



## Statement of Community Value

Simpsons Tavern is a Living piece of the City of London's History and by licence, London's Oldest Chophouse. As a licensed hospitality venue serving food and drinks to the public, we are a community entity that encourages egalitarian access to work and socialise

Simpsons Tavern has stood in an Alley from Cornhill since 1757, servicing generations of customers from the local community, workforce, and visitors. It has formed part of the fabric of the city and its DNA

Open network and debate is how markets formed, but It is no joke to say the City of London was formed at Lunch. It is a statement of fact. The Coffee house and Chophouse historically brought in the early Gentlemen for Lunch and in turn as they met, ate, and networked the infrastructure of markets grew around them. Runners, then later Telex and communications were brought to the houses and networks and syndicates were born in the social space of the time, Coffee Houses and Chop Houses. It is vital to the City of London and its communities that we do not forget this origin, and Simpsons Tavern is intrinsically important in maintaining that.

Simpsons Tavern trades with no significant difference to the way it was founded in 1757. The public bar and barrels in the courtyard are an open access facility. The dining rooms on the ground and first floor maintain the original booths, which are shared by diners. To promote networking and convivial atmosphere groups are sat together and sharing is encouraged, as it historically had been.

This unique adherence to its history and its maintenance makes Simpsons Tavern host to a variety of historical societies including the Georgian Dining Academy, The Pickwick Society and the Lloyd's Insurance Rugby Club. Further groups and networking events are facilitated annually, including our Carols Concert. Without Simpsons, these groups would be displaced with no equivalent to substitute, as we remain unique to the City and its identity



## About Simpson's Tavern

Not to be confused with Simpson's in the Strand, Simpson's Tavern is known affectionately as 'the oldest chophouse in London'. Its traditional British fare dates back to 1757, challenging Rules' claim to the capital's oldest restaurant mantle. Situated in a Dickensian courtyard, accessed via a narrow alleyway, Simpson's Tavern is one of London's most charming, historic eateries.

## History of Simpson's Tavern

Thomas Simpson had been a restaurateur for 34 years when, in 1757, his father gifted him a site down a central London alley. There, Simpson's Tavern has proudly remained for over 260 years, with its signature catchphrase 'Do you want a sausage with that?' still being repeated daily.

Now based in London's financial district, Simpson's Tavern was originally at the heart of the capital's food trading area at Cornhill – then literally a hill where corn was sold. Similarly, nearby Bread Street, Poultry, Honey Lane, and Milk Street reveal aspects of London's commercial history.

Simpson's Tavern is connected through labyrinthine alleys to other iconic establishments. London's first coffeeshop, The Jamaica Wine House, stands opposite while a short walk takes you to The George and Vulture, a famed chophouse referenced in Charles Dickens' *The Pickwick Papers*.

Many consider Simpson's Tavern to be the "usual melancholy tavern" Ebenezer Scrooge visits in *A Christmas Carol*. Dickens spent many an hour in the taverns of Cornhill: the streets, the people inspired the author, Dickens in turn bestowed their legacy. Other eminent former patrons include author William Thackeray and diarist [Samuel Pepys](#).

## **Simpson's Tavern today**

Having survived the Victorian era street-widening policies, Simpson's Tavern and its surrounding courtyard remain relatively untouched, at least structurally. If you're hoping to catch a glimpse of Dickens' immortalised London of cobbled streets and quaint windowfronts, this is the place for you. Inside, dark wooden panels still adorn the walls, House of Commons green benches still stretch from connect tables inviting conversation, brass hat stands still punctuate the booths where diners continue to enjoy their hearty, boozy respite from city life.

## **Fodors Review**

The City's oldest tavern and chop house was founded in 1757 and undoubtedly is every bit as raucous now as the day it opened. Approached via a cobbled alleyway, it draws diners who revel in the old boarding school surroundings and are eager to down oodles of claret and English tavern-style grub. Think full English breakfasts, grilled chump chops, potted shrimps, steak-and-kidney pie, and hot pots of the famous house-stewed cheese on toast. Desserts are public schoolboy favorites like spotted dick and custard. Shared oak bench stalls, House of Commons green cushions, and old-fashioned service all add to the charm.



