



# Marylebone Association

Newsletter December 2021

## Marylebone Association AGM



The Marylebone Association AGM was held on 15 November 2021. The committee assembled at Home Grown Private Members Club on Great Cumberland Place. The meeting was held via live Zoom link with members. The meeting commenced at 7.00pm, as well as approximately 50 members, councillors Karen Scarborough and Barbara Aryzmanow were present.

Kevin Coyne as Secretary opened the meeting and the Treasurer, Mike Kostyn presented the Accounts via Zoom link. The Chairman, Michael Bolt,

received the Annual Report and spoke on the issues that the Association had dealt with over the past 17 months. Neil Wilson, Planning Committee Chair updated the membership on the more notable planning issues over this period.

Michael Bolt was re-elected as Chairman, Kevin Coyne as Secretary and Mike Kostyn as Treasurer for the coming year. The following members of the committee were elected:

### **Committee Members**

Tim Carnegie (Deputy Chair) Neil Wilson (Planning Chair) Guy Austin, Martin Bikhiti, Rosemary Forgan, Lois German, Richard Lovell, Stephen Quinn, Julie Redmond, Linda Davies, Yehui Wu

### **Co-opted Committee Members:**

Amanda Feeny (HDRA), Mark Gazaleh (PVA)

Written questions were dealt with by the Chair and various members of the committee and by Councillor Karen Scarborough. The questions can be viewed [here](#).

The meeting terminated at 8.10pm

AGM reports were circulated by post to all members prior to the meeting, but if anyone still has not received theirs please write in or email us and we will post one out to you.

## **January Drinks Party**



**ORIENTAL CLUB**

For obvious reasons, we were not able to have our annual party in January 2021, and similarly, our AGM has needed to be held virtually. So we are delighted that we can go ahead again with the main annual social event in the Association's calendar in January 2022. Join us for our wine and canapes party in the elegant atmosphere of the Library at The Oriental Club, details below:

**The Oriental Club, Stratford House, Stratford Place, London W1C 1ES  
Thursday 27 January 2022 at 7pm**

This Grade 1 listed private members' club is one of the most impressive surviving examples of Georgian architecture in this part of London. All

surviving examples of Georgian architecture in this part of London. All residential and business members are welcome with the opportunity to meet old friends and new, along with members of the Committee. We can all look forward to a very enjoyable evening.

To reserve your place please email Lois German on [lois.german@marylebone.org](mailto:lois.german@marylebone.org) or telephone 0207 487 2707. The cost is £35 per head and payment details will be provided on booking.

Please book early as this event was much oversubscribed the last time it was held.

## Neighbourhood Planning?



Earlier in the year we wrote about the proposed changes in the Government's White Paper on planning which aimed at tearing up England's "outdated and ineffective planning system". The current system, which has its roots in the 1947 Town and Country Planning Act has long been regarded as an impediment to developers.

The theory was that the changes would take the risk and uncertainty out of the planning process, which may well have been true - but it was at the expense of depriving communities of any say in parts of the planning process.

The White Paper proposed that the whole country be divided up into three zones. Two of these zones would rely heavily on permitted development: Growth Areas and Renewal Areas. The approval of new development, particularly in Growth Areas would shift to the plan-making stage giving little opportunity for effective opposition, in effect bypassing the democratic system. In Renewal Areas there would be a statutory presumption in favour of development being granted for the uses specified as being suitable in each area. Only Protected Areas roughly kept to the present system of most applications requiring to be decided on their individual merits by a planning officer, or planning committee where large or controversial.

The intention was to move to a rule based planning system; at present planning decisions are discretionary rather than rule-based, nearly all decisions to grant consent are undertaken on a case-by-case basis, rather than determined by clear rules for what can and cannot be done.

As well as removing many opportunities to object to individual applications.

the White Paper did not appear to provide a single new right for community participation or a single new opportunity for a democratic participation in the plan making process. Rather it reduced both rights and opportunities to participate. In addition it seems that it wished to go back to imposing central government quotas on the local council for housing numbers.

