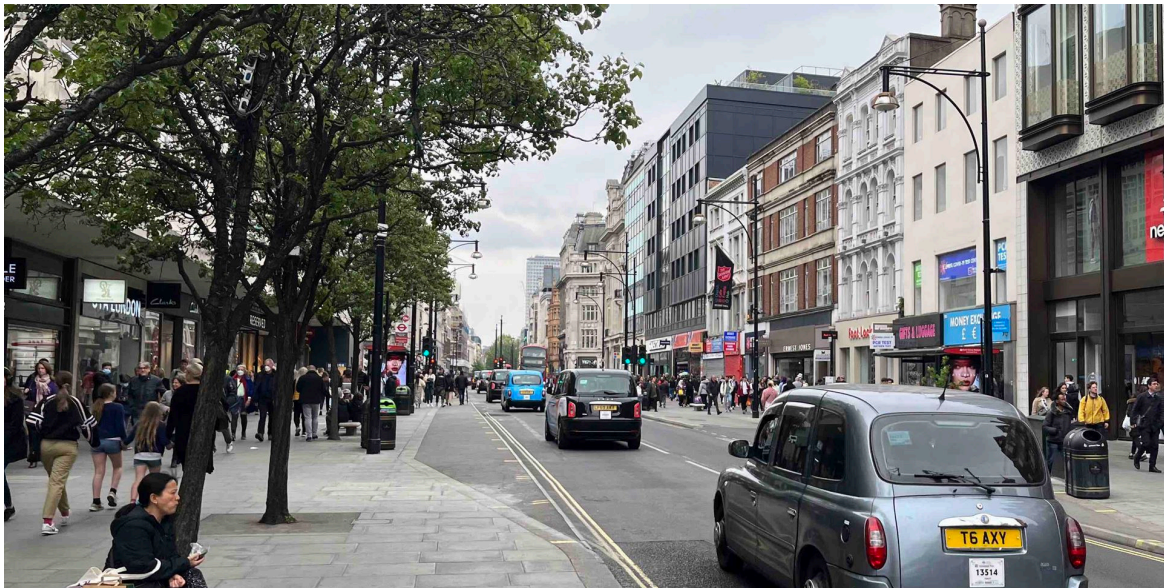
Also this November we are delighted to announce the reinstatement of the Marylebone Interfaith Service in the calendar after an absence of two years due to the pandemic.

The Rector of St Marylebone Parish Church has offered to host the service, which will not only be a celebration of the diversity of cultures and religions within the international village of Marylebone but will mark the opening of the restored landmark building with a communal gathering.

We are grateful, as in past years, to The Howard de Walden Estate and The Portman Estate for their generosity in jointly supporting the service and reception afterwards. An invitation has been issued so do make sure to [RSVP](#).

Tuesday 29 November at 7.00 pm

Oxford Street Plans Descoped



The new plans for Oxford Street have now been revealed. The lead cabinet member for this is Cllr Geoff Barraclough (Cabinet Member for Planning and Economic Development). He says that: "We have descoped the Program to Oxford Street itself to end up with a refined scheme".

Descoped or not, at first sight they are a considerable improvement on what went before. The obsession with closing parts of the Street has been swept away, whether that be part closures to certain bits for certain parts of the day- such as outside Selfridges, or complete closures to all traffic- such as to the area around Oxford Circus.

Cllr Barraclough went on to elaborate on the rationale in a recent Concilio interview: "We are not going to mess with the buses...we are not going to pedestrianise Oxford Street. It is full of buses- where would they go? Nobody knows... and we would still be here 4 years later."

"And if you did find somewhere for them to go, how do you get there without buses? it is a mile long and most tube stations are not step free".

This is of course what we have been saying for at least the last 6 years and this new sense of realism is to be welcomed as the immediate threat of traffic displacement into Marylebone is therefore much reduced.

On the downside, the road narrowing brought in without consultation during Covid looks likely to remain and to be made permanent. This also causes traffic displacement as the resulting congestion encourages all those vehicles that can use other routes to do so. Most of these other routes happen to run through our area.

Therefore, at the very least, we will be seeking to ensure that any new scheme restores the bus pull-ins that were needlessly covered over and does not replicate the ridiculous situation in Regent Street where once the bus stops everything stops.

On the upside, the wider pavements will be used for a certain amount of additional tree planting and greening - which after all is much needed.

However there appears no place in this plan for cyclists, they will be encouraged to use other routes, but hopefully not Manchester Square which has only just been saved from pedestrianisation.

One hangover from the previous OSD scheme is the proposal for two-way traffic on Wigmore Street (the part that is eastbound only at the moment), Cavendish Square and Mortimer Street. As the only reason for this was to have another east-west route running alongside Oxford Street pending the closure of Oxford Circus, we wonder why, now Oxford Street is to remain open, this is still on the table?

The main concentration will now however be on “fundamental” public realm improvements just on Oxford Street itself (as opposed to the surrounding area). A new “streamlined” approach will be taken - this means that the council is drastically reducing its capital funding for the area and will now be looking for a much greater contribution from the private sector.

Alongside public realm improvements WCC will continue to work with landowners to encourage the more innovative use of underused retail spaces, such as they have been doing with the pop-up programme.

