

**Lord of the Manor**  
The Lord Mayor, Commonalty and Citizens  
of the  
City of London  
Since 1327

~  
**Borough founded by King Alfred**  
ca 880 AD

~  
**Southwark Jurors in Domesday Book**  
1086

~  
**Parliamentary Borough**  
1295

~  
**Preserved Legal Jurisdiction**  
*Administration of Justice Act 1977*



**GVILDABLE MANOR**  
Colechurch House, London Bridge Walk, London  
SE1 2SX  
Registered Address  
020 7394 1271

**Senior Patrons**

*The High Steward of Southwark*  
HHJ Mark Lucraft QC  
The Recorder of London

*The High Bailiff of Southwark*  
Adam Rout  
Head of Operations at MH and CCC

*The Queen's Remembrancer*  
Senior Master Barbara Fontaine  
The Curstior Baron of the Exchequer

*The Recorder of Southwark*  
HHJ Usha Karu  
The Senior Resident The Sessions House

**Foreman**  
**Simon S Walsh**

clerk@guildablemanor.org  
www.guildablemanor.org

*The association of the Jurors of the Court Leet, Exchequer Court and Borough Court*



*On 14th September Southwark Council gave a developer the go-ahead to tear down a 1970s office block next to London Bridge, to be replaced by a 22-storey tower, which shall be on stilts to allow a public open space at ground level between Duke Street Hill and Tooley Street. The council gave developers, CIT Group, the green light to knock down Colechurch House and build a "commercial-led" block in its place. Steve Riddell of CIT called the new block "a genre-defining building that will lead the way for sustainable office space, placemaking and community value in the heart of London Bridge – one of the capital's best connected locations that has evolved dramatically over the past decade." The new development will also include two new theatres, with 250 and 150 seats respectively, which are likely to be operated by the Southwark Playhouse.*

# Annual Letter 2022

3rd October 2022

Dear Jurors,

*As required under Rule 6.1 the following is provided for your information*

## Annual Letter

You have been notified of the High Steward's Precept and by now received your Summons for the November Court Leet. Please find my Letter, the formal Notices, the Agenda\* and abstract of Audited Accounts for the Annual Meeting, which shall take place at that venue at 2.15pm that day, enclosed: This document shall be taken 'as read' at the meeting. On **25th August** the Tithing scrutinised applications for and attendances and suitability of the Sworn and Supernumerary Officers and elected the following to serve in the relevant positions as per the indicated Rules:-

*\*ie draft agenda; members may propose any business before the Meeting for inclusion, or use 'AOB' at the Meeting; however, if there are Questions Without Notice then a written reply will be given afterwards and published in the Minutes*