In addition, local City Plans were to be massively paired down. The National Planning Policy Framework would become the primary source of policies for development management; there would be no provision for the inclusion of generic development management policies which simply repeat national policy within local plans, such as protections for listed buildings. The local plan would in effect become little other than a zoning and development document.

The proposals were therefore more reminiscent of an old centrally planned economy somewhere in East Europe than a conservative government. The idea was to make it easier to build new homes and reach the desired 300,000 target. But this narrow numbers based view took no consideration of social housing and was derided by many as a “developer’s charter”. It was disliked by many conservative MPs, and even the former prime minister Theresa May spoke out against it.

The proposals' popularity received their first public test at the Chesham and Amersham by-election in June where the Lib Dems went on to overturn the Conservatives' 16,000-plus majority, hardly a resounding vote of approval. The message sank home and the housing secretary responsible for the sweeping planning reform, Robert Jenrick was removed soon afterwards in September and replaced by Michael Gove. So now there is a new Secretary of State and the department has been renamed, the Department for Levelling Up Homes and Communities

A full review of the White Paper proposals is now taking place. Michael Gove must decide whether radical planning reform is part of the levelling up agenda, or whether “the something must be done” philosophy responsible for so many errors over the last few years will win, over a more steady and organic development of our tried and tested system.

Gove made some encouraging comments earlier this month. Invited by a select committee to comment on the expected planning reforms he said “We want a planning system where people can feel confident that beauty is taken seriously, that the environment is benefiting, that the money will be there to support their infrastructure, and that ultimately the community has a role in determining what is right. What we want ...are up-to-date, thoughtful, sensitive plans that have the maximum amount of community buy-in.”

However, this all sounds rather familiar - in introducing the White Paper the Government had previously claimed that they wanted “to give communities a more meaningful voice in the future of their area” - and then proceeded to introduce proposals that gave communities as little voice as possible. So mere words cannot be relied on.

Talking of communities there is, as yet, no news yet on the details for neighbourhood planning within any amended scheme.





Cllr Karen Scarborough with the Leader of the Council Cllr Robathan and Cllr Robert Rigby campaigning outside Marylebone Station on an Air Quality Action Day for Anti Idling and diesel trains.

*A message from Cllr Karen Scarborough – Lead Member for Air Quality Marylebone High Street Ward*

I am passionate about improving air quality for our residents which is the number one concern of our residents in Westminster. The Marylebone Ward has one of, if not the most, polluted roads in Westminster - the Marylebone Road. Residents in the Marylebone area are affected by some of the worst levels of pollution in the country, in part due to some rail routes still being serviced by diesel trains at Marylebone Station, as well as high levels of traffic and vehicle idling.

The Council is calling on the Department of Transport to ensure that all trains are converted to hybrid models when rail contracts are renewed next month. Cllr Barbara Arzymanow together with supporters recently presented a petition to No 10 Downing Street calling on the government to act.

As Lead Member for Air Quality I am visiting schools to talk about what the Council is doing and how we can all play our part in tackling the Climate Emergency and support our pledge to be Zero Carbon by 2040. The children at St Edwards asked some great questions and were all very keen to learn what they can do.

Our partner Veolia recently launched their range of our new all electric cleaning vehicles, part of the fleet that picks up 180,000 tonnes of waste every year.

Both in the summer and Autumn, we launched a climate action campaign alongside a giant "Carbon Bubble" to illustrate how much carbon is emitted throughout our day to day activities.

In the run-up to COP 26 we highlighted how everyone in Westminster can come together to tackle the climate emergency. Steps such as walking and cycling more, reducing waste or cutting energy may seem like small actions but if we all do our little bit and act together it can make a big difference.

Our target Net Zero means not adding to the amount of greenhouse gases in the air. We have added 12km of new cycle lanes, committed to electrify our servicing fleet and installed more than 1,000 vehicle charging points across the city with an additional 500 by the Spring.

Please see our Council website to request an additional charging point near where you live.