WCC feel that refocusing the programme on Oxford Street itself will enable them to quickly deliver the improvements that are most needed. Indeed, there is a new emphasis on getting on with it. Much money was spent on the previous OSD programme, but curiously little was actually achieved - and this hasn't gone unnoticed (see article below). To succeed in delivering the long-term vision for Oxford Street the support of local communities, both residential and businesses as well as other key partners, will be necessary.

To this end they intend to create a new governance and engagement approach, which will include the establishment of a new Oxford Street advisory board. This will be made up of businesses and residents who will help guide the project over the coming months and years and to which we understand the MA will be invited to sit on.

Of course, there is little doubt that all this will cause disruption from traffic diversions while the work is being carried out, particularly along the already busy Wigmore Street. However, at least these inconveniences will be temporary, not permanent, as they so nearly were.

In summary, in spite of the talk of various “overarching strategies”, these plans appear to propose far less damaging interference with the area than the previous proposals, and nearly all the work is restricted to Oxford Street itself.

OSD Independent Review

Meanwhile, Mike Cooke, the former CEO of the London Borough of Camden, has been commissioned by Stuart Love, Chief Executive of Westminster City Council, to see if any lessons can be learnt from the previous Oxford Street District programme (OSD).

The Oxford Street District programme was launched to some considerable fanfare in 2018. But over the intervening four years it managed to deliver very little and has spent approximately £35 million in the process of doing this. In terms of expense, this puts the Mound in the shade- so what went wrong?

Cllr Adam Hug, Leader of Westminster City Council, said: “we feel an independent review of the Oxford Street District Programme will allow us to ensure any lessons are learned and shared across the council... We remain committed to working with residential communities, local businesses and also our strategic partners. with a new tightened focus on introducing public realm

improvements to Oxford Street.”

A similar style review of management and structures in WCC was implemented with regard to the Marble Arch Mound, which found a lack of overall effective supervision and control within the system. However, this review was an internal one carried out by the council’s Chief Executive.

The terms of reference for this independent review are to examine the Oxford Street District project with particular reference to:

- Reviewing the spend on the project to date and the outputs achieved.
- Recommending any lessons to be learnt, including for existing and future projects.
- Examining whether the reforms undertaken following the Marble Arch Mound review are sufficient and robust enough.

In order to do this Mike Cooke will have open access to all relevant documentation and be able to speak to the personnel involved.

The final report may also be considered by the relevant Scrutiny Committee of the Council, as was the Marble Arch Review. It is intended to publish the findings of this, subject to any commercial or other confidentiality issues.

The Mound Becomes Affordable



It turns out that not all the money spent on the Marble Arch Mound last year will be totally wasted. Materials and trees that were used to create the controversial attraction are to be repurposed into gardens and a play area at the redeveloped housing complex in the Ebury Estate, which is being overseen by WCC.

The Dutch Architects who designed the Mound, MVRDV, had previously got rather upset by the way their design had been handled and went public in making their discontent known. They had always intended that the installation would be reused - so at last both the architects and the Mound’s commissioners can now claim some satisfaction with the final outcome; albeit it could have been arrived at somewhat more cheaply.

Westminster City Council's phased regeneration of Ebury estate, which has been in development for 13 years, has proved to be controversial in its own right. It will

in development for 15 years, has proved to be controversial in its own right. It will see the demolition of its existing 1930s buildings in place of 758 new flats – meaning many residents are being forced to move into temporary housing. However, a number of them are apparently refusing to leave.

Not So Affordable Flats

Where can you spend more than £40 million on a four-bedroom flat in Westminster? Well, at the Old War Office near Downing Street you can. This historic and magnificent building is being converted into 85 luxury flats and a 120-room five-star Raffles hotel.

Unsurprisingly, there is no affordable housing here. Under current planning policies, all new residential developments should be made up of at least 30% affordable housing. But the council's planning policy also states that if it is not possible to provide affordable housing on site, developers must provide affordable housing elsewhere in the borough or make a payment to the council's affordable housing fund.

The documents show that the OWO development on Whitehall has a "7,870.75 sq m shortfall in affordable housing" and "the policy-compliant payment generated by the scheme is £39.6m".

However, the Guardian reports that the developers offered only a "£10m contribution" to the affordable housing fund. At the time of the application in 2017, the council's "viability consultant" said the suggested donation was "generous."

Labour councillor Geoff Barraclough, Westminster city council's current cabinet member for planning, told the Guardian: "According to Westminster council's own policies, the Old War Office should have provided almost 8,000 square metres of affordable housing, enough for 98 flats. The planning committee at that time accepted the developer's viability assessment and its conclusion that the requirement for on-site affordable housing could not be delivered and therefore received a £10m cash-in-lieu payment."

That's definitely viable - for the developers, who are the Hinduja brothers, named by the Sunday Times as the wealthiest people in Britain with a £28.5bn fortune.

Oxford Street: "Wrong Kind of Shops"



Last month a panel organised by On London met to discuss the future of Oxford

Last month a panel organised by On London met to discuss the future of Oxford Street and the wider West End. It included Cllr Geoff Barraclough (Cabinet Member for Planning and Economic Development), Dee Corsi (Interim Chief Executive, New West End Company), and Andrew Murray (Soho residents and campaigner). This was reported on by On London from which extracts are taken below.

