



Annual Review
2021–2022

Philanthropic contribution and learning

Detail from the first panel of a wall hanging commissioned to celebrate Her Majesty The Queen's Platinum Jubilee, showing the Mercer Maiden, the Hospital of Thomas Acon and the original Mercers' Hall.



Introduction

Master

Thank Goodness we are nearly back to normal! The last year has seen a gradual emergence from Covid restrictions and the negative impact on members, the executive team, our almshouse residents, and the organisations and people we support.

Philanthropy is at the heart of all we do. We partner with charities and our Associated Schools and Colleges to deliver ground breaking programmes. Our partnerships are not merely transactional. These funder + relationships, often multi year in nature, help us learn which initiatives work best. This in turn helps refine our programmes, enabling our charities and schools to learn from each other.



Because we are not just a transactional grant maker, we have felt a heavy responsibility to support our partners through this difficult period. We have repurposed some grants to respond to ongoing Covid challenges while seeing the impact of the funding of £1.3m released previously to our schools and colleges and grantees.

More recently, we have seen a fantastic response from members to the Ukraine crisis. Member donations of over £36k have been matched by the Company through Members' Philanthropy and in March, the Company made a donation of £100k to support the humanitarian response.

You will see on [page 4](#) that a major review of our philanthropy framework is underway. Please do feed in your views.

For the Platinum Jubilee we made a £100k grant to the Duke of Edinburgh's Award with a focus on greater access for pupils in Further Education Colleges in London and the West Midlands. In part this grant was inspired by a programme run for pupils from Sandwell Academy. When I visited them this summer they told me what a positive impact the Award programme had made to them.

Our philanthropic ambitions depend on careful stewardship of our assets. Rental income is gradually improving, though not yet back to pre-pandemic levels. Our deal with Guinness, to locate their UK Visitor Centre in Old Brewer's Yard, Covent Garden, will secure new revenues from an underused part of our estate and, we hope, drive footfall and higher rents for the surrounding area.

The new Whittington Building is taking shape between Ironmonger Lane and Fred's Place which will add 36,000 square foot of high quality office space to our portfolio by the end 2023. It is financed by debt, taken last December, at an interest rate of 1.69%, fixed for 60 years. With inflation pushing 10% the investors are effectively paying us around 8% a year to borrow from them!

But we don't seek revenue at any cost. In the last year we have commissioned independent consultants to map our carbon footprint and the new Master and his Wardens will shortly begin the concrete steps to net zero.

For all this activity we need a constant supply of committed members. I am pleased that the Standards and Appointments Committee are driving this recruitment. Mining existing member talent, co-opting new talent onto committees from outside where needed and exploring admissions via redemption where appropriate. Underlying this initiative is a fundamental agreement that greater diversity of thinking leads to better decision making.

Your Company is in good shape but there is much work to do!

CHRIS VERMONT
MASTER, JULY 2021–2022

Clerk

This annual review not only highlights our achievements over the last year but also outlines our future intentions.

I am pleased to report that the dynamic partnership between the Company's Members and executive has continued with energy and enthusiasm in 2021–2022. You will find in the following pages a wealth of information on the Company's activities over the past 12 months. The common thread running through all of them is the Company's ambition to be a leader in all the fields it operates in.

Philanthropy is the heart of the Company and during the year we have embarked on a review of our Philanthropy Framework. The current Framework, which commenced in April 2018, established three major grants programmes – Young People & Education, Older People & Housing and Church & Communities inspired by our historic responsibilities for Schools, Almshouses and Church Benefices. Alongside this a revitalised and extended Members' Philanthropy programme was created.

In the four years the Framework has been in place, £36.6m has been invested in good causes via 508 grants to 378 grantees. That figure does not include our Covid emergency response or our funding of Gresham College or the Members' Philanthropy programme.

Some of our most recent grants are reported on in this review [\[page 3\]](#) and the Company is as proud of the quality of the projects it has funded, and its relationship with grantees, as it is of the amount it has been able to give.

Looking forward, the expectation is, that when the review is finalised later this year it will be a case of 'evolution not revolution' building on the current Framework's successes.

Post Covid our rental income has now returned to 2019 levels which hopefully will soon be exceeded. Old Brewer's Yard and Mercers' Yard are the sites of our latest property development – an agreement with Diageo to create a 'Guinness Experience' across several properties [\[page 23\]](#). Whilst there are still many hurdles to overcome this is an exciting prospect which should underpin the Covent Garden Estate for years to come.

Meanwhile in Frederick's Place, the old Company offices, Dauntsey's House and No. 5 Frederick's Place have all been demolished and over the coming months the new Whittington Building (an office building to be commercially let) and the new Company Archive will be created [\[page 25\]](#). These properties will bring the redevelopment of

Frederick's Place almost to completion and, with the opening of the archive in 2024, provide a step change in how the Company safeguards and utilises its historic collections.

Looking forward the biggest task on the horizon is the desire to improve the environmental sustainability of our operations with the aim of achieving net zero carbon emissions quickly and cost effectively. This will be a steep learning curve for the Company but for an organisation focused on existing in perpetuity, absolutely essential.

I do encourage you to read through this Annual Review both about the projects I've mentioned and the many other initiatives the Company is involved with. I'm sure you will agree that there is a lot of purposeful activity going on!

ROB ABERNETHY
CLERK



Philanthropy

The common thread that links our past, present and future. Over the centuries, we have been entrusted with significant gifts and bequests for charitable purposes. Like our original benefactors, we believe in creating positive change so that everyone has the potential to lead a fulfilling life. The Company and the charities of which it is trustee work together to provide three people-focused funding programmes: Young People & Education, Older People & Housing and Church & Communities.

2021/2022 Philanthropy Highlights

Shaping our future

Framework review

Overview

This year, the Philanthropy Framework Review has been a key focus for the executive team, the members serving on Giving and Governance Committees and the Court of Assistants.

Agreed actions

So far, the principles underlying our philanthropy framework, our approach to grantmaking (where we leverage our funding with other support to grantees), the three major funding programmes, and Members' Philanthropy have been endorsed.

