

Simpson's Tavern Appendix 1
ACV Assessment Matrix
Assessment Against City Corporation ACV Guidelines

Section 1: Validation of Nomination	Comment	Conclusion
<i>A) Information Requirements</i>		
Description of the nominated land or building	The nomination provides a description of Simpson's Tavern and the Land Registry Title and Location Plan. For the avoidance of doubt the nomination relates only to Simpson's Tavern and any parts of the building that are not functionally linked to the tavern will not be included in the listing. Simpson's Tavern is considered to occupy the sub-basement, basement, ground, first and second floor premises.	Valid nomination
Information about freeholders, leaseholders and occupiers	A copy of the land registry title has been submitted with the nomination. At the time the nomination was submitted both a freehold and one leasehold interest were registered in respect of the site. Notice of the ACV nomination was served on the freehold owner and the leasehold interest.	
Reasons for nomination	The nomination provides details that Simpson's Tavern has been forced to close by the freehold owner due to rent arrears built up during the Covid-19 pandemic. The freehold owner has put the premises up for sale at this current time according to the submission documents. A pub has been present on this site since 1757 and has played a key role in the life and function of this part of the City. The Tavern is considered by the nomination body to be the oldest Chophouse in London servicing generations of customers from the local community, workforce, and visitors.	Valid nomination
Nominator's eligibility	Nomination is by a not for profit unincorporated body with at least 21 local members.	Valid nomination

<i>B) Status of the Nominator/Applicant</i>		
Does the nominator meet the definition of a community body?	Yes the nominator is considered to meet the definition of a community body. The nomination provides details of 10 Elected Ward Members within the City of London, 12 local persons registered to vote in the Cornhill Ward and 35 other members with a local interest, but who have not been verified as being on Ward Lists, who have formed a not-for-profit unincorporated body called the Simpsons Tavern Preservation Society.	Valid nomination
<i>C) Does the Nominator/Applicant have a local connection?</i>		
Are the nominator's activities wholly or partly concerned with the City of London or neighbouring boroughs?	The nominator is an unincorporated body made up of 22 members of the community, including Ward Members, with a direct connection to the City of London. The Memorandum of Understanding provided makes it clear that the unincorporated body has been set up for the purpose of submitting the ACV nomination and to assist with crowdfunding to save the Tavern. This demonstrates that the nominator's activities wholly concern the City of London.	Valid nomination
Is any surplus generated wholly or partly applied for the benefit of the City of London or neighbouring boroughs?	The constitution of the society confirms that the body does not distribute any surplus it makes to its members and that any surplus it does make is wholly for the benefit of the local authority's area.	Valid nomination
Does the nominator have at least 21 local members who are registered for elections in the City of London?	The nomination provides details of a not-for-profit unincorporated body of at least 21 local members registered on the latest Ward Lists. Under the Regulations an unincorporated body must have at least 21 'local members'.	Valid nomination
<i>D) Does the land or building meet the requirement for nomination?</i>		
Is it located in the City of London?	Simpson's Tavern is located at Ball Court, 38½ Cornhill, London, EC3V 9DR which is within the City of London.	Valid nomination
Is the building exempted from designation?	Simpson's Tavern, until the 16 th October 2022, was open and trading as a Chophouse, which is described a	Valid nomination

	drinking and eating establishment. It does not fall within the categories of exempted land uses in the Regulations (residential, a residential caravan park or on operational land for statutory undertakers).	
<i>E) Is the nominated use the primary use of the land or building?</i>		
Primary use of the land or building	The available information indicates that the primary use of the Simpson's Tavern was as a public house and restaurant and this part of the building was leased as such.	Valid nomination
<i>F) Is there evidence of continued/future use?</i>		
Is it realistic to think that the current use could continue or there could be a use which furthers social wellbeing or social interest in the next 5 years?	<p>Simpson's Tavern contains a public bar as well as a restaurant, laid out in traditional oak stalls that are shared by patrons. This mix of uses means that it is likely that Simpson's Tavern is sui generis, having a mixed use as a public house and restaurant. This will remain the case until a change of use, which is authorised by the City Corporation, were to come forward through the redevelopment of the site or otherwise. Given the building's Grade II listed status there would also be a requirement for Listed Building Consent if any physical alterations were carried out.</p> <p>Simpson's Tavern was in use until its forced closure on the 16th October 2022. The supporting information to the nomination details that rent arrears, as a result of the Covid-19 Pandemic closures, has been required to be paid in full and as a result the current occupant has been forced to close, albeit post pandemic rents have been paid. The freehold of the premises has been placed for sale, although officers have been unable to find any further information on this other than that supplied within the nomination submission documents.</p> <p>If the Tavern were to be sold it is likely a use of this kind would continue to operate.</p>	Valid nomination