All were agreed in their condemnation of some of Oxford Street's tacky sweet and souvenir shops, but panellists also discussed the opportunity for change and progress as the West End moves to what Dee Corsi termed "a mix of business, services and experiences to attract our workers and visitors." Andrew Murray was worried about what all the change and progress meant for the amenity of residents.

Cllr Barraclough identified the key problem with Oxford Street was "it has the wrong kind of shops", citing the candy shops as "particularly wrong". He felt that the council's high-profile efforts to enforce trading standards and "make it too embarrassing for landlords to have bad tenants" were having an effect, although "it's like whack-a-mole."

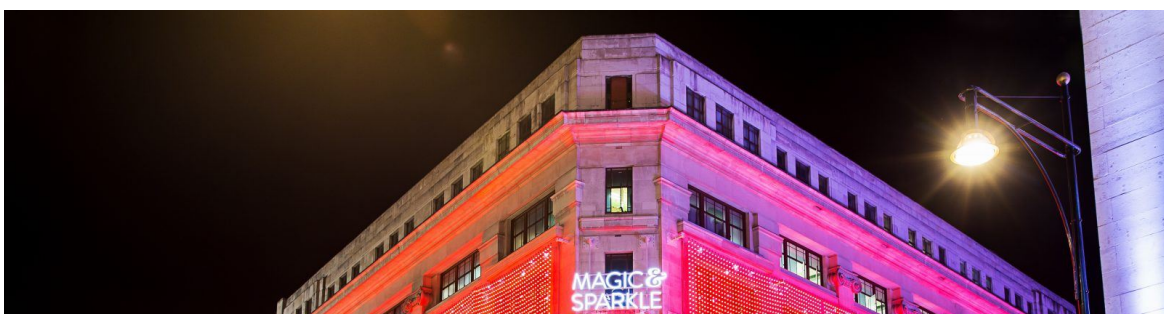
Cllr Barraclough wanted the Marble Arch branch of Marks & Spencer to be retrofitted rather than demolished – part of a much wider debate, reported on below. He also appealed for more meaningful involvement of residents in development and other big decisions - a subject close to our hearts.

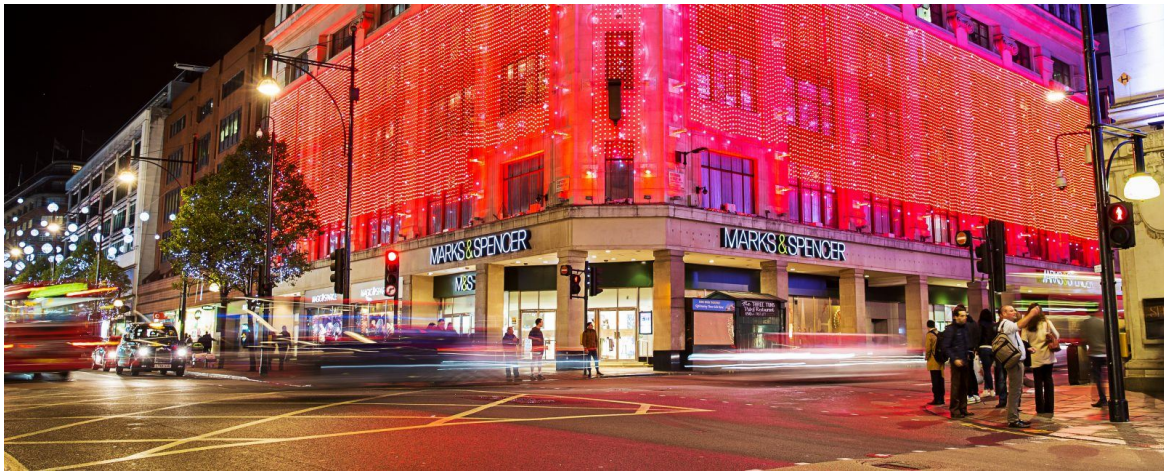
Barraclough said that an emphasis on addressing residents' concerns was an important feature of Labour's historic election win, and he was sympathetic to quality-of-life issues that Murray raised. "There are 45,000 people who live within 15 minutes' walk of Trafalgar Square," he said. "We'd like more people in the centre of town. But to have that you need an environment where they can get a good night's sleep, not walk out of their home to find someone peeing in their doorway."

The discussion underlined that finding the right blend of priorities for a changing West End is an exacting but intriguing challenge. Corsi outlined a vision of "a repurposed West End, a mix of business, services and experiences to attract our workers and visitors." Murray questioned the desirability of "a 24-hour city the way some people have envisaged it", contending that this would mean "saying goodbye to ordinary mixed residential communities, and that's not right." Is it possible to nurture a West End that is more tranquil, more productive, and more attractive all at the same time?

Academics at University College London have been exploring different scenarios for the West End's future, but, said Barraclough, "No one's yet shown me one that suggests we can have our cake and eat it". Yet he also remarked: "We discovered through the pandemic that the various components of our central London economy – offices, culture, hospitality, retail, and the residents – all reinforce each other. If any one of them is not firing on all cylinders, then we have a problem."