Considerations

Our current philanthropic endeavours will continue but there is also an appetite for:

- Reintroducing funding for art and culture;
- Developing a place based proposal in London;
- Taking a more proactive approach towards social investment;
- Increasing our housing provision at Trinity Hospital Shotesham and Whittington College; and
- Identifying potential partners with whom to develop new almshouses.

Beyond funding

Building and fostering relationships

This year we have continued our relationship-based, high-engagement approach with our grantees throughout their grant period. We have also fostered existing relationships with the Associated Schools and Colleges, almshouse residents and the church livings. We have been delighted to be able to meet again in person and particular highlights were:

- Reinstating the annual governors' conference for our Associated Schools and Colleges;
- Clergy Day for the clergy of our Church Livings and benefices; and
- Grantee learning event for our Older People & Housing grantees.

Insights and learning

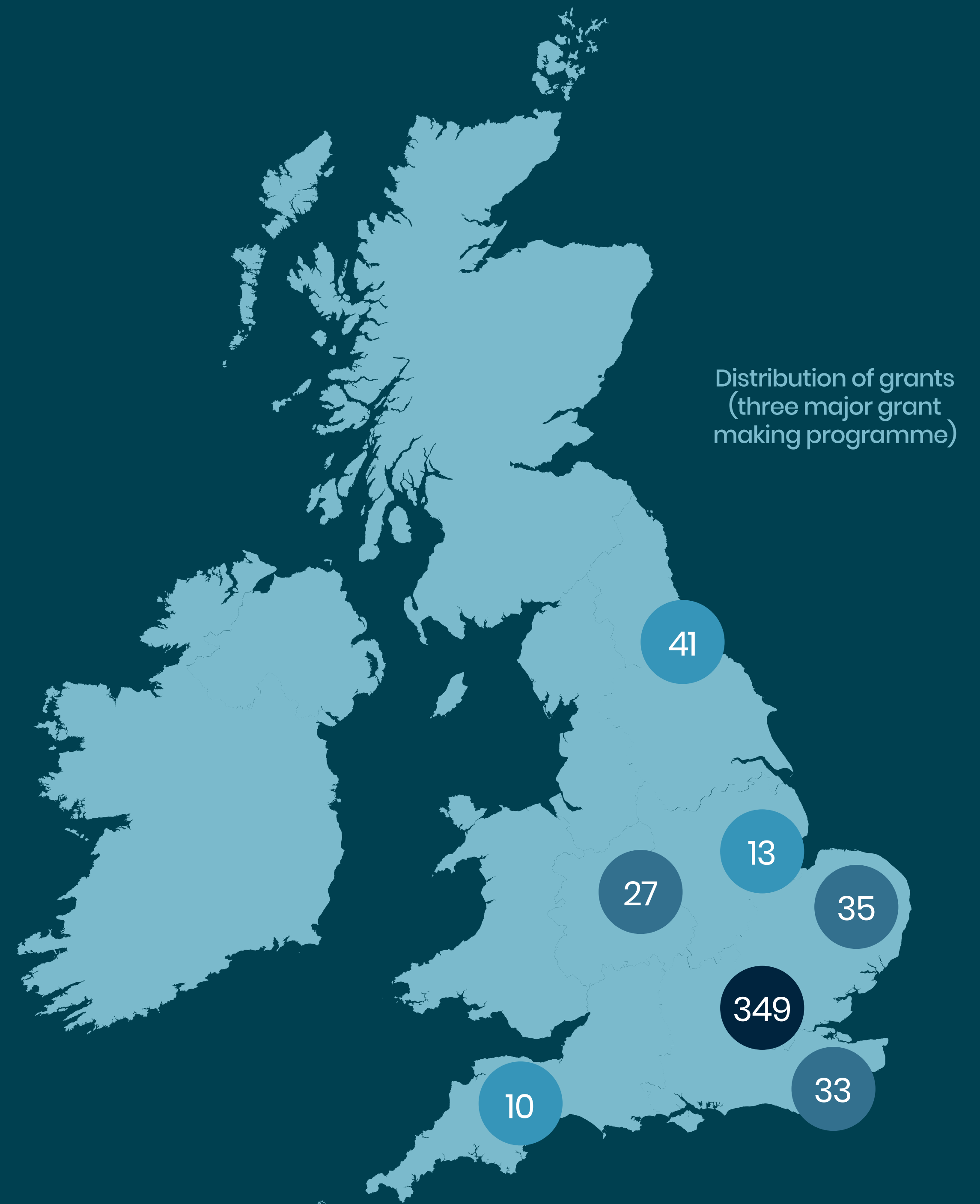
As the funding programmes move into their fourth year, we are gathering more information about their effectiveness and reach. Evaluations and/or research have been carried out in each programme on the need within the sector and the effectiveness of a specific priority or initiative. We know that our grantees welcome the research and evaluation work as it contributes to wider sector knowledge, helps grantees demonstrate

their own effectiveness and secure future funding, and enables them to share knowledge and good practice. This evaluation and research also informs us of any funding gaps in our priority areas and helps us to effectively shape our future funding priorities.

> [Find all of our published research and evaluation work here](#)



From 1 April 2018 to 31 March 2022, through our three major funding making programmes, we have awarded 508 grants totalling £36.6m, not including a further £6m awarded through our Covid Response and other Company Philanthropy.



Young People & Education (YP&E)

We aim to help young people achieve a good start in life, have strong mental health and feel supported through challenging transitions.

Funding priorities

We work with selected charity partners across the following four inter-related strands of work:

1. Associated Schools and Colleges (ASCs)

2. Mental Health and Wellbeing

Supporting our ASCs wellbeing initiatives through a partnership with [Anna Freud Centre for Children and Families](#).


3. School Leadership

Enabling headteachers and governors to be successful leaders.

4. Special Initiatives: Early Years, Literacy, Transitions

Funding organisations with a track-record in supporting disadvantaged young people to pilot new approaches to a specific issues or to scale-up an existing one.

Where we fund

 In Greater London, with the exception of the ASCs strand.

Amount awarded

£2.2m

from 1 April 2021 to March 2022.



The Scouts received a grant of £335k over three years from the Charity of Sir Richard Whittington to support the piloting of their early years programme, which focuses on social and emotional learning.

Young People & Education (YP&E)

This year our review focuses on grants for School Leadership and to the Associated Schools and Colleges.