### **Constitution of The Simpson's Tavern Preservation Society (The Society)**

#### **1. Statement of Aims and Objectives**

The Society exists to preserve the Grade II listed Simpson's Tavern, Ball Court, 38½ Cornhill, London, EC3V 9DR as a community asset, open to the public as a licensed public house/restaurant and trading as Simpson's Tavern. Further the Society intends to support an application for Simpson's Tavern as an 'Asset of Community Value' and to support the maintenance of the site as a listed building.

#### **2. Membership and Constitution**

- a) The Society shall be an unincorporated membership association
- b) The membership of the Society shall be open to all individuals that support its aims and objectives.
- c) The members shall elect an Executive Committee of a minimum of 4 members and a maximum of 7 members. Members of the Executive Committee must fulfil one of the following criteria:
  - \* A resident of the City of London (any ward)
  - \* A worker in the City of London and eligible to vote in City of London elections (on any Ward List)
  - \* An elected representative in the City of London (CC or Alderman)
- d) The Executive Committee shall include
  - The Chair
  - The Vice Chair
  - The Secretary
  - The Treasurer
- d) The Executive Committee may establish a membership fee. The fee for founder members of the Society shall be zero.

- e) **The Executive Committee may appoint an honorary President who shall be a nonvoting member of the Committee**

### **3. Meetings**

- a) **The Executive Committee shall meet either in person or online a minimum of 4 times a year.**
- b) **Unless otherwise stated all decisions by the Executive Committee shall be by majority vote. In the event of a tied vote The Chair may exercise a casting vote**
- c) **The quorum for the Executive Committee shall be at least 50% of voting members to include either the Chair or Vice Chair**
- d) **An Annual General Meeting (AGM) shall take place of all members. A minimum of two weeks' notice shall be served to all members. The meeting may take place in person or online. Each member of the Executive Committee shall report in writing to the AGM. The quorum for an AGM shall be a minimum of 10 members.**
- e) **The Executive Committee may call an Extraordinary General Meeting (EGM) of all members serving a minimum of two weeks' notice to all members**
- f) **The AGM shall elect the Executive Committee and the Honorary President by the Alternative Vote method**

### **4. Finances**

- a) **The Executive Committee may open a bank account in the name of the Society. A minimum of 3 members of the Executive Committee shall be registered as signatories with a minimum of 2 signatories required for any payment instruction.**
  - b) **The Society may establish a fund for the purposes of the support and potential purchase of Simpson's Tavern.**
  - c) **All funds at the disposal of the Society shall be exclusively for the furtherance of the stated aims in paragraph 1 of this Constitution.**
  - d) **Any funds surplus to the requirements of the society's stated aims shall not be distributed to its membership but should be wholly for the benefit of the City of London**
- 5. Amendments to this constitution shall only be made by a 2/3 (two thirds) majority vote at an EGM or AGM. No amendment shall be permitted to clause 1.**

## Founding Officers and Members

### Simpson's Tavern Preservation Society

#### Officers

Chair - Philp Palumbo, The Walbrook Club, [REDACTED]

Vice Chair - Alderman Robert Howard

Secretary - Deputy Peter Dunphy

Treasurer – to be appointed

#### Members – elected members

Joanna Abeyie CC

Mandeep Thandi CC

Henrika Priest CC (also resident)

Mark Wheatley CC

Charles Edward Lord CC (also resident)

James Bromiley-Davis CC

Timothy Butcher CC

Deputy James Thomson

Nick Bensted-Smith CC

James Tumbridge CC

Irem Yerdelen CC

Brendan Barns CC

Dominic Christian CC

#### Members – verified Ward List

Elaine Mason, [REDACTED] (Resident, Cornhill)

Charles Williams Facet Underwriting [REDACTED] (Cornhill)

Chris Aylard [REDACTED] (Resident, Tower)

Shane MacDonald, Whyte & Case [REDACTED] (Cornhill)

Chris Sanders, Northcross Capital LLP, [REDACTED] (Bassishaw)

Steven Richmond, Berenberg, [REDACTED] (Walbrook)

Ed Jeffery, Aon [REDACTED] (Lime Street)

John Gill, UK Finance - [REDACTED] (Broad Street)