Marks & Spencers May Move





The planning enquiry into the controversial scheme by Marks & Spencer to replace three existing buildings, including the main 1929 Art Deco store, with a 10-storey office and shopping development commenced on the 25th October.

No sooner had it started than Marks & Spencer launched an Exocet type threat to abandon its flagship Oxford Street store if its redevelopment plans are rejected

As previously reported, the plans had already been approved by Westminster and in June, the Mayor had called them in, only then to give them the green light. However, the application was later called in by communities secretary, Michael Gove.

In an opening statement at the inquiry on behalf of Marks & Spencer, the company said it would leave the site near Marble Arch if the planning application were rejected – and argued that this would have dire consequences for the local area

“Having worked with the local authorities to achieve a workable solution for this failing store for well over four years, [M&S] will not invest further at this failing location [and] will close the store and cease to be represented at this end of Oxford Street,” the retailer said.

“Without M&S at this location – and [we] will leave if the application fails – the decline of this area of the centre will accelerate dramatically.”

M&S cited expert consultants before concluding that the “the international centre [of Oxford Street] would be terminally harmed by the loss of M&S from this location’ and that the western part of Oxford Street, where the site sits, would ‘decline rapidly and harmfully”.

Campaign group SAVE Britain’s Heritage, which is leading the objections to M&S’s plans at the inquiry, branded M&S’s pledge to leave the site if it did not get planning permission as a ‘threat’. In the organisation’s own opening statement it said: “M&S have dismissed the creative refurbishment alternative to such an extent that they have made a threat to the secretary of state to leave Orchard House altogether if they do not get their way.”

“This is not the constructive attitude of a retailer dedicated to sustainability, heritage conservation and the future success of Oxford Street.”

SAVE Britain’s Heritage argued the scheme should be halted due to the heritage damage caused by the loss of the 1930s Orchard House – one of the three buildings on site which would be demolished – as well as to nearby heritage assets, including the Grade II*-listed Selfridges building.

It also said that urgent action was needed to reduce greenhouse gas emissions and curb climate change – and that 40,000 tonnes of CO₂, which would be created by the redevelopment, “could still be avoided if M&S seriously and creatively considered the option of refurbishing the buildings”.

Meeting Nickie Aiken



It is always good to catch up with our local MP, who, regardless of upheavals on the national stage, continues to stick to her busy constituency agenda.

This October saw a luncheon meeting with Nickie Aiken and members of the MA committee where various matters of local concern were discussed, including all the usual suspects: rubbish dumping, professional begging, and rough sleeping, which is becoming a significant problem in some areas such as Edgware Road.

Another matter covered was the possibility of the government reintroducing the unpopular Planning White Paper, which looked likely at the time of our meeting, but less likely now with the scrapping of Liz Truss's Growth Agenda.

Regent Street road narrowing was also on the agenda and it was agreed that it has caused much needless congestion. This was the brainchild of the Crown Estates and rumour has it that they now wish to make the scheme permanent. Nickie agreed to send them a letter outlining the problems it is causing, particularly in Soho.

Another unpopular scheme about to be made permanent is the Park Lane Cycle lane, notorious for the congestion it causes at Hyde Park corner- to cars and vans- the buses are at least well provided for with extra wide lanes. There is at present another consultation out on this (see under Announcements) but there is little chance of it diverting TfL from its chosen path.

Vault Strategy

Following previous articles (including "What Lies Beneath?" in this newsletter), members of Harrowby & District Residents' Association (HDRA) took the issue of council contractor damage to home-owners' vaults to the WCC Highways Committee. To our surprise, having sought to put the matter on the agenda ourselves, the council's lead in this area came forward to present a "Vault

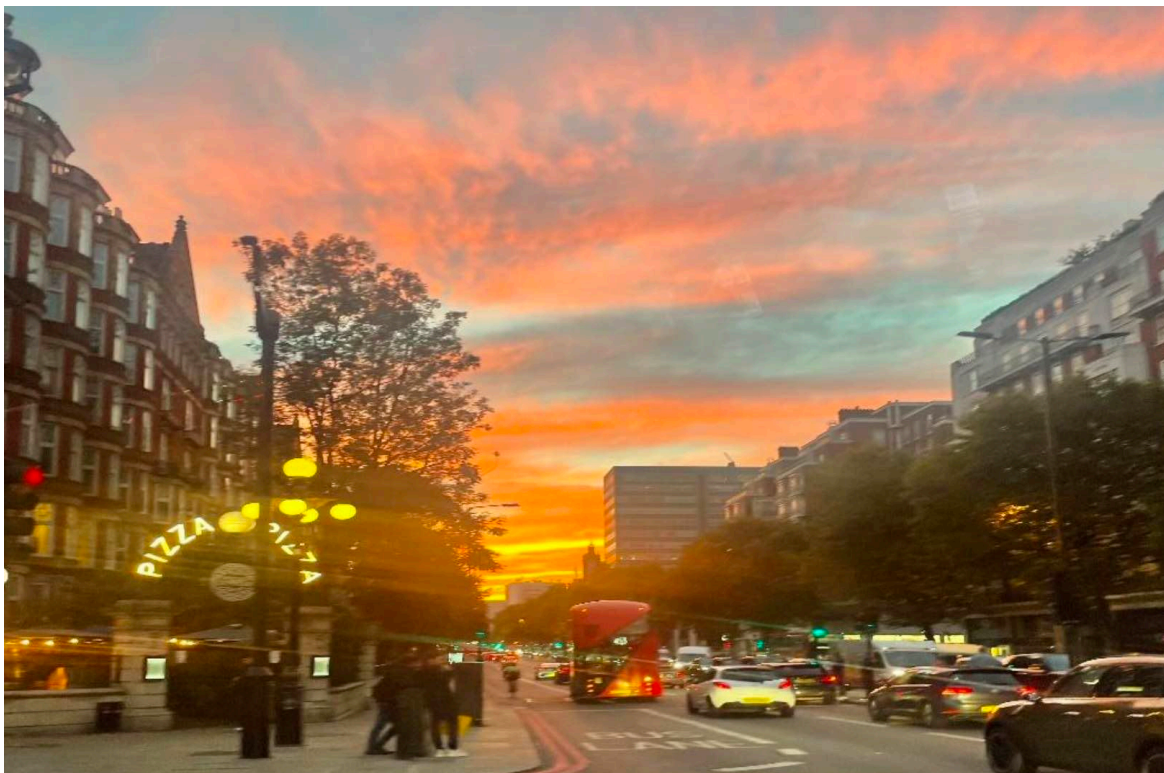
Strategy”.