2021/2022 Highlights

The last two annual reviews have included features on young people's mental health and wellbeing and our Special Initiatives for Early Years and Transitions. This year we focus on educational grants.

School leadership

Making grants to support school leadership is underpinned by the hypothesis that the quality of the leadership in a school has a direct correlation on the educational outcomes and wellbeing of the school's students.

Our charity partners for this strand have been proactively chosen for their extensive experience in their respective fields. We support the Churchill Fellowship's Education in Schools theme and the Windsor Leadership Programme is offered to Heads and senior leaders at the associated schools and colleges. We have also made grants to strengthen leadership in schools more generally, for example:

Chartered College of Teaching (CCT)

In 2021 the [CCT](#) completed its pilot programme to create a route to Chartered Status for school leaders. The content and materials developed as a result of our grant have become core modules of CCT's new flexible offer and are self sustaining.

In March 2022, a new grant of £80k was awarded to CCT from the Charity of Sir Richard Whittington for its Leading Inclusive Schools project, which aims to train school leaders to create more inclusive school environments for staff and students from all backgrounds.

University of Winchester's Centre for Real-World Learning (CRWL)

In 2021, [CRWL](#) completed its research programme to understand how best school leaders can develop their students, staff and wider community's creative thinking. A key output of the research was a literature review.

In March 2022, funding from the Mercers' Charitable Foundation was provided to turn this research into a tangible resource for schools, namely a toolkit to help schools to implement the findings. The toolkit will be co-designed with and trailed in a range of schools nationwide.

STEM Catch-up Post Covid

In the wake of the first Covid lockdowns in 2020, the associated schools with older students were invited to apply for funding to assist with catch up and enrichment sessions in science, technology, engineering and maths (STEM).

Funding from the Mercers' Charitable Foundation was awarded in 2021 but the STEM Catch-up programmes themselves have now taken place. Participating schools were: Collyers, Peter Symonds, Thomas Telford School, Madeley, Sandwell and Walsall Academies, Abingdon (for the benefit of the OX14 partnership schools) and the two St Paul's Schools (for the West London Partnership schools).

National Portrait Gallery

In 2021, we devised a short video depicting our collaborative partnership with the National Portrait Gallery, which provides vital learning opportunities for young people.

> [Watch the video](#)

What our grantees say:

In April 2022, we met with the [National Literacy Trust](#) (NLT) to hear about the success of two NLT projects – Early Words Together and Get Islington Reading – supported in 2019 under our Literacy and Early Years Special Initiatives by the Charity of Sir Richard Whittington.

"We loved having the opportunity to tell Mercers' about the wider strategic impact our work with you has had at the National Literacy Trust, particularly the power of multi-year funding to support innovation and learning which is the key to successfully sustaining and scaling programmes."

FIONA EVANS
DIRECTOR OF PROGRAMMES
NLT

Our special initiative programmes enable grantees to work with The Cranfield Trust to develop and strengthen their organisation.

"The work has been 'transformative'. We have developed a systematic approach to the co-creation of programmes and co-development of strategy for our community based work."

JONATHAN DOUGLAS
CEO
NLT

Associated Schools and Colleges (ASCs)

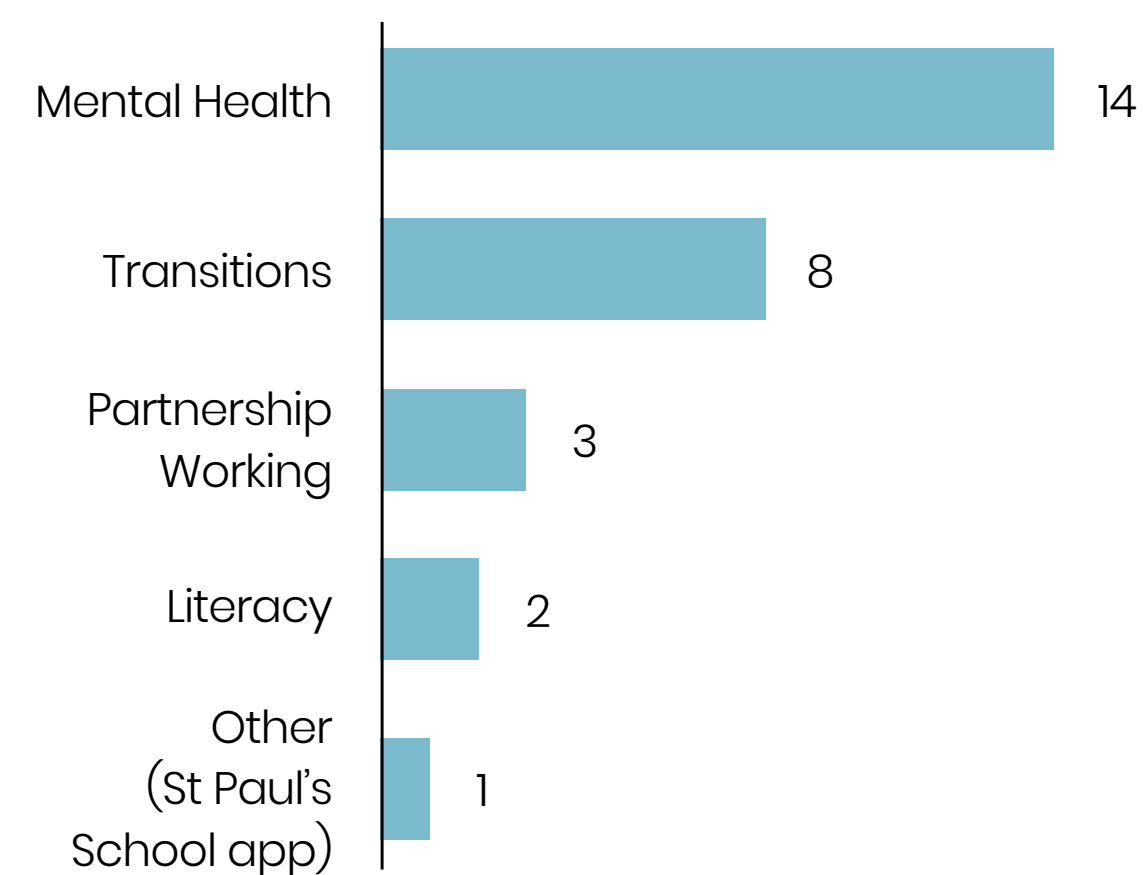
We continue to build strong relationships with our 16 ASCs across England.