### **The Officers to be Sworn are:-**

- 1: FOREMAN\***
- 2: CONSTABLE‡**
- 3: AFEEROR\***
- 4: FLESH TASTER\***
- 5: ALETASTER\***
- 6: ALESIZER †**

### **Tithing\*# 1-6 Sworn Officers**

*by succession and service under Rule 7*

**Christopher Hayward CC**  
**Lawrence Day**  
**Julie Fox**  
**Daniel Heath**  
**Royston Fox**  
**John Spanner**

*\*Rule 7.1 ‡ Rule 7.9 † Rule 7.10*

### **Supernumerary and appointed:-**

**ALE CONNERS (St Saviour's and  
St Olave's side)‡**

**Keith Horsman^, Keith Schnaar^, Paul Gwilliam^,  
“ ” All other Officers and Tithingmen**

*‡ Rule 7.9 (^ Wine Steward)*

**CLERK OF THE MANOR‡**

**Tony Sharp (F: 2001-2002)**

**ORATOR ~ CLERK‡**

**Supernumerary and pro tem Officer**

**OUTROPER OR COMMON CRYER‡§**

**Simon S Walsh**

*§ Charter of Charles I 1638 ‡ Rule 7.9*

**BEADLES ‡ (Manor Beadle)**

**Keith Horsman ‡ (J - 2015),**

**(St Olave's side) ‡**

**Keith Schnaar ‡ (J - 2021), and All Officers and Tithingmen**

**(St Saviour's side) ‡**

**Paul Gwilliam ‡ (T - 2022), and All Officers and Tithingmen**

*‡ Rule 7.9*

**TITHINGMEN ‡‡**

**Leslie Grout (F: 2013-2014) ‡‡**

**Ron Leek (F: 2009-2010)**

**AND**

**Tony Sharp (F: 2001-2002) ‡‡**

**Ian Tough (F: 2010-2011)**

**SERVED FOREMEN**

**Simon S Walsh (2021-2022) ‡‡**

**Ian Luder (F: 2014-2015)**

*‡‡ Rule 3.*

**Dr Ian Wingfield (F: 2002-2003, 2019-2021)**

**Prof Frederick Trowman (F: 2007-08 & 2016)**

**David Boston (F: 2008-2009)**

**HON AUDITORS §§**

**Simon Walsh (F: 2021)**

*§§ Notified to Annual Meeting under Rule 8.*

**Lawrence Day**

**HON TITHINGMEN**

**Ian Luder (F: 2014-2015); Brian Barker QC (HS 2013 - 2014);**

*‡ Rule 7.9*

**Hon Juror; Bryan Whalley.**

**HONORARY CHAPLAIN**

**Rt Rev Dr Karowei Dorgu, the Bishop of Woolwich.**

*‡ Rule 7.9*

**Hon Assistant Chaplain Rev Peter Moore, rector of St Mary Magdalen, Bermondsey.**

*The three Southwark Courts Leet retain the right to sit for their customary business including "... the appointment of traditional officers" as a limited jurisdiction under the 'Administration of Justice Act 1977; §23 (1)(a) and Sch 4 Pt III'.*

## General: a New Development at Colechurch House

In early January the Clerk and I met with Steve Riddell, Managing Director of CIT Group which is partnering the City Property Committee on the comprehensive redevelopment of Colechurch House. At this we secured an agreement on heads of very generous terms to allow us a venue space and office within this landmark new structure. We are grateful for the representations made on our behalf by senior City Officers and Members to explain our status as legitimate to CIT. Currently we are only one of the two tenants at Colechurch House. Planning Consent was secured in September this year.

## Membership and Tenancy

As the Manor membership expands, so does the cost of running it; nor are we quite big enough to benefit from an economy of scale. The costs of holding the Court Leet have risen and the necessity is now that we have to hire larger venues to hold this means our margins are squeezed. We admitted SIX new jurors. The Tithing hopes that this trend in recruitment will continue and urges all members to introduce a guest to our events in the hope that they will wish to join themselves. Currently we have 71 Jurors Summoned a drop from 82 since 2020 because of illnesses, death and formal resignations mainly due to age and location and lack of recruitment. These falls in memberships are common in the City guilds and there is a suspicion that it is due to underlying demographic changes as well as drop outs from the pandemic.

**PLEASE NOTE:- In compliance with the General Data Protection Regulations 2018, the Manor keeps its record of Jurors Names and Addresses in paper format and does not have any additional information, copies are sent to the three Courts Clerks for Summons and names are supplied to various publications. Communications are restricted to ordinary business of informing members of events. Communications via email are restricted to replies to enquiries from Jurors to the Clerk exclusively.**

Remember that if new members are unlikely to become Liverymen but are attracted to the City's traditions, we offer the unique combination of the Southwark arrangements to propose them for the Freedom and to celebrate its receipt at View of Frankpledge and Quit Rents. Of course active Liverymen are very welcome. We have some very senior City representatives at these events, who have indicated that they are most impressed with the ceremonial aspects and conviviality. A general rise in costs for functions over the last two years may be reflected in the subscriptions for these events being revised. The Tithing is mindful that charges have to be levied at a rate that keeps them attractive for the members.

## Events and Functions of the last year

**The Annual Court Leet 2021** Our most important event of the year was held on **17th November 2021. I was Sworn before the High Steward as Foreman.** This also marked a change in venue from our Guild church, which is now unavailable to that of **The Amigo Hall, St George's Cathedral, SE1.** This has a different layout and the Officers managed to adapt the necessary changes in ceremonial to it. This was presided over by the **High Steward, HHJ Mark Lucraft QC**, Recorder of London and the **High Bailiff, Adam Rout**, Head of Operations CCC and Mansion House. **Thirty Four Officers, Jurors and Guests attended.** Keith Schnaar became a parish Beadle and assisted with the necessary organisation and arrangements preceding and after the event.