This was, however, based solely on the council’s experience of the matter. To be fair to the council’s officials, they have had repeated and significant issues with poorly-maintained vaults causing road closures and considerable projects of repair. HDRA put forward the other side of the coin: the well-maintained and expensively-tanked vaults that lie beneath many a West End pavement, apparently unknown to council contractors. In Marylebone, there are several unresolved cases where residents have had their property damaged and both council and contractor have proven slow to act, if not uncooperative about accepting responsibility.

Whilst the strategy was all about protecting the council with presumed obligations on contractors (which we welcomed) and vault owners, it didn’t appear as if the issue that has affected several responsible residents has even registered with the council. This was frustrating, especially as Amanda Feeny has been championing this cause on behalf of HDRA and the MA for ages! Some specific cases were discussed with contractor representatives at the meeting, who were confident it was a rare occurrence.

Our experience in one street - Molyneux Street - suggests otherwise. However, their representative was keen to engage and resolve each case; but time will tell. It might have been helpful for the council to have circulated its strategy beforehand, which may have avoided the need for these challenges to have been made by us in the meeting. An undertaking was given to circulate the strategy. Once received, we will then seek to ensure it protects the interests of residents as well as the council.

City Plan Revision



WCC have now launched their review of the current City Plan. Most of the plan is to be kept at least for the present and the review will be focussing on 3 specific policy areas only

- Affordable housing

- Prioritising retrofit and refurbishment
- Site allocations

You can find more information at [website](#).

WCC say that they are keen to engage early with residents on policy ideas to help shape them from the outset and are inviting Neighbourhood Forums and Amenity societies to a preliminary presentation on this which we hope to report back on in the December newsletter.

West End Sales Boost

The Elizabeth line is expected to boost West End revenues by up to £7 billion by 2031, compared to previous forecasts, according to a report commissioned by the New West End Company.

TFL's forecasts combined with Colliers West End turnover modelling estimates that the Elizabeth Line will be boosting West End performance by around 7 per cent, which equates to between £5-7 billion by 2031, compared to what the situation would be if the Elizabeth line hadn't been built.

They're already finding that 13 percent of visitors to the West End are using the Elizabeth line as their main way of arriving in the area, and that's before Bond Street station opens. In addition, 21 percent use the line occasionally to get to the West End, and nearly half plan to use it.

The Elizabeth line is taking pressure off the Central Line and therefore they are also predicting that there will be an 11 per cent reduction in passenger numbers at Oxford Circus tube station. This, incidentally, is exactly what we forecast would happen in 2019 when the Council was arguing for the closure of Oxford Circus to traffic on safety grounds because of the forecast increase in numbers. However, the Elizabeth line stations are not at Oxford Circus whereas the Central Line is.

For the same reasons a reduction in passenger numbers at Marble Arch station is likewise forecast.

Those changes will be offset by more people using Bond Street and Tottenham Court Road stations. If those changes are substantial though, it could see a realignment of retail stores in the area, away from the centre to spread out more widely along Oxford Street.

Office Lettings Wobble as Values Fall

The recent rapid interest rate hikes have sent a chill wind through the commercial sector, which is so yield dependent. In August office leasing in London's West End in August had reached 385,463 sq ft – the highest August level in six years and the highest monthly volume of space excluding December over that period. However, since then there has been a rapid change for the worse.

Concilio reported that the most recent research has shown that office demand has fallen, and that availability of grade-A Central London office space has reached the lowest point for 12 years.

Meanwhile commercial values are undergoing a rapid readjustment with deals falling through that were based on borrowing rates no longer available. The best

one can say of the present position is that the market is uncertain.

Westminster's Gas Lighting



Only around 300 of our 14,000 street lights in Westminster are gas powered, and a number of these are listed structures. These rare survivors are much treasured by many of those who live or work in the area.