How we help

Since 2019, we have taken a more proactive role with our ASCs by:

- Facilitating collaborative learning between the ASCs;
- Supporting heads and governors to be effective leaders;
- Appointing and nominating governors to ASCs; and
- Awarding grants to their initiatives that align to the YP&E programme's work - see below.

ASC grant by YP&E programme strand



2021/22 Highlights

Hammersmith Academy was provided with seed funding to develop plans for expansion at its site.

A number of the ASCs received funding for their senior leaders to participate in the Windsor Leadership programme.

A working group of Heads and a Chairs' Forum has been established so that key representatives from the ASCs can share their thoughts and practices.

Emergency response funding was provided for Afghan refugees attending the academies in the West Midlands.

What our grantees say:

"The funding for our Afghan refugees to help them settle into life in the UK was fantastic - the difference in those young people nine months later is heart-warming."

SIMON ROGERS
HEAD TEACHER
WALSALL ACADEMY



Student participating in Abingdon School's 2022 Confidence in STEM workshops.

Older People & Housing (OP&H)

Our aim is to enable older people to adjust to the challenges of ageing.



Funding priorities

We fund organisations that:

1. Combat loneliness in older people and their carers

- Working in areas with a high risk of chronic loneliness
- Providing opportunities for older adults to foster new connections
- Providing opportunities to support and maintain existing relationships

2. Provide housing solutions

- Providing innovative ideas for older people's future housing
- Tackling the issues faced by older private renters
- Enabling older people to live well in their home

[We also support over 200 older people through four almshouses and two sheltered housing sites.](#)

Where we fund

 London and Norfolk.

Amount awarded

£3.5m

from 1 April 2021 to 31 March 2022.

2021/22 Highlights

Research into loneliness

We want to understand the difference that the 51 grants made through the Combatting Loneliness priority are making. We have appointed Kate Jopling, an independent evaluator with considerable experience of working with organisations in the fields of ageing and particularly loneliness to undertake a review of the grants.

The research is underway and has combined desk-based analysis with interviews with members of the Committee and team, grant holders and external organisations with expertise in the field. The report is being written and the findings and recommendations will be published later this year.

Sustainable solutions to loneliness

[Business in the Community](#) was awarded a grant of £85k over three years from the Earl of Northampton's Charity for a place-based project in Norwich. Mancroft is a particularly disadvantaged ward due to income deprivation, poor education history, poor transport links and poor community services for older people. As a result many younger, older people (55-70) with long-term conditions suffer chronic loneliness.

The project aims to reduce isolation by increasing community connections, working with the local council, businesses and the community itself to identify ways (and resources) to tackle loneliness on a sustainable basis.

For the Company, this partnership presents an opportunity to test a different collaborative funding approach with a small geographic focus and specific issue to target.

Supporting minoritised communities

This year we focused on supporting those communities of older people who are at the highest risk of chronic loneliness and who are under-represented in our funding programme: ethnic and LGBTQ+ communities.

We have now set a guidelines that 30% of our funding goes toward these two minority groups, and that it is unrestricted to ensure a flexibility of response.

What our grantees say:

“As you get older you lose some confidence. Some probably think to themselves: ‘Oh, I don’t think I could do that now’ but at Claremont there is always an emphasis that ‘Yes, you can.’”

SERVICE USER
CLAREMONT PROJECT

£60k was awarded to the Claremont Project from the Charity of Sir Richard Whittington to support their core work to provide social and psychological services to lonely and isolated older people.



Almshouse & Sheltered Housing

We manage and provide high quality accommodation supporting independent living for over 200 residents in financial need. The four almshouses and two sheltered housing schemes continue to lie at the heart of the OP&H programme's direct provision for older people.

2021/22 Highlights

On an operational level we have returned to our pre-pandemic service provision and this year, we have created some new residential units at Whittington College.

We continue to work closely with the National Almshouse Association, EROSH and the Local Authorities to keep up to date with changing legislation, innovative ideas and good practice across the sector. It is also an opportunity to share and reflect on lessons learned during the pandemic.

The external reviews from EROSH on the Code of Practice stated that the Company was an excellent housing provider within the sector. We are currently actioning the report's recommendations, one of which was increasing consultation with residents. In response, we held our first Residents' Consultation Forum in March 2022, where residents gave feedback on a range of topics.

With input from an external facilitator, an expert in the social housing sector and the Chief Executive from the National Almshouse Association we have developed a draft housing strategy, which has been discussed as part of the 2023–2028 Philanthropy Framework.

What our residents say about us:

"A massive thank you to everyone at Mercers' for my bathroom refurbishment it looks beautiful and will go a long way in helping me in my home."

ALMSHOUSE RESIDENT



The Membership visited some of the almshouse residents at the 2022 Visitation Court.

Church & Communities (C&C)

We aim to support churches, other faith and community-based organisations that strengthen communities and families. The work seeks to build positive and inclusive relationships between people, increase a sense of belonging and reduce isolation.

Funding priorities

We fund organisations that:

1. Build stronger communities

- In the most disadvantaged areas where communities come together to address what is important to them
- Community responses to support people who are refugees or homeless

2. Deliver Better Outcomes for Families and Carers

- Families facing poverty or other challenges
- Carers and their families

Where we fund

 London and Norfolk.

Amount awarded

£2.7m

from 1 April 2021 to March 2022.



Harrow Carers were awarded £81k over three years from the Charity of Sir Richard Whittington to expand their reach in the local community.

2021/22 Highlights

Social investment

In October 2021, the C&C programme made its first social investment of £50k to [Your Own Place CIC](#) from the Earl of Northampton's Charity. The funds will support the growth of the Norwich based social enterprise that aims to prevent youth homelessness.

Our existing partnership with the social investor [Key Fund](#) continues to go from strength to strength. In recent years, Key Fund has helped us understand the landscape of charities and social enterprises in Lincolnshire.