As part of the trial of the Marylebone Low Emission Neighbourhood we were the first council to recognise air quality as a serious issue and develop an Air Quality Plan. We have London's first emissions based parking surcharge for vehicles, most electric charging points, and an anti idling campaign.

You may also be interested to learn that following the recent planning meeting granting permission for demolition and the building of a new M&S at Marble Arch that 90% of the old building will be recycled. All part of the Council, working with Stakeholders to provide a greener cleaner city.

There is much happening within the Council to strive forwards at pace to meet our Net Zero target, so much that I could probably take up most of the MA newsletter! Instead please can I encourage you to sign up to our WCC Environment Newsletter where you can read current and back issues. [bit.ly/WCC-Env-News-Subscribe](https://bit.ly/WCC-Env-News-Subscribe)

*Cllr Karen Scarborough*

## WCC Leads on Car Charging Points



On the subject of air quality- Westminster has a current total of 1,059 charging points, 400 more than any other London local authority. There are plans to install a further 500, including a trial for commercial Electric Vehicle charge points in 2022.

The first on-street electric vehicle charge point (EVCP) was installed in Westminster in 2004. The EV Strategy set an ambition in 2019 to install at

least 200 new charge points each year to 2025. With the completion of the latest expansion in lamp column charge points, over 1000 have been installed to date, the most in any local authority in the UK. The pressure to assist with the ongoing transition to EV remains, however, and we have set a further commitment to this in the coming year with our proposal to install a further 500 charge points by the end of 21/22.

But further charging infrastructure will be needed to manage the likely demand in Westminster as nationally, Plug-in vehicle sales have risen to an almost 14% share of all new car sales, a sizable increase from the 7.9% recorded a year previously. This is a clear sign of the accelerating switch to zero emission capable vehicles.

The expectation is that the rate of increase will continue to rise sharply in the years approaching 2030 when the sales of new petrol and diesel cars will end in the UK. So further charging infrastructure will be needed to manage the likely demand in Westminster.

For more information on the Council and Climate Change, [click here](#).

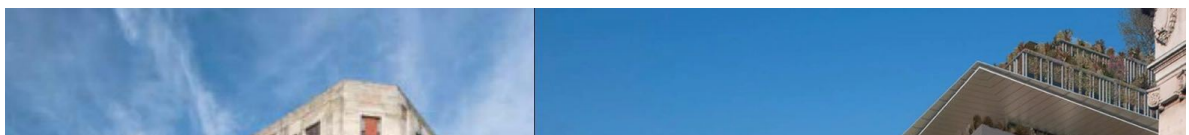
## Pedicab Saga Continues



The Pedicabs (London) Bill came back to the House for its Second Reading in November but sadly, it was talked out, and could not progress to the next stage. It will however return for a further attempt on 3rd December.

Our local MP Nickie Aiken who is steering the bill through says “I will use the time to work with colleagues from across the House to make them aware of the reasons why we desperately need pedicab regulation across London. If you haven't already, please show your support and back [my campaign](#). It is with your help that I will be able to persuade the House to back my Bill”

## Marks & Spencer Demolition







The City Council declared a climate emergency last year and has been sending out, up to now, clear messages that demolition is finally out of favour, it prefers to see refurbishment options explored and progressed due to their less harmful impact on the environment. In order to align with the stated climate priorities in the City Plan, all major developments now require any demolition proposals to consider whole life carbon impacts, with a view to encouraging use of the existing structure rather than wholesale demolition.

Since this change the redevelopment proposals for some of Oxford Street's largest department stores have been careful to avoid demolition proposals, including Debenhams and House of Fraser. Both applications instead sought to refurbish their existing buildings to diversify their use, which has been strongly welcomed by planning committee members.

However a few weeks ago Westminster's green credentials were severely brought into question when in spite of their stated carbon policy, permission was granted by the Westminster Planning Committee for the massive demolition and redevelopment of 456-472 Oxford Street on behalf of Marks & Spencer PLC. The new building embodies 39,500 tonnes of carbon.