Richard Nemeth, Tysers [REDACTED] (Aldgate)

Simon Bright Aon, [REDACTED] (Lime Street)

Phil Hopkins, Stifel, [REDACTED] (Cheap Ward)

#### Other members unable to verify if on Ward Lists

Jonathan Aubrey-Smith QBE, [REDACTED]

Matthew Wescott, JMW Solicitors, Kings House, [REDACTED]

Elizabeth Bailey, Trans Re, Corn Exchange [REDACTED]

Neil Wells, Aura Consulting, [REDACTED]

James Bullock-Webster New Dawn Risk Group, [REDACTED]

Benjamin Browning Blackwell Private Wealth Blackwell House [REDACTED]

Chris Kenning, Stubben Edge Group, [REDACTED] (Cornhill, new registration)

Andrew Furr, Chesterfield Insurance Brokers [REDACTED]

James Moreton, Arthur J Gallagher [REDACTED]

Bruce Carman, Hive Underwriters, [REDACTED]  
Fergus Allen, Morae Global, Hasilwood House, [REDACTED]  
Kristofer Tremaine Kimura Capital Minster House [REDACTED]  
Maxine Tocco BT Pension Scheme Management Ltd [REDACTED]  
David Maddox, RSA, Bishopsgate  
Gareth (Ralph) Morrow, Miller Insurance Service, [REDACTED]  
Shirley Girling Willis Towers Watson, [REDACTED]  
Paul Uprichard, Sompco, [REDACTED]  
Mark Brookes, Bank of England/PRA [REDACTED]  
Jason Taylor, Bowring Marsh, [REDACTED]  
Richard Brown, Sompco, [REDACTED]  
Laura Bugden Prime Warden Worshipful Company of Shipwrights  
Adrian Byrne, Lancashire Insurance [REDACTED]  
Jon Rooley, CEO of Global Aerospace at WTW, [REDACTED]  
Richard Garratt, Allied World Assurance Company, [REDACTED]  
Michael Brown, Patient Advocate Ltd [REDACTED]  
Gavin Coull, Birketts LLP - [REDACTED]  
Nigel Vickary, Wilson Smith Group London [REDACTED]  
Tom Staley, Arch Insurance [REDACTED]  
James Cooper, Astaara Underwriting UK [REDACTED]  
Ryen Amirpashaie Tokio Marine HCC [REDACTED]  
William Waddell-Dudley IQW, [REDACTED]  
Alex Gilmour UBS, [REDACTED]  
Matt Whitlock Acrisure New London House, [REDACTED]  
Robert Childs, Robert Childs and Company, [REDACTED]  
Ben Snelling, Atrium Underwriters, [REDACTED]

Title Number : LN58088

This title is dealt with by HM Land Registry, Wales Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 2 FEB 2022 at 08:24:34 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LN58088
Address of Property	: 5 Castle Court, part of 38 & a Half, Cornhill, London (EC3V 9DR)
Price Stated	: £12,085,035
Registered Owner(s)	: TAVOR HOLDINGS LIMITED (incorporated in Bermuda) care of Silverland Properties Limited, 12/13, Conduit Street, London W1S 2XQ.
Lender(s)	: None



## Title number LN58088

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 2 FEB 2022 at 08:24:34. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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### A: Property Register

This register describes the land and estate comprised in the title.

CITY OF LONDON

- 1 (12.06.1947) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 5 Castle Court, part of 38 & a Half, Cornhill, London (EC3V 9DR).

*NOTE:* As to the part tinted blue on the filed plan only the cellars and vaults are included in the title.

- 2 Award dated 4 October 1976 made between (1) The Union Discount Company of London Limited and (2) Drapers Company relates to party walls and structures.

*NOTE: Copy filed.*

- 3 (05.10.1992) A Deed dated 17 June 1992 made between (1) SAL Pension Fund Limited (2) The Master and Wardens and Brethren and Sisters of the Guild or Fraternity of the Blessed Mary The Virgin of the Mystery of Drapers of the City of London and (3) Guardian Assurance Plc relates to the re-routing of services and the installation of windows.

