

40 years of Merry Hill.

Marking the 40th anniversary
of the development of Merry Hill
by the Richardson family.



Don and Roy Richardson
overlooking their Merry Hill project

An Introduction



“Our family are proud of the economic legacy created by Merry Hill in Dudley and the wider Midlands region.”

Dr Roy Richardson

Roy and Don Richardson dreamt big in the 1980s. They had been in business together since 1948, undertaking a wide variety of development projects throughout the Midlands.

They had seen the American retail revolution and reckoned it would work by transforming an area of industrial wasteland in the Black Country. And they did. Just a few years after the Round Oak Steelworks in Brierley Hill closed, the Merry Hill Shopping Centre, a cutting edge shopping experience never before seen in the UK, was born.

Their vision for an Americana shopping centre would not only buck the trend of traditional retail in the UK but would also put the Black Country firmly on the map as a great place to do business.

Brierley Hill was personal for Roy and Don. They grew up there in the 1930's at a time when gigantic steelworks and heavy industry dominated the area. It was effectively their back yard and they knew generations of families who had worked at the Round Oak Steelworks. So when it closed in 1982, with the loss of more than 1,000 jobs, the Richardson twins saw an opportunity to both bring a derelict site back to life and employment back to the region. The area was identified in 1982 as one of the

government's enterprise zones, designed to regenerate heavy industrial areas. It was a labour of love and also hard graft for Roy and Don. Just a couple of years after they had bought 400 acres of disused steelworks, the twins had started construction of the first two phases of the Merry Hill shopping centre development. National government, the local authority, retailers and most importantly local people could see what the future looked like for the site that had lain vacant since Round Oak steelworks had closed 18 months before.

By 1989 and through eight phases of development, the Richardsons had created one of Europe's largest and most exciting shopping and leisure centres. Their innovation and drive had reset the retail

experience. Merry Hill opened until 8pm at night when traditional retailers were still operating half day closing. It offered over 200 retail stores, free car parking, a safe and clean environment as well as fast food outlets, a cinema and even in a monorail in the early years. Major shopping chains wanted to be part of this retail revolution and shoppers flocked to the centre in their millions.

Roy and Don's vision became a reality that has changed lives and stimulated major growth in the region, with over 50,000 jobs created since Merry Hill opened and close to £1b generated in business rates. It is testament to their tenacity that it happened at all and is a lasting legacy to two of Brierley Hill's very own.

Merry Hill Key Facts



Over £950m generated in business rates

Significant taxes generated by Merry Hill which help to pay for public services such as hospitals, schools and police.



Over 50,000 jobs created

a major source of employment in the West Midlands, including providing many young people with their first experience of work.



Over 2 million sq ft of development

Set over 400 acres, Merry Hill was developed over 8 phases



First drive thru in the UK

As well as being home to the UK's first McDonald's Drive-Thru, Merry Hill was also the site of the UK's first free standing Pizza Hut restaurant.