M&S's largest retail store has been on its site next to Selfridges since 1930, although originally it was smaller than it is today. It is actually made up of three separate buildings that were joined internally to make one large store: 1920's Orchard House on the corner, a 1980s red brick building, Neale House, around the side, and a 1960s era building on Orchard Street. The grand and somewhat imposing Orchard House, built in 1929-30 was once the main training centre for Lyons teashops, with the company occupying the 3rd-5th floors of the building from 1930 to 1967.

The decision to demolish the lot was made despite a last-minute listing bid and a range of voices calling for the existing building complex to be preserved, and in particular, Orchard House, due to its cultural heritage and the massive amount of embodied carbon associated with demolition and rebuild.

However, the Department for Digital, Culture, Media and Sport had made a decision that it would not list Orchard House, following advice given by Historic England. They said the building "is not regarded as innovative nor of sufficient architectural quality" to merit protection, especially given the "considerable loss of original fabric".

Although the building was dismissed as of little architectural merit, It is clear it has a great deal more than the rather faceless monolith destined now to replace it. labelled an "anodvne hulk" by the Twentieth Century Societv. Thev



praise the existing building's "restrained classicism" as a "thoughtful" response to the neighbouring Grade II\*-listed Selfridges building in its application to Historic England to list the building.

SAVE Britain's Heritage director Henrietta Billing said demolishing the "handsome building of landmark status" would be "massively short sighted and wasteful".

She added: "Orchard House is a refined and sophisticated example of its kind. It has high historic and architectural significance".

The new building embodies 39,500 tonnes of carbon.

Councillor Geoff Barraclough, shadow cabinet member for planning, said: "The new M&S building is so huge that it would take the planting of 2.4 million trees to offset the CO2 generated in its construction. If Marks & Spencer is serious about zero carbon, it needs to rethink its plans and retrofit its buildings, not demolish them."

However other Councillors were in support of the scheme. Jace Tyrrell of the New West End Company also spoke in support of the proposals welcoming the significant investment to the West End. He added that members do not like seeing buildings demolished, however this was the exception for him - noting that 90% of the existing materials in the building would be recycled.

The debate continued with members interrogating the whole life carbon assessment and the environmental impact of demolition versus refurbishment.

After further debate the committee then approved the application 5-1, welcoming the "transformation of Oxford Street", with only Cllr Barraclough voting against.

## Refurbishment v Demolition on Oxford Street

In view of the above decision, how seriously is Westminster Council taking the climate emergency and the guidelines in its own City Plan?

Other major changes on the Street recently have not involved total demolition: the Planning Committee had unanimously approved an application to refurbish and extend the House of Fraser building at 318 Oxford Street. The building was built in 1937 and originally occupied by David Evans department store, then home to House of Fraser.

The scheme will deliver a mixed-use development offering six floors of offices with two new double-height entrances in Henrietta Place and Old Cavendish Street, with flagship retail and leisure uses on the lower floors. There will also be a 17,000 sq ft rooftop restaurant which will be one of the largest rooftop venues in London. Additionally, a new health club is proposed across part of the basement, ground and first floors, including a 25m swimming pool

Councillor Tim Barnes and Jace Tyrrell (Chief Executive of New West End Company), both supported the application

Across the road on Henrietta Place CBRE has unveiled its new UK headquarters at Henrietta House following an extensive redevelopment programme. The redesign for the entire site includes a 40,000 sq ft new-build extension to the rear of the building, taking the total footprint to around 144,500 sq ft.

In keeping with the times, the new design will also facilitate hybrid working patterns for CBRE's London-based 2,000 employees. New amenities include two professionally run onsite wellness studios, more than 260 cycle spaces and outside terraces on the first and seventh floors.

Close by, the Debenhams building is to be redeveloped retaining the concrete frame and retrofitted as mixed use (retail and offices above). Very unusually for this size of scheme, not a single objection was received.