Support for refugees

In 2021 we awarded £79k to [Afghanistan and Central Asian Association](#) from the Charity of Sir Richard Whittington to support vulnerable refugees and migrants. When the crisis hit in Afghanistan, we awarded them an emergency grant of £20k. This helped to increase the charities capacity to support new arrivals.

We have also contributed information to London Funders as they build a Resource Hub to help others support refugees in London, particularly Ukrainian and Afghan refugees.

Research

Independent evaluators, Swain, Frost and Weir, carried out an in depth evaluation of the 37 projects currently supported by the Better Outcomes for Families and Carers priority.

[Find out more](#)

What our grantees say:

“The projects’ values and principles reflect the Mercers’ own and help to ensure that the programme priorities are delivered. The Mercers’ approach to grant management is appreciated and seen positively.”

EVALUATORS
SWAIN, FROST AND WEIR

What our grantees say:

“The open approach taken by the Mercers’ Company and the trust placed in us to get on with the job, has been at the heart of what we have been able to do with the funds provided.”

DAVE THORNETT
KEY FUND

Pictured: The Committee visit to Great Yarmouth Pathway Centre who received a grant of £60k from the Charity of Sir Richard Whittington to provide hot meals and support to the local community for the next three years.

Church Livings and Benefices

The Company is proud to share patronage of eight benefices of the Church of England.

How we help

Grants and support continue to be provided to the Company's church livings, parish church, St Paul's Cathedral and three associated churches.

As national trends continue to impact on churches, we are increasingly seeing Dioceses having to reimagine their mission, not least due to the need to cut the number of stipendiary vicars. The Company is engaged with Dioceses on these issues, particularly where they impact on our church patronages.

Highlights

Every year there is a Clergy Day at Mercers' Hall, which provides an opportunity to celebrate the work of the clergy associated with the Company and provide them space away from their busy day to day roles. This year's Clergy Day involved a hugely interesting and thought-provoking session on the future of the church (led by Reverend Canon Dr Sam Wells), a service in our chapel and a tour of the chapels at the Tower of London, including a special visit to the shrine of saint and former Mercer, Thomas More.

What the Clergy say about us:

"I really value the support the Mercers' gives to me and to the Abbey but also value the opportunity of making really helpful connections with people. Thank you so much for making this possible – it is much appreciated."

REVEREND DAVID GLOVER
RECTOR OF HEXHAM ABBEY

Clergy Day 2022



Beyond the Funding Programmes

We have marked Her Majesty's Platinum Jubilee, helped the humanitarian effort in Ukraine and continued to support two prisoner rehabilitation projects.



Platinum Jubilee

To mark Her Majesty's Platinum Jubilee, we made a donation to The Duke of Edinburgh's Award to continue its "work boost" participation from under-represented groups of young people particularly in London and the West Midlands.

The Company donated:

£100k

Humanitarian Relief

We supported the humanitarian efforts to help Ukraine with significant grants to three organisations.

We also match funded from Member's and staff's individual donations.

The Company donated:



£50k

[Disaster Emergency Fund](#)



£25k

[Association of Ukrainians in Great Britain](#)



£25k

[World Central Kitchen](#)

£36k

Match funding the donations

No Going Back (NGB)

June 2022 marks the end of the second year NGB, which is a Livery initiative delivered by [Bounce Back Foundation](#), a specialist charity working with ex-offenders.

The NGB Steering Group oversees the initiative and comprises representatives of 30 livery companies, which provide funding for the NGB programmes, as well as, through their members, job opportunities and mentoring for ex-offenders. Past Master Johnny Robertson chairs the steering group.

As it enters its third year, NGB is engaging with 500 prisoners annually and is highly successful. Through this intervention it sees the average re-offending rate drop to 10% compared to the national average of 50%.

The Charity of Sir Richard Whittington awarded

£150k

over three years

University of the Arts London (UAL): Making for Change

In 2019 we awarded a grant to UAL towards their [Making for Change Programme](#).

In partnership with the Ministry for Justice, UAL's programme teaches female offenders at HMP Downview manufacturing skills, which not only increases their employability but addresses the skills shortage within the fashion manufacturing industry.

The grant funded three key posts: Head of Business Development, Cutting Room Lecturer and Quality Control Lecturer.

This year, further funding was awarded to support the programme for another three years.

The Charity of Sir Richard Whittington awarded

£127k

in continuation funding

The Charities

The Company is corporate trustee to eight charities. Five of these eight charities support our grant making programmes.

From April 2021 to March 2022 we have awarded £8.6m.

[Find out more about the charities with which we are involved](#)



Fellowship

Fellowship is the bond that binds our Company. We benefit from the breadth and depth of professions, expertise and experience represented across our members. Our philanthropic work would not be possible without their deep commitment.

In Memoriam 2021–2022

Miss Judy Elizabeth Totton

Mr Alan William Ralph Smith

Mr John Hendry Murray

Members' Philanthropy

Our programme supports Members and staff in their own philanthropic endeavours. The funding helps a wide range of charities in the UK and overseas, particularly small, grass roots organisations where a comparatively small sum can make a significant difference.



1

Matching personal donations or funds raised of up to

£2.5k

Archie Kelly raised funds for [The Teenage Cancer Trust](#) to help young people seek specialist care and support.

Charles Vermont made a donation to [Wac](#), who offer high quality arts training for young people with social, physical or economic barriers.

Both donations were matched by the Company.

2

Awarding grants of up to

£5k

[Firefly International](#) supports locally led projects in areas damaged by conflict and provides safe and inclusive spaces for children to learn and thrive. We first granted £5k to their three-month summer maths and applied science course for 165 Syrian refugee children living in camps in Syria and Turkey. After exceeding their outcomes, we awarded a further £5k towards their work.

3

Making donations for regular volunteering of up to

£2.5k

Clare Fuchs runs gardening lessons at a London primary school, where the children grow and taste the produce and give any surpluses to families in need. This project is an integral part of the school's wellbeing programme and therefore we had no hesitation in making a donation to the school in recognition of such worthwhile voluntary work.