Previous newsletters have dealt with the saga of the removal of these heritage lamps and their proposed replacement with LED “replicas”. The reader may recall that this was eventually paused, after much protest, earlier in the year pending a review.

Now the review is with us and WCC wants to hear from residents and interested parties to ensure the upgraded lights maintain the heritage look and feel as accurate as possible.

WCC now say: “The process of upgrading the existing lighting will focus on preserving our heritage and streetscape appearance. The planned review will give us the time to receive and consider your feedback to ensure we deliver that objective”

This appears to indicate that the principle of de-gassing the lamps and replacing them with LED reproductions is still the preferred course of action, but this time round with a more convincing gas type mimic:

“As part of the review, we will be undertaking a 4-week stakeholder engagement period between 20th October to the 20th of November 2022. We invite you to join us at one of three site visits, at Queen Anne’s Gate near St James Park station, to discuss the extensive works undertaken to date in developing the gas mimics, gain feedback and see first-hand a gas effect LED lantern in operation.”

“Please be reassured we are committed to ensuring that the special character of the existing lighting on the impacted streets are retained. By way of background to the project we have worked closely with a specialist lighting manufacturer to develop a solution which replicates the look and style of our heritage lanterns without significantly changing the appearance. These works are part of a series of measures to help us become a carbon zero council by 2030 and Highways Operations.”

The proposed dates for the visits are below.

1. Tuesday 25th October at 7:30pm
2. Wednesday 2nd November at 7:30pm
3. Thursday 10th November at 7:30pm

These dates can be booked on Eventbrite where you can register to attend, or by contacting: lighting@westminster.gov.uk.

Resident Panel Formed

WCC's Strategy and Intelligence team have created the 'Resident Research Panel' – this provides an opportunity for residents to take part in paid research and is intended to be used by all council departments.

Any residents who want to be a part of this panel can sign up, and will be invited to take part in discussions / surveys of their choosing – you can find out more [here](#).

Pedicabs Pursued



Enforcement work against rogue pedicab operators continues. In partnership with the police, WCC have carried out regular pedicab operations, from November 2021 to July 2022, focussing on noise issues caused by pedicabs in and around the West End.

In total 62 drivers have had their details taken so they can be prosecuted for playing loud music after 9pm. Additionally 27 drivers have been served with written warnings for their behaviour. 22 pedicab cases have already been heard in court, which have resulted in a total of £17,375 fines being issued. A further 4 cases have been settled out of court.

In the last 2 months police have advised that there have been 4 arrests made, 5 pedicabs seized and 3 dispersed using S.35 dispersal orders. The next court date is Wednesday 16th November 2022, for which we have a further 3 cases being heard.

Meanwhile further meetings are also being attended by WCC with DfT, TFL, councillors and the industry, to discuss how regulations in relation to pedicabs should look once the pedicab legislation is finally on the books. We hope that

should look once the pedicabs legislation is finally on the books. We hope that they will not look too soft - for instance there is no point in just banning the playing of loud music after 9.00 at night- it should not be permitted at time of the day.

Also, as the main problem with these rickshaws is the increased traffic congestion they cause, they should be banned from all single carriageway roads.

Launch of Fairer Westminster

Cllr Adam Hug (Leader, Westminster City Council) has launched a new scheme called Fairer Westminster.

The new Council strategy aims to reduce inequality in the borough and provide support with the cost of living. One of its key tenets, alongside meals for children and business skills support, is to increase the quantities of social and affordable housing in the borough.

On housing, Cllr Hug said 'there's more to come', with "a number of announcements on fairer housing" to be made throughout the Autumn.

The Portman Estate Achieves B Corp Status

The Portman Estate has become the first of the great estates to be B Corp certified. B Corp is awarded by this body to companies which have undergone rigorous testing to prove its social and environmental credentials. The Portman Estate has been praised in particular for its support for local workers in its 110-acre holdings in Marylebone.

The Portman Estate said "we are proud to be leading the way for London's great estates", adding that this was "only the start of a longer journey" in showing how property owners can bring benefit to all stakeholders.

The Estate went on to say that the rigorous standards set by B Corp also commits it to a future of positive social and environmental action.

Certified B Corporations are reassessed every three years against evolving standards, meaning the Estate must sustain the highest levels of corporate social responsibility.

Park Lane Cycle Lanes

In 2020, as an emergency response to COVID-19, TfL made some changes to Park Lane to make it easier for people to cycle, walk and use the bus. They think the temporary changes have made a positive difference and should be made permanent but are seeking your feedback.

We think they have caused disruption to traffic, congestion and pollution and are unnecessary as there is already a segregated cycle lane only metres away in Hyde Park.