So far then, the Marks and Spencer demolition has proved the exception to the new guidelines, unfortunately however, Orchard House is the one building out of those mentioned above that had sufficient architectural presence to actually merit saving.

## West End Landlords bounce back

This week a number of Westminster landlords have announced half-year results that indicate a strong recovery from the worst impacts of the pandemic.

British Land declared that the valuation of its portfolio has risen by 2.9% to £9.8billion. Post-tax profit came in at £370million, compared with a £730million loss a year earlier. Landsec also announced a rise in the value of its property portfolio by 0.8%, with a pre tax profit of £275million in its half-year results (compared with a £835million loss a year earlier). 70% of Landsec's portfolio is made up of central London property and Mark Allen (CEO of Landsec) noted that, "Office utilisation has increased markedly over the past couple of months as confidence in the safety of workplaces and public transport has improved and government guidance has become clearer".

Great Portland Estates has also upgraded its full-year rental value growth range to between 2% and 5%.

Property Week also reports that research from Gerald Eve has shown a resurgence in activity in the London office market during the third quarter of the year. Occupier take-up increased 30% to 2.8m sq ft, driven by large commitments by major London occupiers. It was the highest level of occupier activity since before the pandemic and only 7% below the five-year quarterly average.

Gerald Eve's latest London Markets research suggests that the growing activity in the occupier market is down to businesses having a better understanding of the implications of hybrid working policies and seeking out

understanding of the implications of hygiene working practices and seeking out higher quality space that better meets their post-pandemic needs.

Restaurants also appear to be full and retail doing well on the run up to Christmas although there is now increasing concern over the new and harder to treat strain of Covid arriving on these shores which could see the picture rapidly changing.

## Residential Prices Shrink in Central London

With all the stories of bounce back it is worth remembering that residential property prices in Westminster have not fared so well. The FT reports that residential property prices in some of London's most prestigious boroughs shrank sharply during the pandemic, in stark contrast with strong growth across the rest of the country. In the year to March 2021, the median price in Westminster, the City of London and Kensington and Chelsea fell by an annual rate varying from 2.3 per cent to 14 per cent, according to data published by the Office for National Statistics.

Prices dropped among only a dozen of the 332 local authorities and this contrasts with prices across England and Wales rising by 11 per cent over the same period. More than 80 local authorities, mostly outside London, registered double-digit growth.

However, Shorecap analyst Alastair Stewart pointed out that the rental housing market in central London was exceeding expectations, noting that the marking has "bounced back" after a shortfall caused by Covid and travel restrictions as a lot of London rental homes are for overseas workers, tourists and students.

## Around Westminster

### Crossrail Woes





Crossrail is facing a £150 million funding gap and may struggle to repay its loans due to the drop in passenger numbers on the London Underground, a report by Parliament's Public Accounts Committee (PAC) is warning.

The government has provided £2.9 billion of loans to Crossrail to complete the Crossrail programme. These loans are made up of £750 million to TfL along with £1.3 billion to the GLA in December 2018 and an additional £825 million to GLA in December 2020.

The rest of Crossrail's £18.8 billion estimated cost is being funded by a mix of debt borrowed by TfL, developer contributions, and a mix of grants and loans from the Department for Transport.

The Committee said that it remains very uncertain where the shortfall in funding for Crossrail or the loan repayments will come from, and TfL must identify new revenue streams. This is on top of the existing requirements from the government to find £500 million a year in additional income as a condition of the pandemic funding deal.

The Elizabeth line is currently expected to open "as soon as possible in the first half of 2022".

## TfL in Decline

TfL's own current funding agreement with the government expires on 11 December. Although TfL is still in discussions about this, nothing has yet been resolved. TfL is legally required to balance its budget over the short to medium term, in the absence of capital and revenue funding pledges from the government, it has to prepare a budget for the years ahead based on the assumption of severe cuts to income.

TfL relies on fares revenue for nearly three-quarters of its income, whereas most major city public transport networks receive a much larger portion of their income from general taxation. TfL is now warning that the savings being looked at under its requirement to balance its budget means that London's transport network is facing a future of "managed decline", despite previous warnings of the "severe impacts to our service and the wider economy" if this was to happen.