*NOTE: Copy Deed filed.*

### B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (13.06.2012) PROPRIETOR: TAVOR HOLDINGS LIMITED (incorporated in Bermuda) care of Silverland Properties Limited, 12/13, Conduit Street, London W1S 2XQ.
- 2 (13.06.2012) The price stated to have been paid on 25 May 2012 for the land in this title and in titles 223129, LN165471, NGL464580, NGL414740 and NGL628001 was £12,085,035.
- 3 (13.06.2012) A Transfer of the land in this title and other land dated 25 May 2012 made between (1) Land & Equity Holdings Limited and (2) Tavor Holdings Limited contains purchaser's personal covenants.

*NOTE: Copy filed under 223129.*

### C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (04.03.1963) The land is subject to such restrictive covenants as may affect the same and are enforceable. The Deeds and documents of title prior to an Order of the Court dated 6 March 1944 having been destroyed by enemy action no particulars of such covenants were produced on first

## C: Charges Register continued

registration.

- 2 (24.03.2014) The land is subject to the easements granted by a lease dated 12 March 2014 of second floor 381/2 Cornhill and 4-5 Castle Court for a term of 5 years from and including 28 February 2014

*NOTE: Copy filed under NGL414740.*

- 3 (31.07.2015) The land is subject to the easements granted by a lease dated 6 October 2014 of Third Floor, 38 1/2 Cornhill and 4-5 Castle Court for a term of 5 years from and including 31 March 2014.

*NOTE: Copy filed.*

- 4 (23.08.2018) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	23.08.2018	Simpson's Tavern, 38 1/2 Cornhill (Sub-basement, basement, ground, first and second floor premises)	10.08.2018 15 years from and including the 25.12.17	AGL452725
		<i>NOTE: The lease also includes other land.</i>		
2	13.03.2019	Second floor offices, 4-5 Castle Court	15.02.2019 5 years from 28 February 2019	
		<i>NOTE: The lease also includes other land.</i>		

End of register

# H. M. LAND REGISTRY GENERAL MAP

LONDON SHEET VII.66 SECTION K

GREATER LONDON

Scale  $\frac{1}{1056}$

CITY OF LONDON



LN58088

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## **Simpsons Tavern statement on our forced closure**

We are heartbroken to announce that Simpsons Tavern, London's oldest Chophouse, has been forced to close through the cynical actions of our landlord and their agents:

Tavor Holdings Ltd (Landlord Incorporated in Bermuda)

<https://offshoreleaks.icij.org/nodes/82019555>

Hartnell Taylor Cook Ltd (Agent)

<https://htc.uk.com/commitment/>

Memery Crystal (Solicitors)

<https://www.memerycrystal.com/> ref LAB /T0494 0006

We remain shocked and dumbfounded by the callus and unnecessary actions they have chosen. Rent has been paid for this quarter to December 2022, bookings taken, and crackers delivered

Their actions are displacing a professional workforce who have been dedicated to the values and traditions of a historic icon at the Heart of the City of London for decades and removed without care or forethought a standard in City life that has stood for Centuries.

We have sat on this site since 1757. We have survived Fires, World Wars, an industrial revolution, a plague (or pandemic as you may call it) and a mini budget for 265 years

The tables elbows rest on, in our booths, are from the underwriting room of Lloyds 2<sup>nd</sup> room and were soaked in its ink and now the Claret from generations of Brokers, underwriters, and agents, we are woven into the City's DNA

We have been here before the U.S. of A was born

We have been frequented by Charles Dickens and countless others whom to this day have bragging contests to claim who has been coming the longest (it's no longer Dickens)

We are not though, just sentimentalists. We are pragmatic:

If you have been recently, I challenge you to state that the business is failing or insolvent. Indeed, my heart has swelled with pride to see and feel the life of the city return. The booths have been alive again and queues forming in the bars. It is a fallacy to present that Simpsons is unable to go forward, a lie told by the agents to extort unfair rent and service charges for periods we, through no fault of our own, had to close during Lock down. Most Landlords have practically allowed for relief and a reasonable horizon for repayment. We too have presented what we believe to be fair to the Landlord, fully expecting them to respond with either reasonable counter or acceptance. They have not responded except with a demand for the service charge whilst the business was closed and then full repayment of all arrears

We had believed that we were in the middle of meaningful negotiations in good faith. We now believe (and had previously feared on learning their plan to sell the freehold) this action shows that the Landlord had been using this period of negotiation to deceive and run the clock out on the government arbitration process and then cynically seize the property.