**Borough Pickwick Club** The Tithing's decision to hold a New Year event, in lieu of one at Christmas, the Tithing and Jurors 'posing as' **The Borough Pickwick Club**, at the **Winchester Room at The George Inn** on the High Street, a most appropriate location for a Dickensian event, on the **12th January.** Short readings from the master story writer, but most importantly fellowship and good company involving a Southwark theme. This year held as a lunch, There were 17 members and their guests. However, the format was agreed as most entertaining and suitable. It is following the success route of higher attendances and shall outgrow the George Inn possibly requiring a new venue in due course.

**Annual Thanksgiving Service, Charter Day, Quit Rents Ceremony.** This year was held on 16th March This also marked a change in venue from our Guild church, which is now unavailable to that of **St Mary Magdalen, Bermondsey Street SE1.** This has a different layout and the Officers managed to adapt the necessary changes in ceremonial to it. This also necessitated a different **venue for the Luncheon, the Oxford and Bermondsey Club** in nearby Webb Street. Presiding and receiving the Quits was the **Deputy Queen's Remembrancer HH Richard Hone** and the **Attorney to the City of London, Nigel Lefton** Director of the City Remembrancer's Office. The Service was led by **Canon Andrew Zihni**, Succentor of Southwark Cathedral. **Thirty Nine Officers, Jurors and Guests attended** and we were satisfied with the necessary reorganisation and transit between venues.

**The History Tour of the Borough** The annual guided walk was on Sunday **24th April** conducted by our Clerk, Tony Sharp, with eighteen attendees. These tours are probably the most convenient and accessible way to understand the fascinating history of the Manors. The Clerk is prepared to organise additional tours for members at any convenient time along the same format, he makes no charge for this but insists that attendees join for a social meal afterwards. We had a very full lunch at the 'Barrow Boy and Banker' afterwards. It is likely that next year he will conduct two different walks, North and South end of the ancient 'borough' area to see if that is attractive to more members.

**The Justices and Jurors Lecture and Dinner** This prestigious annual event could not be organised with a Guest Speaker of sufficient status due to the disruption of Judicial diaries caused by the pandemic and its aftermath.

**Midsummer Poms** As so many of our events have been cancelled due to Covid restrictions, disruption of judicial diaries and also the Her Majesty's sad demise, the Tithing instituted an additional informal event for the Summer. This was held at the George Inn, Borough on 20th June at which 13 Officers, Jurors and guests attended. It has been decided that this event shall be added to the Annual Calendar.

**The Rochester Visit** was CANCELLED due to Her Majesty's sad demise. It has now become a regular feature of our year, hosted by our sister FEW Guild, The Rochester Oyster and Floating Fishery.

**The 'Bridge House-Yard Lecture & Lunch'**, was CANCELLED due to Her Majesty's sad demise.

**The 'Greeting of the Lord Mayor and Sheriffs at London Bridge'**, a decision was made by the Tithing to hold this event **25th September**, but although our planning was comprehensive, the arrangements with the Sheep Drive meant it was impossible for the Civic party to physically arrive at the south-side on time. "Nothing ventured, nothing gained" we had our celebratory lunch at the 'Barrow Boy and Banker' earlier than expected with 18 Officers, Jurors and guests. We shall try again as this is the only time we can conveniently meet the City Civic party in one place.

**The Tithing would urge all of the members** to try and come to these functions with friends, partners and paying guests. Those of you who are **Liverymen** who intend to sponsor persons for the Freedom by Redemption without the intervention of a Livery Company are urged to consider making use of the **View of Frankpledge and Thanksgiving Service and Quit Rents Ceremony** events to be proposed for and celebrate the receipt of the Freedom in a suitable commemorative and dignified way.