The short-term solutions being looked at could see cuts in bus services of around 18 per cent suggesting that around 100 bus routes would need to be cancelled. About a third of the bus routes would then have fewer buses on them.

The alternative to this would be higher fares.

## The Marylebone Diary



# Marylebone Diary



There have been parties and festive fun around Marylebone over the last few weeks. The Marylebone Christmas lights were fantastic. A Ferris wheel, wreath making, the favourite Santa's Grotto, and the Christmas lights were turned on by Martin and Roman Kemp. We spotted Cllr Johnathan Glanz and Cllr Eoghain Murphy, and Rob Kirk and Jenny Casebourne from Howard de Walden and many of our own committee attended too.

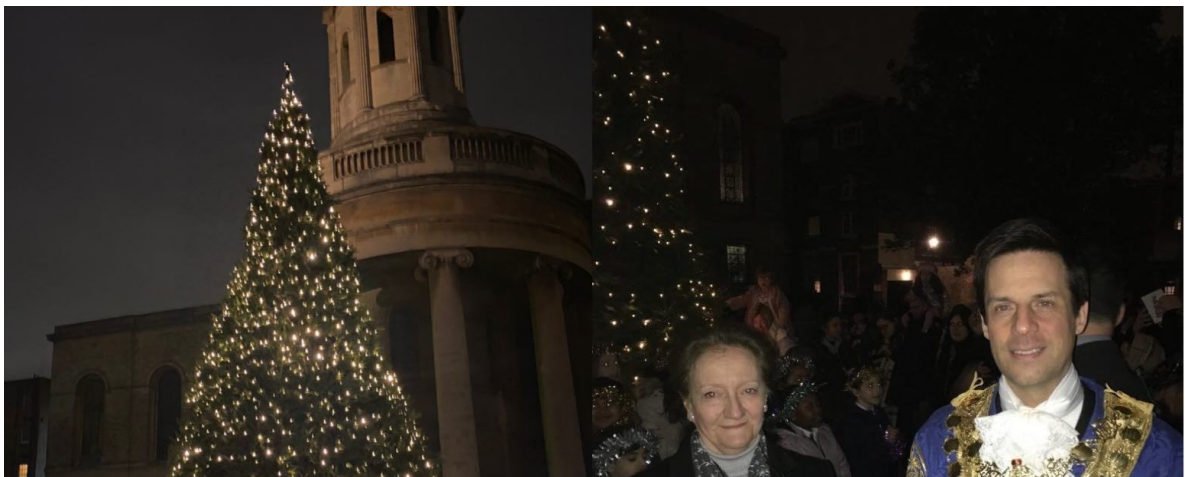
The Chiltern Firehouse has hosted many Christmas parties and many celebrities have been seen there like Hollywood actor Jason Momoa, singers Rita Ora and Harry Styles.

FLIP Crepe shop has arrived in Marylebone Lane. The retail shops and restaurants have been busier than ever with Jemima Goldsmith seen shopping on our high street. Everything is starting to look festive and where better to go for seasonal shopping than on and around Marylebone High Street!

We wish all our members a Happy Christmas and look forward to meeting up with many of you in the New Year.

This month's Interview with Resident and Author- Niamh O Keeffe can be found [here](#).

## Marylebone Christmas Tree





The Marylebone Christmas Tree in Wyndham Place was switched on by the Lord Mayor of Westminster on 25 November. St Mary's Bryanston Square C.E. Primary School Choir performed and our thanks go to Cllr Barbara Arzymanow (pictured above) for making this possible.

# Announcements

## Manchester Square Pedestrianisation

The consultation period on the proposal to pedestrianise the north part of Manchester Square has now been extended to Friday 3rd December. Email your feedback to: [stakeholderteam@murphycareyjb.co.uk](mailto:stakeholderteam@murphycareyjb.co.uk) you can also cc [traffic@marylebone.org](mailto:traffic@marylebone.org)

For our article on this, published in last months newsletter.