	<p>If a different use were to be considered there would need to be a change of use application submitted to the City for consideration and Listed Building Consent required for any physical alterations. At this time no application or listed building consent has been applied for and no related applications are under consideration at this time.</p> <p>It is realistic to think that there can continue to be non-ancillary use of the building which will further (whether or not in the same way) the social wellbeing or social interests of the community.</p>	
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Section 2: Evidence that would help show the use furthers social wellbeing or social interest	Comment	Conclusion
<p>Does the nomination define a local community?</p>	<p>The nomination outlines that Simpson's Tavern is used by workers, residents, and visitors.</p> <p>Residents, resident associations, business groups, individual businesses and workers are included with the communities that the City Corporation will consult in relation to planning matters as set out in the City Corporation's Statement of Community Involvement. Simpson's Tavern is in an area that has a large catchment of City workers.</p> <p>Note: There is no requirement in the legislation for a nomination to define a local community but one of the tests in s88(1) of the Localism Act is whether there is an actual current use of the building or other land that is not an ancillary use that furthers the social wellbeing or social interests of the local community. In the case of <i>4C Hotels (2) Limited v City of London</i> CR/2017/0011 the Judge agreed with the City Corporation that there did not need to be a residential link between regular users and local residents when there is a small full-time residential population. It was accepted that local community should be</p>	<p>Strong evidence</p>

	<p>interpreted as a body of people viewed collectively and that it was not appropriate to interpret this as meaning a group of people living in the same locality when applying the ACV regime in the circumstances applicable in the City of London.</p>	
<p>1) Evidence from local residents, other individuals or groups who used the public house that it furthered social wellbeing and social interest, e.g. letters, emails, social media, petitions</p> <p>(i.e is there evidence that there was a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community)</p>	<p>‘Social Wellbeing’ is not defined by the Act but as set out in the City Corporations Guidelines for determining ACV nominations, is generally taken to mean a condition where there is a positive sense of involvement in or contribution to quality of life or welfare. ‘Social Interest’ is defined to include cultural, recreational or sporting interests.</p> <p>Simpsons Tavern is Grade II listed and the details of the listing refer to it as being ‘interesting as an example of a city tavern’. . Heritage assets are considered an irreplaceable resource and that they should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their wider social and cultural benefits and the contribution to the quality of life of existing and future generations. This is important in this instance because part of the interest of the listed building lies in its interest as an example of a city tavern.</p> <p>In addition to references to Simpsons being a place for business people on lunches and to the sense of history offered by Simpsons Tavern, online reviews and the crowdfunding page refer to the tavern in the following terms:</p> <ul style="list-style-type: none"> • Quintessential British pub • Best traditional type place • A truly City experience • A City institution • The timelessness of the place • A great reminder of City lunches in the past <p>These comments support the uniqueness of this Grade II listed tavern and its link with history.</p>	<p>Strong evidence</p>

A crowdfunding page has been set up to raise funds for the payment of rent arrears which, at the time of drafting this report, has 2,605 supporters.

The recent closure of the Tavern and nomination as an ACV has been reported widely in the press, including the BBC, Guardian and City AM, along with others.

Emails have been received by the City of London Corporation in support of this ACV application, including a supportive letter from the Member of Parliament for Cities of London and Westminster, Nickie Aiken.