They have placed the freehold for sale and rather than sell with a settled successful tenant they see the value of the freehold improved with vacant possession

Good faith has now been lost and although we are desperate to return to work and service the Landlord is now refusing to come to the table

Whilst we are bitterly disappointed by the wronghead approach by the Landlords agents and the divisive actions they are taking, we are seeking to resolve this fairly. Willing to come to the table at any point. We remain on the end of the phone. Its not like I do not have time on my hands currently.

*Save Our Simpsons*

**We are working hard to avoid the permanent closure of Simpsons Tavern, but need you help**

**<https://www.crowdfunder.co.uk/p/save-our-simpsons-tavern>**

**We have been faithfully serving up British dining history by the slice, pound or gram since 1757.**

For 265 years we have stood, undaunted by fire, flood, world wars, plague (or pandemic – you choose) and even Liz Truss's premiership. Today though we have been forced into closure by the actions of a cynical landlord. Carelessly removing a city institution that has been a part of its DNA

Our locks have been changed; our lights turned out. The team displaced with stock spoiling in the fridges as the Landlord refuses to engage, seemingly determined to deliberately close the business and remove from the City of London a landmark. A centuries old venue who has placed host to generations of the market

The timing of this could not be worse, this period is critical to our revenues. We have already lost £10,000's in the weeks waiting for engagement, but also material damage to our reputation and our customers faith in bookings. We are seeing people cancel significant events at Christmas, understandably, but these cancellations will be difficult to replace and further starve revenue from the business

**We are reaching out via Crowdfunder in the hope that we can generate revenue to ensure the survival of a standard in City life and support the team being displaced.**

Our sector survives on hard work, slim margins, and the generosity of our customers. I would love to say I am writing this from the beach club of my Yacht, but Simpsons Tavern is unable to turn a profit significant enough for us to offer shares or bonds. On a good year, we wash our face, an exceptional year a spritz of aftershave, but the overwhelming majority we return a minimal loss. We cannot take this matter to market for funding as our sector is too high risk for banks

This is what the Landlord is deliberately leveraging. We are solvent and able to pay rent going forward and indeed contribute to the debt formed through Covid

closure. They have decided though not to look at a horizon of payment for debt, but demand all and force a liquidity issue (Given time I can pay debt, given no time I cannot)

We were closed longer than others as the City was slow to return post Covid. Working from home meant our clientele had no need to return to their offices and we spent months trying to trade through on dramatically depleted revenues, knowing or maybe hoping the City would return to life at some point and we would be there to welcome them all back. This debt is now being demanded without relief by the landlord.

**We want to compensate our team for loss of earnings too, as what goes for the business, goes for the team as one does not exist without the other.**

The Winter and critically Christmas is the period we are able to earn something that could support us through the quiet Summer

We are attempting to fund the team through this closure to ensure when we reopen, the team is ready to go. This is naturally draining what little resource we have, and we hope to be able to utilise some of the generosity and goodwill to support them. Simpsons Tavern has always been lucky with and generous to its staff, and in turn has seen team members give their professional lifetimes to the business. We have only just seen the departure of Jean and Sadly the passing of Maureen. They had been with the business for 43 and 42 years respectively. Coming in everyday with a smile and warm welcome for all. Jimmy in the Kitchen insists he has been here since 1758

**It would be a tragedy to see this unique part of the City of London and indeed this nations history turn off the lights forever**

I fear, without the support there is no road back for this historic institution. The venue and stories soaked into its walls will be lost. Once we leave, we take it all and the shell that held us, may come to market, but it will never be the same again. Another part of heritage and shared history snuffed out.

Gone will be a venue whose customers previously bragged about who had been coming the longest or ate the most Stewed Cheese and whose secrets were always kept!

I hate to beg, I am a professional who is good at their job, but the odds without support are too high, so please, I ask you

# *Save Our Simpsons*

<https://www.crowdfunder.co.uk/p/save-our-simpsons-tavern>

Please share this document freely and forward it along to anyone you feel should be aware of this circumstance

Thank you in advance