



Brewers' Company

The Official Reopening of Brewers' Hall Following Redevelopment Works

**By The Rt Hon, The Lord Mayor of London,
Alderman Vincent Keaveny**

Tuesday 31 May 2022

Master

Richard Hamilton Fleetwood Fuller

Wardens

**Jonathan Beale Neame DL
Simon James Staughton OBE DL
Katherine Anne Smart**

Clerk

Nicolas Henry Charles Tindal

Welcome from the Master

It is my very great pleasure to welcome you to Brewers' Hall on this auspicious day in the history of the Worshipful Company of Brewers. Today's reopening event marks the culmination of a project, years in the planning, which will fundamentally change the future of the Brewers' Company.

We are delighted with our beautiful new building, with its first rate offices for our staff and wonderful new spaces for our Liverymen to meet and work in the heart of the City. Most importantly, the top quality lettable offices spaces of 14 Aldermanbury Square will secure the financial future of the Brewers' Company in the long term, releasing us from reliance on income from our members and allowing us to focus on our key aims of promoting interaction between brewery companies, for the benefit of the industry and our members alike, and supporting our beneficiaries through our charitable foundations.

This programme gives a bit of background on the Hall and the development works which I hope you will find interesting. The space available to record the Company's thanks to the many, many people who contributed to the success of this project is all too small and I would like to take this opportunity to offer the Company's warmest gratitude to everyone involved. I would also like to thank the Lord Mayor of London, Vincent Keaveny, for performing the official opening ceremony today, and the magnificent singers from Dame Alice Owen's School Close Harmony Group for performing for us.

Brewers have been meeting on this site for over 600 years. With this redevelopment as a foundation, we look forward to the next 600!

Richard Fuller
Master Brewer 2020-22

The History of Brewers' Hall

The Brewers' Guild were one of the first to have a Hall of their own. The earliest reference to the Hall which stood on the same site as the present one occurs in the records of the Chapter of St Paul's Cathedral in 1403. Company records reveal that by 1422 Brewers' Hall was regularly let out for use by other City Livery Companies, Guilds and other groups including the 'footballplayers', one of the earliest known references to football in English.

The first Hall, described at the end of the sixteenth century as 'a fayre house' by the historian John Stow, was destroyed by the Great Fire of London in 1666. A second Hall was built on the same site between 1670 and 1673. This was funded by means of donations from members and by pawning most of the Company's silver, sadly this was never redeemed. The second Brewers' Hall, together with much of the area around it, was destroyed in an enemy air raid on the night of 29 December 1940 during the Blitz.

The third Brewers' Hall, designed by Sir Hubert Worthington RA, was completed in 1960 and officially opened by the Bishop of London on 13 October of that year. The new building occupied part of the old site and was approximately the same height and size as the Hall it replaced. The creation of Aldermanbury Square on the south side led to a more open setting, while the north side was set back from London Wall.



Inside the Second Hall



The Second Hall destroyed

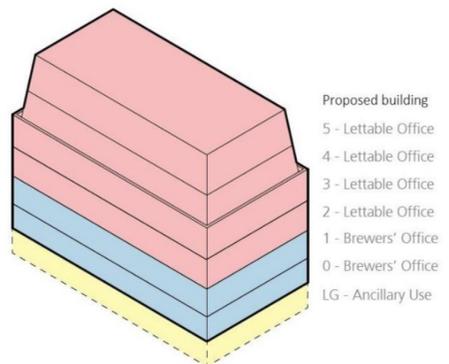
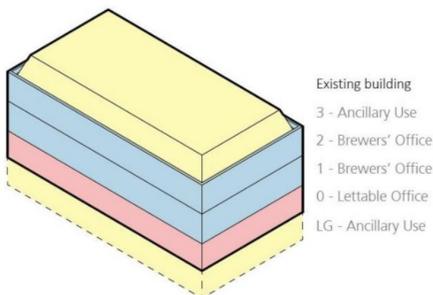
The Redevelopment of Brewers' Hall

Recognising that the Third Hall was in need of major renovation works, in 2015 the Court decided to take the opportunity to maximise the potential of one of the Company's greatest assets and embarked on a project to redevelop Brewers' Hall. This ambitious project has four key objectives:

- Maintain and sustain Brewers' Company financial stability by optimal use of resources
- Update Brewers' Hall facilities for the long-term benefit of the members
- Develop Brewers' Hall to enhance income generating opportunities
- Reduce Brewers' Company reliance on Quarterage

The works carried out included:

- Replacement of existing 3rd floor mansard with a new, full size floor
- A new 2-storey mansard roof extension
- Four floors of clearly defined, CAT A lettable office space
- Two new lifts (Brewers' lift and office lift)
- Master's accommodation relocated and improved
- Improved archive storage space
- New, accessible entrance for lettable office space from Aldermanbury Square
- New services and improved layouts throughout