## WCC launches Innovation Challenge to engage citizens

Westminster City Council's inaugural Innovation Challenge is calling upon residents, businesses, visitors and schools to submit their innovative ideas to shape the future of the city, as part of Westminster's [Smart City for All](#) programme.

Entries will be judged by an expert panel, including representatives from Google, Microsoft and Vodafone. Winning entries will then be helped to be brought to life with support from the Council, in partnership with GovTech accelerator PUBLIC.

The challenge is open until 5th December – submit your bright ideas [here!](#)

Entries are now open for @CityWestminster's #InnovationChallenge. Think you have an innovative idea that could change the city? Enter now, and you could be picked to have your idea come to life:

<https://www.westminster.gov.uk/innovation-challenge>

## Dedicate a Slate at St Marylebone





St Marylebone Parish Church has had great success in a grant application for repairing the church roof, dating from 1883, and they now need your help to reach their final target.

You can now dedicate a slate to St Marylebone Parish Church and become part of the building's history. All funds will go towards a new roof for the parish church, which will help remove St Marylebone from the Historic England 'Buildings at Risk Register' and shrink their environmental impact.

By dedicating a slate to a friend, family member or anyone else, your dedication will be marked on one of the new roof slates in silverpoint, so you'll know it's there every time you pass the church. Dedications can be made by making a one-off gift of £25, and the final date for dedications is Friday 3 December. Work on the roof is due to be completed by spring 2022. Find out more [here](#).

## Marylebone Lane Closure



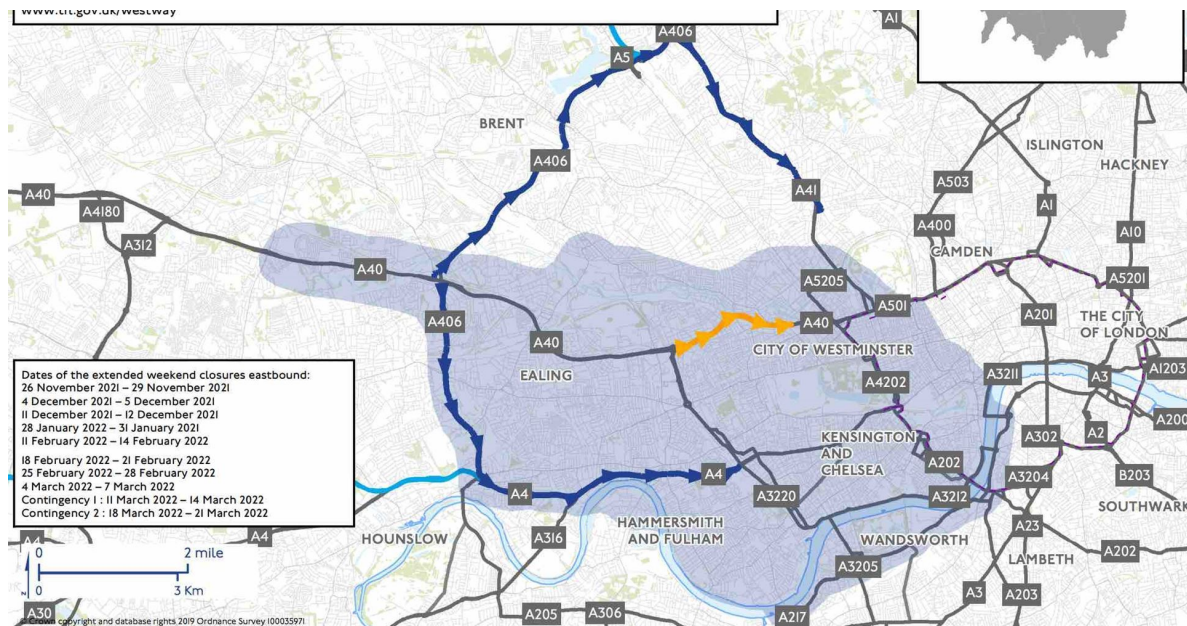
We have been notified of an intended closure of Marylebone Lane from 3 January 2022 for a period of up to 8 weeks. This is to allow work to be carried out to the facade of 45-57 Marylebone Lane (to the rear of the old Post Office building) which will partially block the north section of the road.