**Finances and Audit of Accounts** With this letter you will find a copy of the abstract of the Audited Accounts which are placed before the Annual Meeting. As you can see, above, the Tithing has chosen Simon Walsh and Laurence Day to undertake these duties from next year. Authority over expenditure on goods and services is exercised by the Tithing and the Tithingmen.

The **Tenancy Fee Account** has to carry the costs of communications, the Tenancy Fee and sundry other items which the membership as a whole ought in fairness to carry, such as funding the costs associated with the **Court Days and** entertaining our official guests. However, at the last Tithingmen's meeting of the accounts and expenditures were reviewed and **it was considered necessary to change the Fee for the year ensuing to £65.00.**

**Merchandise & General Account.** Originally this account generated major surpluses by sales to third parties and was our principal subsidy when the Manor was expanding its activities and before we could recruit a 'critical mass' of support to events and membership. These 'customers' have now declined due to the recession and now the account's activity was mainly of expenditure and stock purchase. The value of the stock is written down as nominal on purchase as it is acquired as a much larger order the cost of which is covered on the initial part sale. The value of the stock is realised as full profit at sales. The prices for Guildable Manor Merchandise for our own members are deliberately set at below High Street rates to encourage membership identity, in most cases they are priced at a little above cost. These items are of exceptional quality and value.

**Banqueting Account.** With the combination of attenders and reasonably priced caterers this account again realises modest surpluses, which are applied to charity. Event subscriptions are closely budgetted to attract support. All of our major functions follow a format of an Event, be it ceremonial or a talk or other entertainment, a good quality meal at excellent prices with drink, usually with excellent company and official guests. This is a sensible mixture of formal and informal. No Livery Company can offer this value and no City Ward Club has this level of civic status and pomp. I would ask all members to bring guests with a prospect of joining a unique institution as an introduction to the rich heritage of both the City of London and Southwark.

**Charitable Donations (Banqueting Account)** The Tithing, in accordance with last year's Annual Meeting made further contributions to charitable objects, many of these were laying in long-term 'goodwill' with various institutions to develop better relationships. Some payments for venue hire are treated as 'gifts' as that is the way the relevant institution prefers this to be regarded. In fact despite a certain decline in attendances to certain functions in the year we have largely maintained our charitable donations. The Tithing of Officers shall vary these amounts as to what is a prudent disbursement in regard to the balance of the Accounts.

**Banking and Audit Procedure:** - All Expenditure is approved by the Tithing under general administration or as special purchases; the Tithing also receives Banquet Budget Reports from the Clerk at their meetings to monitor. Cheques / Payments are raised by the Treasurer on request of the Clerk, backed by an Invoice/ Receipt. All Income Pro Formas for goods/ services/ banqueting are retained and payments banked by the Clerk. Receipts and Pro Formas are attached to a narrative Memo by the Clerk and are given to the Auditors at the next Tithing Meeting, along with Bank Statements, with any used Pay-In and Cheque Books, to check off. The full narrative is also given on the Income and Expenditure report. The Auditors receive all other Pay-In and Cheque Books at end of FY to complete the account, balances and Income and Expenditure report, with the Treasurer and Clerk. The abstract of the Accounts are approved by the Auditors as attached to the Annual Letter.

*Note by the Auditors*

## Queries

If any one has any questions arising out of this Letter, the Accounts or from the Minutes of the last General Meeting, (previously published on the website, distributed and reproduced below) the point of circulating these in advance is to ask you to give me Notice, in reasonable time before the meeting, so that a detailed answer can be prepared and made at the Annual Meeting at which these documents shall be taken 'as read'. Any AOB questions at the meeting shall be dealt with in full in writing after the meeting. Likewise, at any other time during the year, if members have any queries of, or want to make suggestions to, the Tithing then a note about these shall receive a detailed and considered reply.

Yours sincerely, *Simon S Walsh* Simon S Walsh, For and on behalf of the Tithing of the Guildable Manor.



The Tithing and Jurors of the Guildable Manor  
Posing as the

*'The Borough Pickwick Club'*



**A series of Readings over Luncheon from the  
*Posthumous Papers of the Pickwick Club***