> [Find all of our published research and evaluation work here](#)

Members' Philanthropy

Grants and match funding

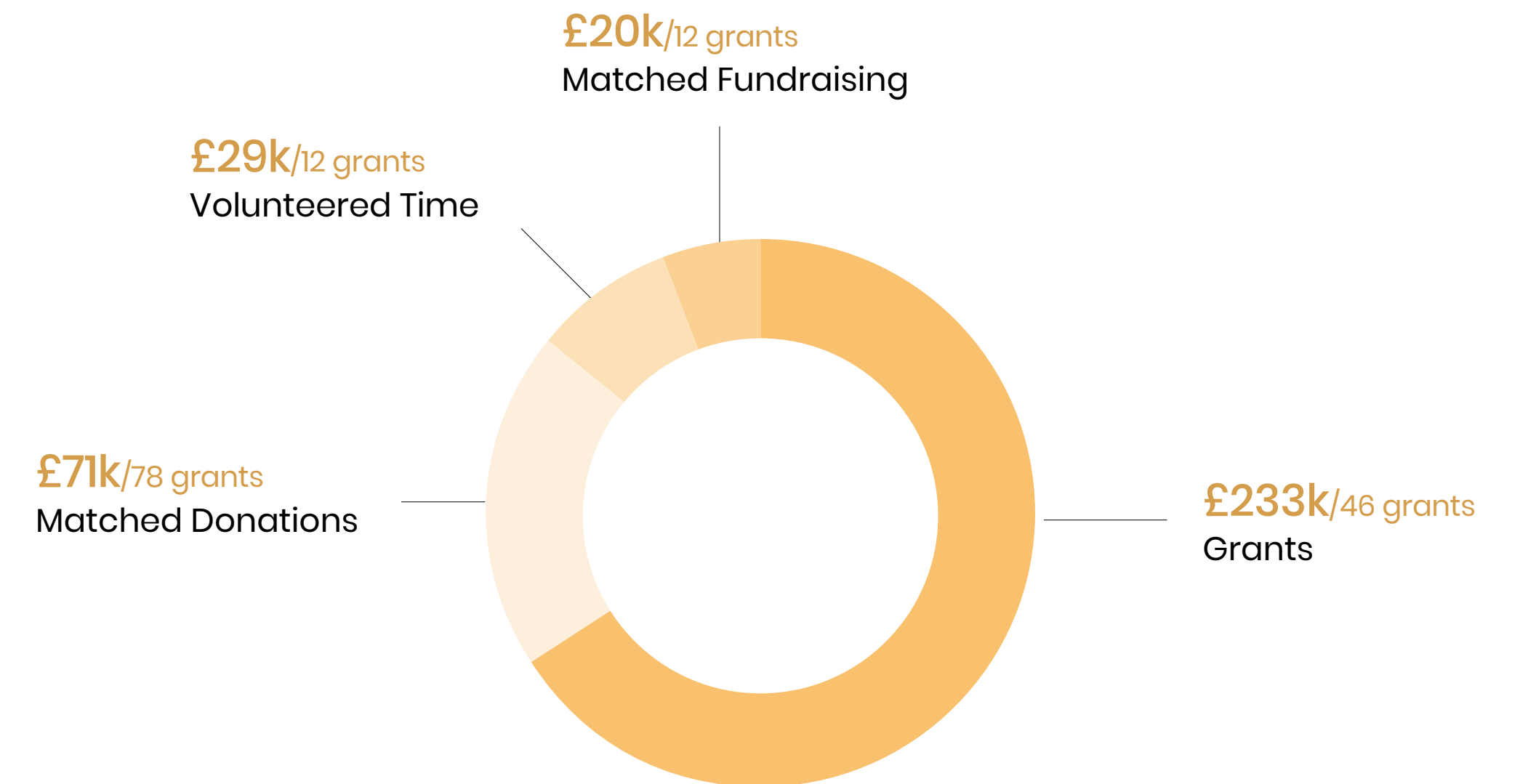
From 1 January – 31 December 2021, we awarded 148 grants to 126 recipients totalling