The nominating body had put forwards an account of the social history of the pub, which includes information relating to the premises representing the oldest Chophouse in London, a space that has stood since 1757 when the site was gifted to Thomas Simpson by his father, servicing generations of customers from the local community, workforce, and visitors. The nomination states that it has formed part of the fabric of the city and its DNA. 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.

Simpson's Tavern appears to have long standing recognition as a space for social interest (cultural and recreational interest) and clearly contributes to a sense of place furthering the social wellbeing and social interests of the local community. On this basis it is considered that the Simpsons Tavern is land of community value.

<p>2) Evidence from local Members and other community leaders that the public house and restaurant furthered social wellbeing and social interest in the recent past</p>	<p>The nomination has been submitted by an unincorporated body of more than 21 local members on the Ward List, including 11 elected City Corporation Members and other pertinent members of the community.</p>	<p>Strong evidence</p>
<p>3) Evidence of awards, recognitions and recommendations earned by the public house/restaurant</p>	<p>There is no submitted evidence of any awards or recommendations.</p> <p>There is evidence on Simpson's Tavern's website that they received a Travellers' Choice award* from Trip Advisor in 2022.</p> <p>*Tripadvisor gives a Travellers' Choice award to accommodations, attractions and restaurants that consistently earn great reviews from travellers and are ranked within the top 10% of properties on Tripadvisor.</p>	<p>Limited evidence</p>
<p>4) Evidence of long term use as a public house/restaurant contributing to sense of place for the local community</p>	<p>Simpson's Tavern has been trading in this location since 1757 as a 'Chophouse' considered to be a drinking and eating establishment as a place for the communities of the City to gather, network, and socialise, contributing to a sense of place for the local community.</p>	<p>Strong evidence</p>
<p>5) Other social or cultural association with local area</p>	<p>In 1723 Thomas Simpson opened his first Fish Ordinary Restaurant in Bell Alley, Billingsgate. His clientele was mainly those who worked in the fish market who bought him fish which he would prepare specially. After the demolition of Bell Alley he resumed work purchasing the Queen's Arms, Bird in Hand Court, Cheapside. Thomas Simpson founded the present site of Simpson's in 1757 which was a gift to him from his father. It has been a space for people to gather, network and socialise for generations.</p>	<p>Strong evidence</p>
<p>6) Evidence that the public house/restaurant is well used as a venue for local sports and games competitions, e.g. pool, snooker, darts, dominoes, cards</p>	<p>The Tavern does not have a social club given its city pub/restaurant nature and constrained nature.</p> <p>This Tavern does not host local sports or games competitions due to its size, nature and location as a city pub and restaurant.</p> <p>However, the Tavern does host an annual Stewed Cheese Challenge. This is</p>	<p>Little evidence</p>

	considered an annual tradition whereby the person who consumes the most Stewed Cheese in one sitting wins a trophy and prize.	
7) Fielding a representative 'pub team' in local sports or games leagues or other competitions, e.g. football, darts	The pub does not have any representative pub teams as there are no social clubs.	No evidence
8) Evidence that the public house/restaurant was well used as a regular meeting venue for local clubs, societies, hobby groups, work-based groups and other special interest groups.	<p>The pub lies within an area that has a large catchment of City workers.</p> <p>The letters and emails provide as part of the nomination detail how the Tavern is used as a meeting venue for work-based groups, societies, and other special interest groups.</p> <p>The supporting nomination information details that the Tavern is well used for events such as hosting historical societies including the Georgian Dining Academy and the Pickwick Society. It is also used for group and networking events along with annual events such as a Carols Concert.</p> <p>The Nomination also states that spaces can be booked out for functions and work events.</p>	Strong evidence
9) Staging frequent events which meet the needs of local customers, e.g. quiz nights, karaoke, parties, etc.	Simpson's Tavern hosts annual events such as a Carol Concert and the Stewed Cheese Challenge. It also allows for functions to occur by way of booking out spaces in the Tavern.	some evidence
10) Evidence that the public house/restaurant is used as a venue for local community events and services, e.g. Community Toilet Scheme membership, party bookings, family occasions, room for hire, catering available.	Spaces within the Tavern can be booked out by groups, but it is unclear if there is availability for specific community events or services.	Little evidence