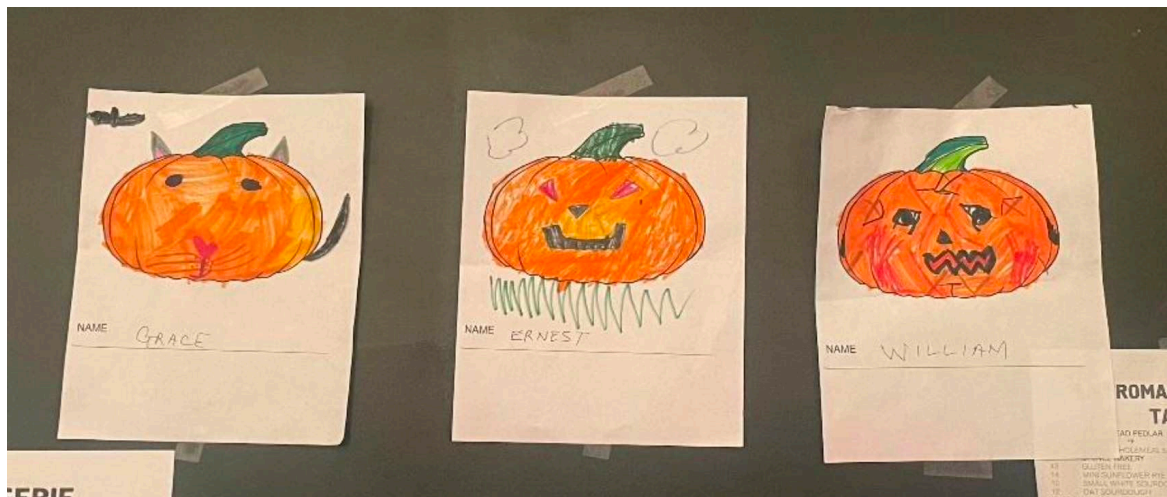
Share your thoughts on the scheme [here](#).

HS2 Tunnelling Commences

The first of four tunnel boring machines have started digging the HS2's new railway tunnels that will run under London from Euston to Ruislip. The first of two giant tunnel boring machines (TBM) has set off from a large launch site next to West Ruislip mainline station and will head towards London arriving at Greenford in just under 2 years' time.

Now that tunnelling has started, each TBM, weighing over 2,000 tonnes and measuring 140 metres in length, will bore five miles non-stop for 22 months, except Christmas Day and bank holidays, to a location close to Greenford station, where they will be dismantled and lifted from the ground.

Marylebone Diary



Autumn is rippling through the streets of Marylebone with low sunsets and red and gold leaves falling. Eating in Fischer's on the high street is the perfect location to be and where you may spot actor Damien Lewis enjoying a chicken schnitzel. You may prefer catching a play at the Marylebone Theatre and bumping into Kenneth Branagh in the foyer. Or perhaps the Fromagerie for homemade pumpkin soup and where you will spot actor Emma Thompson enjoying a cup of coffee. Speaking of which, the Fromagerie hosted a fabulous Kids Halloween party on Friday last with many Marylebone families in attendance.

Baker Street Quarter and The Portman Estate hosted an event in the Hellenic Centre mapping out their future plans, it was well attended by business and residents and the MA committee. Regents' Park Councillors Cllr Ralu Oteh-Osoka and Cllr Robert Rigby were also in attendance.

A great presentation was delivered by both Simon Loomes and Penny Alexander. Both outlined their commitments to ensure the environment is forward thinking, exceptional and vibrant whilst always being resilient, clean and safe. A commitment to which the Marylebone Association is happy to lend its support.

Their stated aim was to nurture a connected and caring community and to

promote support and represent our business.

Newcomers:

St Johns Marylebone - has come to Marylebone Lane, described as its first ever wine-led establishment and the interior is inspired by the bars of Paris and Florence. Upstairs is for walk-ins only and downstairs is slightly more formal. It is an all-day restaurant serving many delights like deep fried welsh rarebit and celeriac soup.

Watch House - a cosy unique coffee shop is coming to New Cavendish Street. It will be a modern space with a holistic approach to making your local café experience exceptional with excellent coffee in a considered space and quality food.

Global investment bank **Lazard** has finally secured its new headquarters on 20, Manchester Square after signing a 15-year lease for 78,500 sq ft of refurbished office space.

There is never a dull moment in Marylebone village!

Announcements

Report It - get involved

Dumped Rubbish? Rubbish left out and not collected? These seem to be problems that just keep getting worse. Westminster Council's Report It service, the recommended way to report dumped rubbish, noise nuisance and much else is to be revamped

WCC wants to hear from residents on how efficient the Report It page is.

Have you used it? Did you find it user-friendly, or do you have some suggestions on how to improve it? [Have your say.](#)

Westminster Together





Westminster Council would like you to join them for the first ever Westminster Together Conversation

They want to hear from you about the issues that affect your life in Westminster, and the changes you want to see. The Leader of the Council, Cllr Adam Hug, will be hosting the conversation along with all cabinet members at Regent Hall, 275 Oxford Street from 6.30pm to 8pm on Wednesday 23 November.

Register to attend in-person or [online](#).

Dance in Westminster is back!



Join us at Porchester Hall on 15 November for some free, feel-good fun to celebrate our finalists and crown our 2022 champion. Grab your tickets [here](#) and keep dancing!

All Ways Walk Cheerfully





A local book by what Waitrose called a local hero based in Paddington Street Marylebone.

Hobson's choice is a parody on this story of a British London bespoke shoemaker who tried to escape from his father's firm by training as a Forester. His father died while he was at Forester Training School. He returned to the family firm that was being run by a partner and learned the craft by doing courses at Cordwainers Technical College, Hackney. London, and a retired shoemaker.