£353k

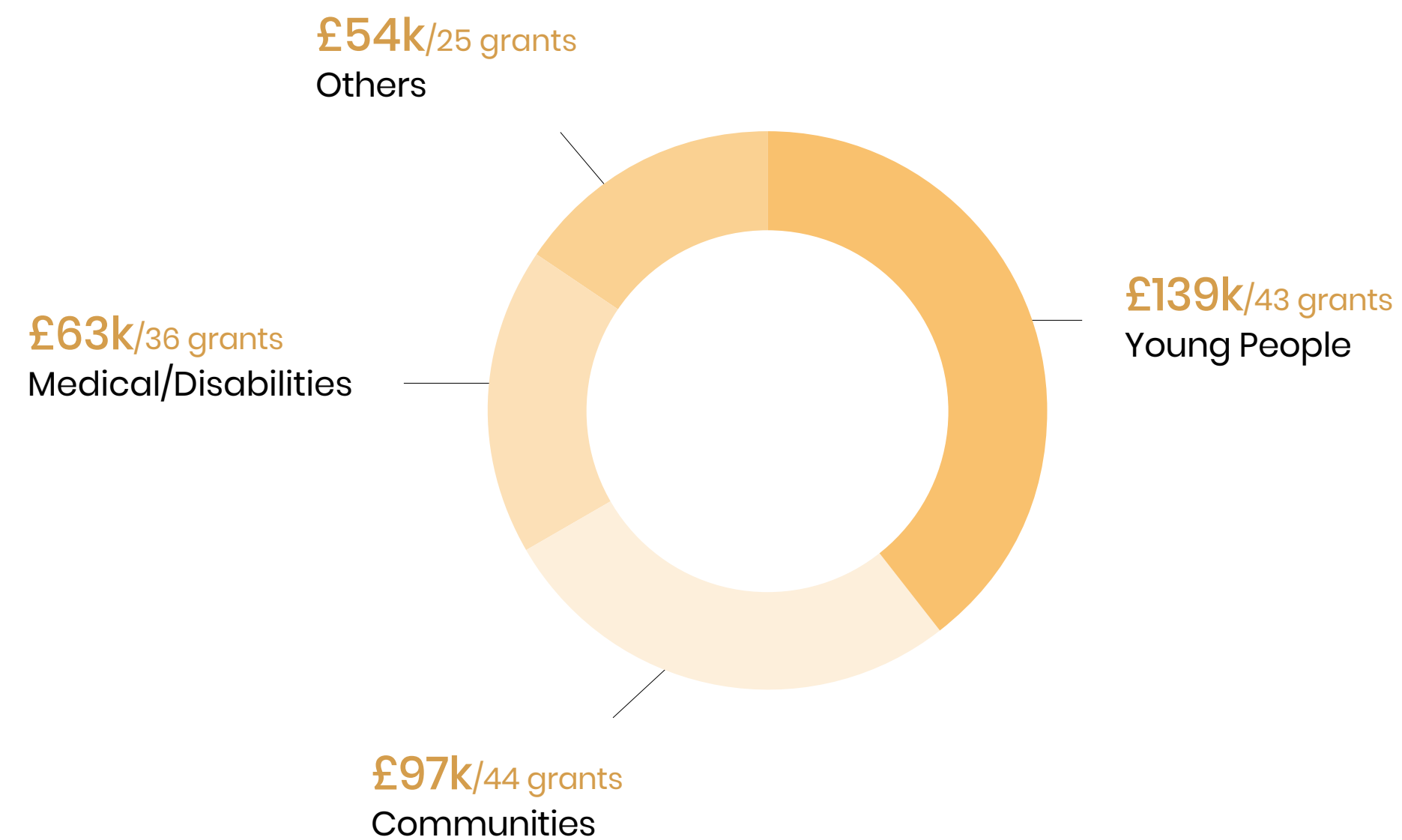
What's next

Funding for the programme comes from the Company, and we are pleased to say that from 2022 the budget increased so we can reach more organisations and their beneficiaries.

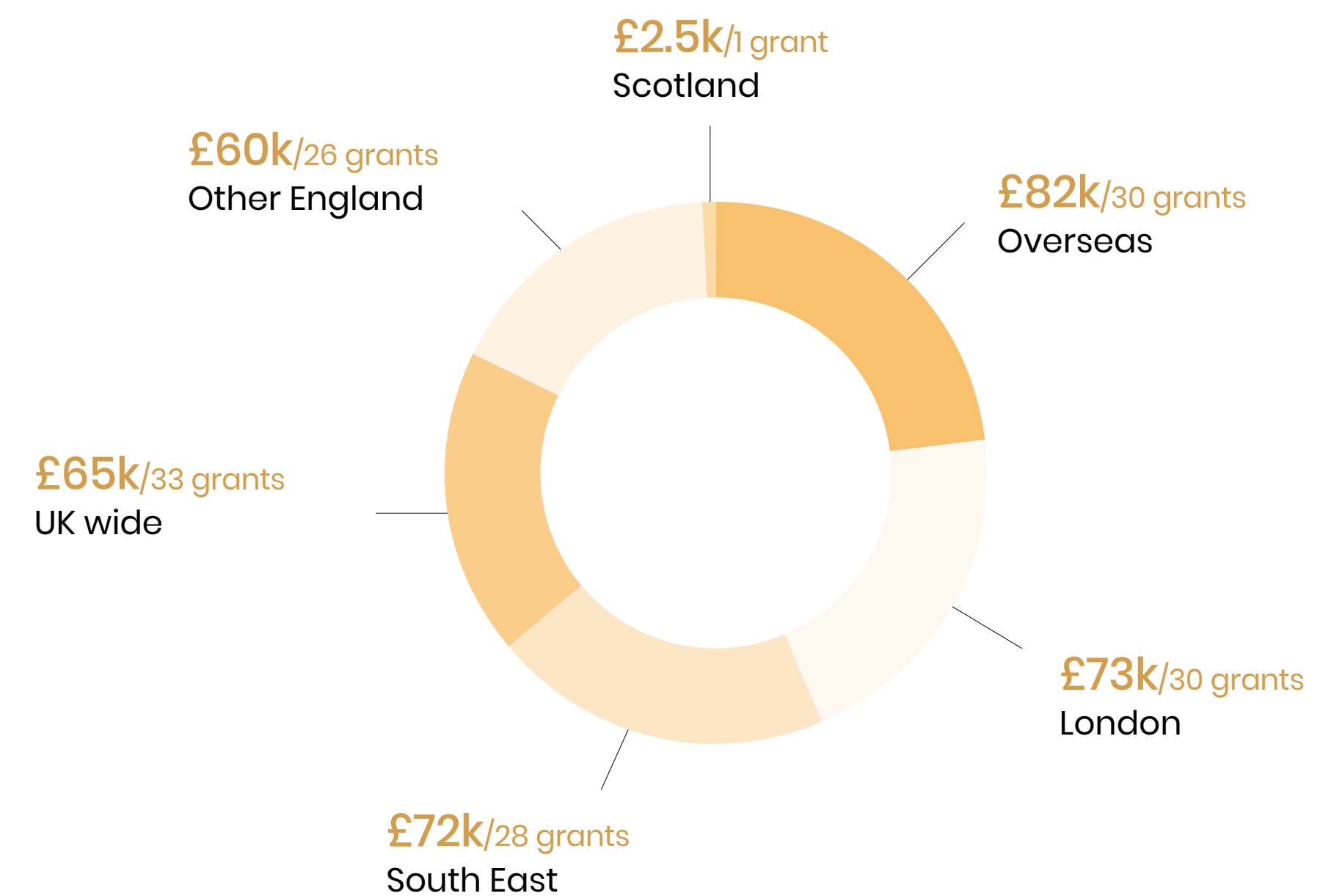
Funding by type of grant



Funding by programme area



Funding by geographical area



“The Mercers’ funding has been instrumental in the progress of the school’s gardening programme. It has not only enriched the curriculum but has also increased the wellbeing of staff and children alike.”

RECIPIENT OF MATCH FUNDING
FOR REGULAR VOLUNTEERING

Charter 600

Linked to our Members' Philanthropy initiative, the Charter 600 Charity (C600) Awards provide larger annual grants for small charities.

From 1 January–31 December 2021,

£45k

of grants were made to the following three charities:



1

Kids on Track in Andover Mentoring disadvantaged children

[Kids on Track](#) is a grassroots charity that works with local schools and social services to identify children that could benefit from additional support via their extracurricular activities programme. However, some children require additional support. The Kids on Track Mentoring Programme works directly with the children to identify barriers to success and strengthen their psychological health.