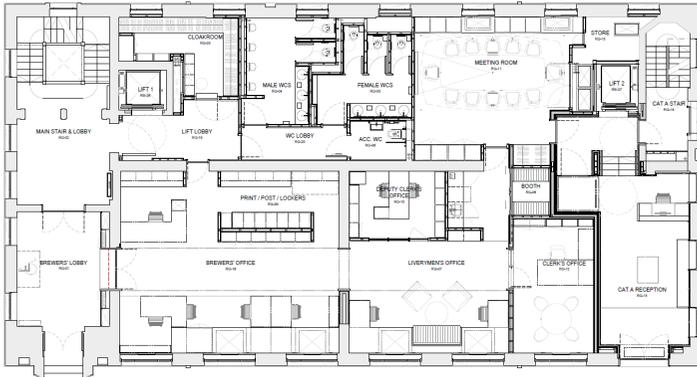


Brewers' Hall Plans

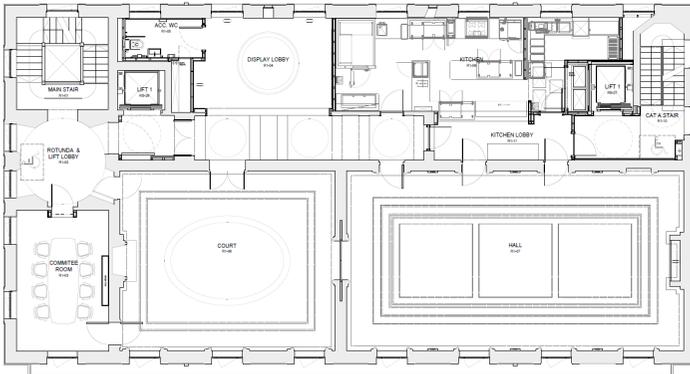
Basement



Ground Floor



First Floor



Redevelopment Timeline

Oct 2015 The Court establishes the Hall Development Committee to oversee the redevelopment of Brewers' Hall

Dec 2016 A Certificate of Immunity from Listing is granted

Mar 2019 Planning permission is granted

Oct 2019 The Court approves the Stage 4 design and associated cost plan and gives the green light for the tender process

Dec 2019 Loans of £7M from Charity Bank and £1M from the British Beer and Pub Association are substantially approved

Sep 2020 The Court approves the Hall redevelopment works to commence in Oct 2020

Lettable Office Space

14 Aldermanbury Square, EC2

9,720 sq ft of beautifully crafted office space

Availability

Floor	sq m	sq ft	Status
5th	205.4	2,211	Under Offer
4th	229.2	2,467	Available
3rd	290.1	3,123	Available
2nd	178.3	1,919	Available
TOTAL	903.0	9,720	

FOR MORE INFORMATION PLEASE CONTACT US

Charlie Browne

Daniel Watney LLP

E: cbrowne@danielwatney.co.uk
M: 07787 123448

Gina Stevens

Daniel Watney LLP

E: gstevens@danielwatney.co.uk
M: 07860 595928



Thank you!

So many people contributed to the success of this project, it would be impossible to thank them all individually. The Brewers' Company is extremely grateful to each and every person who gave their time and expertise to support this landmark project in the Company's history.

Key Consultants and Advisors

Project Manager - Gardiner and Theobald

Client Representative - John Harding, Daniel Watney

Architects - deMetz Forbes Knight

Quantity Surveyor/Cost Consultant - Burke Hunter Adams

Structural Engineers - Heyne Tillet Steel

Mechanical Electrical and Public Health Consultant - Peter Deer Associates

Lawyers - Farrer & Co

Main Contractor

Neilcott Construction

Financing

Charity Bank & Big Society Capital

British Beer and Pub Association

Professional Advisors

Catering Consultant - CH&CO

Financial Advisors - Rothschild & Co

Insurers - Livery Companies Mutual

IT Consultant - Labyrinth Technology

Lawyers - Sharpe Pritchard

Planning Consultant - Daniel Watney

Tax and Accountancy Advisors - Myers Clark

Thanks also to: Anstey Horne, Bruton Knowles, Chandelier Group, GEA, H&O Consulting, Harrow Green, Large Mortgage Loans, Marshall French Polishing, MLM Consulting Engineers, Royal Haskoning DHV, Savills, Stone Sign Co, Sun-X, Sweco Consulting Engineers, Wilmac Geomatics, Zenzie Tinker Conservation

Special thanks to our neighbours at Number 5 Aldermanbury Square for their patience and assistance

The Court is extremely grateful to the Hall Development Committee, Chaired by Stephen Goodyear, and all the members of the Livery of the Brewers' Company for their support throughout the project

The Brewers' Company

The Worshipful Company of Brewers, or Brewers' Company as it is more generally known, is one of the ancient Livery Companies of the City of London. Once responsible for governing the beer trade in London, the Company today remains closely connected to the brewing industry through its members. The Brewers' Company is unique among the ancient Livery Companies in that it still remains true to its trade, "The Mystery or Art of Brewing Ale or Beer" and only senior individuals working in the brewing industry are eligible to join the Livery.

The Brewers' Company has undergone many changes in membership and function since it received its first Royal Charter in 1438. Until 1994 membership was restricted to representatives of London brewing companies, but in that year it was opened to brewers throughout the UK and in 1999, by invitation, directors of foreign brewing companies. When membership of the Company was widened in 1994 new Aims and Objectives were drawn up which were last modified in 2011.

The Company today is active in promoting the brewing industry by providing a meeting place and facilities for member companies and a forum for social contact for those within the industry and associated organisations, together with those who have influence on the industry, as well as promoting education and training in the brewing sector. It is Trustee to the Brewers' Research and Education Fund, a major grants fund for the brewing industry which supports relevant scientific research and education.

In common with many Livery Companies, the Brewers' Company has inherited responsibility for several charitable Foundations and Trusts over the years. Its charities, which between them distribute around £2 million annually, support four schools: Dame Alice Owen's School, and the Aldenham Foundation comprising Aldenham Senior School, Aldenham Prep School and St Hilda's Prep School, all located in Hertfordshire. They also award grants principally focusing on young people and the needy.

Brewers' Company Staff During the Development

Clerk (from 2021)
Nick Tindal

Clerk (to 2021)
Michael O'Dwyer

Deputy Clerk
Diane Coyne

Beadle
James Fitzgerald

Livery Manager
Kate Longhurst

Archivist (from 2019)
Hannah Dunmow

Archivist (to 2018)
Jerome Farrell