The partner retired after two years and he managed the firm for the next thirty-nine years until he found a buyer and could retire. He experienced many things that he kept a diary that he wrote on his train journey home. In the diary, he notes what happened in the shop and other things in his life. You will find many useful tips and suggestions to enable you to Walk Cheerfully All Ways.

This book is available on [Amazon](#)/ Kindle

Frameless Experience



Frameless, London's first permanent digital immersive arts experience is set to

open in Marble Arch on 7th October. Here, you won't simply be looking at paintings, you'll be inside them, with every brush stroke, every splash of colour, every moment of inspiration.

Situated a short walk from Marble Arch and covering 30,000 square feet, Frameless is a multi-sensory and highly Instagram-able experience presented using the very latest interactive projection technology that breaks the boundaries of art in a unique way.

In total, Frameless showcases 40 different interactive digital interpretations of masterpieces by 28 iconic artists including Canaletto, Cézanne, Dalí, Kandinsky, Klimt, Monet, Rembrandt, and Van Gogh. Visitors will experience the artwork as they journey through four skilfully curated galleries.

To celebrate the official opening of Frameless and in recognition of being a neighbour of Frameless, we are pleased to extend some complimentary tickets to enjoy the experience.

Tickets may be accessed in pairs and are subject to availability across each date and time. To access your tickets, please click through the following [link](#). Passcode: RESIDENT22

Marylebone Events

Orion Orchestra Special

3 November at 7.30pm. St Paul's Knightsbridge, 32a Wilton Place London SW1X 8SH

An evening of some of Dvořák's most memorable music, conducted by Nicholas Daniel. To reserve your tickets at the special offer price of £5, please email jan.cassidy1@gmail.com and pay at the door.

£5 TICKET OFFER TO ASSOCIATION MEMBERS

Association Events

For AGM and Interfaith Service - see top of newsletter

DINNER - ROYAL SOCIETY OF MEDICINE

Wednesday 2nd November 7pm - 10pm

Royal Society of Medicine - 1 Wimpole Street W1G 0AE

Fully Booked.

COFFEE MORNING

Wednesday 9th November at 10.30 am

108 Brasserie, 108 Marylebone Lane, W1U 2QE

At last, we can return to 108 Brasserie at The Marylebone Hotel, which was the venue for the last coffee morning before lockdown in February 2020. We are happy to advise that we will be hosted for tea, coffee and a selection of morning tea pastries. There is a limit on numbers so booking is essential. (Please do not turn up on the day without booking.) If you wish to attend, you need to contact lois.german@marylebone.org or telephone on 0207 487 2706. to reserve your place.

THE WALLACE COLLECTION AFTERNOON TEA

Wednesday 14th December at 3 pm

The Wallace Collection, Hertford House, Manchester Square, W1U 3BN

Join us for the annual pre-Christmas afternoon tea in the lovely light filled courtyard surroundings of The Wallace Collection restaurant. The tea, to include a glass of Prosecco, will this year be at a cost of £38 per person including service and is payable on the day. Everybody is welcome but places do need to be booked. Please contact lois.german@marylebone.org or telephone on 0207 487 2706.

Optional Add On: Wednesday 14th December at 2 pm

We are pleased to be able to offer a highlights tour of The Wallace Collection before the tea, looking at some historic Porcelain, Old Master paintings and fabulous 18th century French Furniture. Our guide advises that "visiting a museum is good for your health!" The mini-tour will be offered to the first 20 people booking for the afternoon tea who wish to be included in this.

REGULAR ASSOCIATION EVENTS

BOOK CLUB

Wednesday 7 December at 6.30 pm

The King's Head, Westmoreland Street, W1G 8PJ

'Portrait of a Marriage' by Nigel Nicolson and Vita Sackville-West

We meet on the first Wednesday of the month upstairs at The King's Head pub in Westmoreland Street and all book choices are available in paperback and on e-readers.

We are always delighted to welcome new readers so, if you would like to join us, please contact Liz Queenan (liz.queenan@marylebone.org) or tel: 020 7486

3709. (Please note that, unavoidably, the November meeting had to be brought forward to 31st October so has already taken place.)

SCRABBLE CLUB

Tuesday 8th and 22nd November at 5.00

The Duke of Wellington, 54a Crawford Street, London W1H 2HQ

The Scrabble Club meets in the private dining-room at The Duke of Wellington pub in Crawford Street on the 2nd and 4th Tuesday of each month, from 5 until 7, with Scrabble sets and dictionaries provided – and all levels of players are very welcome. Anyone interested in joining and/or wanting further information should contact rosemary.forgan@marylebone.org or 0788 789 1977.

PUB EVENING

Monday 14th November at 6.30 pm

The Prince Regent, 71 Marylebone High Street, W1U 5JN

Continuing with our regular bi-monthly pub evening at this popular London pub with plush bar menu and real ales. Everybody is welcome so do some along whether you are a regular or new to our pub evenings, where you will be greeted by our hostess for the evening Anne Hamilton.

PLANNED FUTURE EVENTS - Put in the diary now ANNUAL NEW YEAR DRINKS PARTY- THURSDAY 26TH JANUARY 2023. Details and booking

information will be in the December Newsletter.

Mailing Address: Marylebone Association, 6 Wimple Street, London, W1G 8AL

If you have news get in touch by emailing news@marylebone.org

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