The C600 funding will provide training to the mentees, life skills lessons, and widen the support services mentees can draw on. Most importantly, it will enable the programme reach 20 more children.

2

Emerge Advocacy Helping young people in crisis

Admissions of young people to Accident and Emergency services for self-harm and suicide attempts have more than tripled in the last decade. [Emerge Advocacy](#) supports these young people in Kent and Surrey both upon admission to hospital and for up to three months post-discharge. The overall aim is to ensure they get the best care and help going forward so that they can re-engage and maximise their potential.

The C600 Award will enable Emerge Advocacy to replicate their services in other areas of the UK.

3

Winchester District Young Carers Supporting a new programme

[Winchester & District Young Carers](#) offer support to 8–17-year-olds who care for a parent and/or sibling with a long-term illness or disability. They provide a safe place to share thoughts, feelings, needs and concerns through their three services:

- An activities programme to give individuals time to relax;
- A befriending service which aims to increase their self-esteem, confidence and life skills; and
- A wellness support scheme to empower parents to keep themselves as well as possible.

Our funding will help them to devise a fourth: an Exploration Programme, which will give over 30 young carers access to trained volunteers and provide with the opportunity to meet other carers.

You can hear more from these grant recipients at the Time and Talents event in November.

Stewardship

We develop and maintain a strong investment property portfolio, which generates the majority of our income. The Company's estate extends to over five acres in Covent Garden and two acres in the City and comprises a retail, restaurant, office and residential portfolio.

Covent Garden

Developing our property to fund our philanthropy

We constantly strive to create a real point of difference within our Covent Garden portfolio, offering firm favourites alongside unique concepts in order to curate a distinctive and interesting line-up along our streets.

This year, we have seen several key lettings, which are highlighted below and on the following pages.

Key lettings

- 01 Guinness at Old Brewer's Yard

- 02 Redemption Roasters

- 03 Lahpet

- 04 Badiani

- 05 The Conduit

- 06 Miscusi

- 07 Space NK

- 08 Caffe Concerto



The Yards

Creating a destination

Guinness at Old Brewer's Yard

This year we announced our partnership with Diageo: 'Guinness at Old Brewer's Yard'. Set to open in late 2023, the 50,000 square foot venue will not only provide space for events and community initiatives but also create 150 jobs and provide bartender training to an additional 100 people through their Learning for Life programme.

This venture will restore the historic Old Brewer's Yard within a contemporary context. It also marks the end of the ten year development project, which has seen us create three interconnected courtyards - St Martin's Courtyard, Mercer Walk and Old Brewer's Yard - known as The Yards.



The Yards

Creating a destination



The Conduit

In Autumn 2021 [The Conduit](#) – a members' club committed to social, environmental and economic change – opened its new home at 6 Langley Street.

Born out of the need for increased global collaboration across different industries and sectors, The Conduit houses a sustainably designed London hub, which bring together a diverse community of like-minded individuals, all committed to the goal of creating a sustainable future.

The space connects over 3,000 professionals such as CEOs, media leaders, policymakers, philanthropists, investors, and civil society leaders who share a willingness to act.

Lahpet

In our joint venture with Shaftesbury plc, we announced the opening of [Lahpet](#), a Burmese Restaurant, at 21 Slingsby Place. The restaurant is the brand's first in the West End and its second in the UK. This is another highly exciting addition to our varied selection of restaurants at The Yards, which includes Miscusi, Caffè Concerto and the recently expanded Dishoom. It will provide a unique choice for customers and further strengthen The Yards' credentials as one of London's leading day-night destinations in the heart of the West End.

Badiani

[Badiani](#) is one of the most famous gelato producers in the world and has taken residence at 2 Mercer Walk – its first central London store.

“Redemption Roasters’ admirable mission married with their high-quality products, and Badiani’s authentic and innovative offering both make for brilliant additions to our portfolio, and we are honoured that they have selected their locations with us for their first sites in the West End.”

SIMON TAYLOR
PROPERTY DIRECTOR
MERCERS' COMPANY

Redemption Roasters

[Redemption Roasters](#), the world's first prison-based coffee company, opened on Drury Lane. The company aims to reduce prisoner re-offending by offering barista training academies across eight prisons.

What's next

For 2022/2023 our main focus will be working with Diageo to deliver the Guinness experience – a collaboration on a multi-million pound programme of work – ahead of a late 2023 opening.

Frederick's Place

Our City portfolio is located in the block bounded by Ironmonger Lane, Old Jewry and Cheapside. The main developments in 2021–2022 have been in Frederick's Place.



Where's Fred's No. 7 Frederick's Place

Following the completion of our two-year regeneration project in Frederick's Place, we are pleased to say that we have made our final letting to [Where's Fred's](#).

This day-to-night coffee and wine bar is in line with our vision to create a contemporary working community in the heart of London.

Regenerating Historic Property for Modern Business

No.'s 4 & 5 Frederick's Place

We have begun a £40m redevelopment of the west end of Frederick's Place. This ambitious scheme completes in 2024 and will result in the completion of a new five storey, 36,000 square foot office building, and a new home for our heritage collection.

> [Find out more about what's in our heritage collection.](#)

"The office building, now named the Whittington Building, has been designed to offer the best possible office space with extensive roof terraces, mixed mode ventilation, opening windows, and bicycle spaces, alongside a new walkway from Frederick's Place through to Ironmonger Lane."

SIMON TAYLOR
PROPERTY DIRECTOR
MERCERS' COMPANY



What's next

A key aim is to make our heritage collection (documenting our 800+ year old history) as accessible as possible. The new archive building will allow space for members of the public to access requested materials and a state-of-the-art Education Room to teach schools and other community groups.

In 2023, to mark the anniversary of Richard Whittington's death and large bequest, we will host an exhibition exploring his legacy and that of other key benefactors who have entrusted their philanthropic ambitions to the Company.

In 2024 we will hold an exhibition exploring the life of Cheapside across the centuries.

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[St Vincent's Family Project](#)

[The Conduit](#)

[The Scouts](#)

[Where's Fred's](#)

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