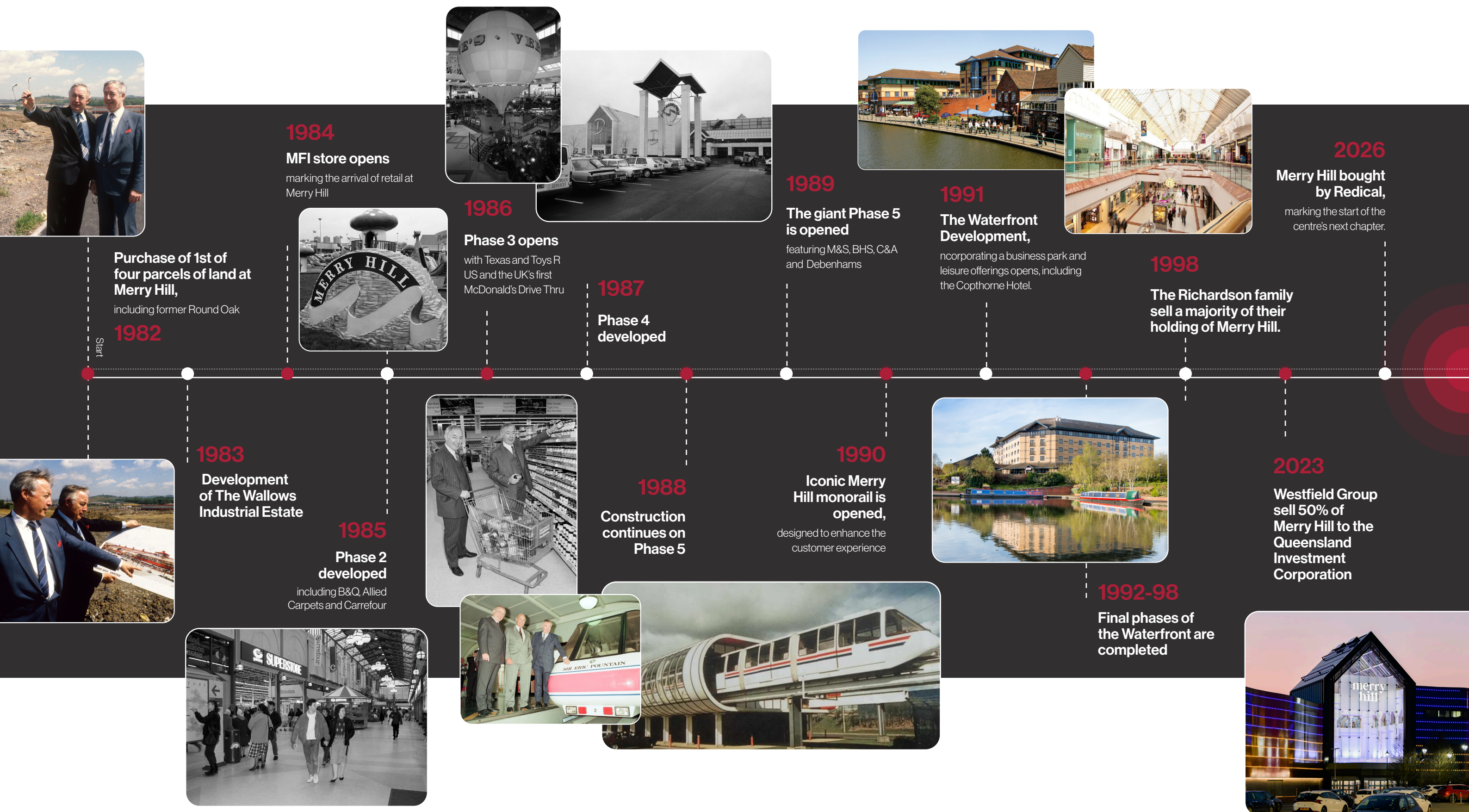
World's tallest tower planned

The Richardson brothers aimed to build a 2000ft tower at Merry Hill, making it the world's tallest, but were denied planning permission



Don & Roy Richardson outside Merry Hill

Merry Hill Milestones



Our international business today

Richardson is an investment business with a global portfolio.

The family business was founded more than 75 years ago in the UK, and throughout that time has delivered major building and regeneration projects throughout the country.

We are now an international business, proud of our roots in the West Midlands and with investments in growth capital and real estate.

Since 2020, our gross value added to the UK economy has been over

+ £500M

During that same time period, we have created over

13,000 jobs

In the last five years, Richardson has added

+ £220M

in gross value to the West Midlands economy.



L to R: Carl, Martyn and Lee Richardson

Global investors

Investment activity is focused on these core markets.



USA



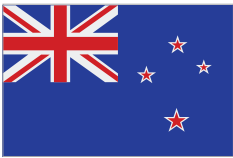
Canada



United Kingdom



European Union



New Zealand



Singapore



Australia



Switzerland

Growth Capital

A selection of some of our UK and International investments.



Conam

A leading multifamily residential property investor, developer and operator with over 58,000 units under management across 10 states in the USA.

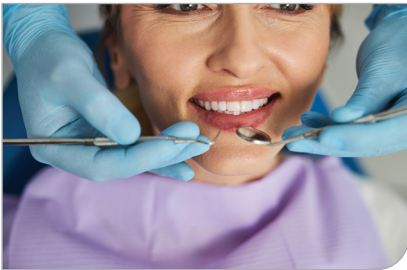
conam.com



Permaconn

An Australian national market leader in provision of mission critical professional security alarm monitoring hardware and software to commercial clients.

permaconn.com



Today's Dental

A fast-growing group of UK dental practices comprised of 34 practices from South West England to the North of England.

todaysdental.co.uk



Real Estate

We develop and invest on our own and with joint venture partners.



Manchester Business Park

Joint venture partner Ask Real Estate acquired a 7.8 acre site in Manchester Business Park, adjacent to Manchester Airport. Planning has been submitted to build nine prime last mile logistics units on the site, delivering circa 114,000 sq ft of space.

askrealestate.co.uk



DPD Parcels Hub

In September 2025, Richardson Barberry began construction work on site to deliver parcel delivery firm DPD's major distribution centre at a £250m business park in the north east of England.

barberry.co.uk



Northampton Erdgard

Richardson and Erdgard have acquired an 11.5 acre site at the Lakes Business Park in Northampton, aiming to deliver a best-in-class redevelopment with a focus on providing a high quality occupier environment with high sustainability credentials.

erdgard.com



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