The absence of a Post Office in Marylebone is a continuing inconvenience. We have as yet no information on the location of the new Post office building.

## Westway Weekend Closures







A series of partial closures of the elevated section of the A40 Westway at weekends will commence on 26 November 2021 and continue to summer 2022.

The Westway's elevated section supporting 21 bridge structures were all built between 1969 and 1970 using reinforced concrete. Several components have reached the end of their service life. It is intended to replace expansion joints, repair concrete elements, also drainage and inspection hatches.

The road is used by 96,000 vehicles a day so significant disruption can be anticipated.

Eastbound closures commencing first on 26 November and running to March 2022. Westbound closures commence in March 2022 and are expected to be completed by July 2022. On weekdays the Westway will remain open in both directions but will be limited to two lanes of traffic.

You can check the up-to-date details for any weekend closure [here](#).  
You can download the closures map [here](#).

# Association Events

## THE WALLACE COLLECTION AFTERNOON TEA

Wednesday 8 December 2021 at 3.00 pm  
The Wallace Collection, Hertford House, Manchester Square, London W1U 3BN

The annual pre-Christmas afternoon tea in the lovely surroundings of The Wallace Collection. NOW FULLY BOOKED but if you would like to be added to the Standby List, in case of cancellation, please email Lois German on [lois.german@marylebone.org](mailto:lois.german@marylebone.org) or telephone 0207 487 2706



## **JANUARY DRINKS PARTY**

Thursday 27 January 2022 at 7 pm  
The Oriental Club, Stratford House, Stratford Place, London W1C 1ES

Full details under Association News. To reserve your place please email Lois German on [lois.german@marylebone.org](mailto:lois.german@marylebone.org) or telephone 0207 487 2707. The cost is £35 per head and payment details will be provided on booking. Please book early as this event was much oversubscribed the last time it was held.

## **REGULAR ASSOCIATION EVENTS**

### **PUB EVENING**

Monday 13 December at 6.30 pm  
The Larrik, 32 Crawford Place, London W1H 5NN

Continuing with our regular bi-monthly pub evenings at this cosy, warm and welcoming gastro pub with great food, wines and beers. Everybody is welcome so do come along, whether you are a regular or new to our pub evenings, where you will be greeted by our hostess, Ann Marie Johnson.

### **BOOK CLUB**

Wednesday 1 December 2021 at 6.30 pm

At last members are meeting up again 'for real' upstairs at The King's Head pub in Westmoreland Street. Anyone who is interested in joining in should contact Liz Queenan. Meetings have changed to the first WEDNESDAY of each month but still commence at 6.30. This month's choice is Death and Other Happy Endings by Melanie Cantor. All books read are available on paper and on e-readers. For more information contact Liz Queenan ([liz.queenan@marylebone.org](mailto:liz.queenan@marylebone.org)) or tel: 020 7486 3709.

### **SCRABBLE CLUB**

Tuesday 14 December at 5.00 pm (no meeting on 28 December as pub closed)  
The Duke of Wellington, 54a Crawford Street, London W1H 2HQ

The Scrabble Club normally meets twice a month at The Duke of Wellington pub in Crawford Street. However, a welcome sign that normality is slowly returning: the upstairs room, where we play, is fully booked for parties in December – so the December meeting will take place at the home of one of our members. The Scrabble Club normally meets on the 2nd and 4th Tuesday of each month, from 5 until 7, with Scrabble sets and dictionaries provided – and all levels of players welcome. Anyone interested in joining and/or wanting further information should contact [rosemary.forgan@marylebone.org](mailto:rosemary.forgan@marylebone.org) or 0788 789 1977.

