



Social Investment Board

Date: WEDNESDAY, 12 FEBRUARY 2020
Time: 9.00 am
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members: Henry Colthurst (Chairman)
Andrien Meyers (Deputy Chairman)
Nicholas Bensted-Smith
Tijs Broeke
Alderman Alison Gowman
Alderman Bronek Masojada
Jeremy Mayhew
Dhruv Patel
Deputy Henry Pollard
Elizabeth Corrado (Co-opted Member)
Debby Ounsted (Co-opted Member)
Laura Tumbridge (Co-opted Member)

Next Meetings: 27 May 2020 23 July 2020 4 November 2020

Enquiries: Joseph Anstee
tel. no.: 020 7332 1480
joseph.anstee@cityoflondon.gov.uk

Breakfast will be served from 8:30am

N.B. Part of this meeting may be subject to audio-visual recording.

**John Barradell
Town Clerk**

AGENDA

Part 1 - Public Agenda

1. **APOLOGIES**

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

3. **MINUTES**

To agree the public minutes and non-public summary of the meeting held on 6 November 2019.

For Decision
(Pages 1 - 4)

4. **PROGRESS REPORT**

Report of the Chief Grants Officer and Director of City Bridge Trust (CGO)

For Decision
(Pages 5 - 6)

5. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**

6. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

7. **EXCLUSION OF THE PUBLIC**

MOTION - That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

For Decision

Part 2 - Non-Public Agenda

8. **NON-PUBLIC MINUTES**

To agree the non-public minutes of the meeting held on 6 November 2019.

For Decision
(Pages 7 - 10)

9. **BRIDGE HOUSE ESTATES STRATEGIC GOVERNANCE REVIEW**

Report of the CGO

For Information
(Pages 11 - 12)

10. SOCIAL INVESTMENT STRATEGY

Report of the CGO

For Decision
(Pages 13 - 22)

11. INVESTMENT REVIEW: SASC HOUSING FUND - ADDITIONAL INVESTMENT

Report of the CGO and the Chamberlain

For Decision
(Pages 23 - 30)

12. DARTINGTON HALL TRUST - LOAN EXTENSION

Report of the CGO

For Decision
(Pages 31 - 36)

13. PORTFOLIO UPDATE

Report of the CGO

For Decision
(Pages 37 - 48)

14. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD

15. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE BOARD AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

This page is intentionally left blank

SOCIAL INVESTMENT BOARD

Wednesday, 6 November 2019

Minutes of the meeting of the Social Investment Board held at the Guildhall EC2 at 11.30 am

Present

Members:

Henry Colthurst (Chairman)	Jeremy Mayhew
Andrien Meyers (Deputy Chairman)	Dhruv Patel
Nicholas Bensted-Smith	Debby Ounsted (Co-opted Member)
Tijs Broeke	Laura Tumbridge (Co-opted Member)
Alderman Alison Gowman	

Officers:

Joseph Anstee	- Town Clerk's Department
Karen Atkinson	- Chamberlain's Department
Tim Wilson	- City Bridge Trust
Hannah Davey	- City Bridge Trust

Also in attendance:

Russ Bublely	- I-for-Change (Social Investment Analyst)
William Hoyle	- The City Bridge Trust Committee
Ben Rick	- Social and Sustainable Capital
Gilly Orr	- Social and Sustainable Capital

The Chairman welcomed guests and observers in attendance to the meeting.

1. APOLOGIES

Apologies for absence were received from Elizabeth Corrado, Alderman Broniek Masojada and Deputy Henry Pollard.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

There were no declarations.

3. MINUTES

RESOLVED – That the public minutes and non-public summary of the meeting held on 22 May 2019 be agreed as a correct record.

4. PROGRESS REPORT

The Board received the progress report of the Chief Grants Officer & Director of City Bridge Trust (CGO), introducing speakers from Social and Sustainable Capital and providing short updates on the wider review of Bridge House Estates, City Bridge Invest, the UN Sustainable Development Goals and Greenwich Leisure Limited.

The CGO introduced the report and advised that a substantive update on the wider review of Bridge House Estates would be submitted to Committees in the New Year. The CGO also advised of further work on City Bridge Invest and its possible alignment with UN Sustainable Development Goals, with a further report to be brought to the next Board meeting. The Chairman added that it would be ideal if matching objectives could be rolled into the Board's investment strategy.

The CGO then drew Members' attention to the information provided on Greenwich Leisure Limited. In response to a query from a Member, the CGO advised that specific concerns about the information reported could be investigated if Members wished, and picked up through the Board's quarterly portfolio update report.

The Board then welcomed Ben Rick and Gilly Orr of Social and Sustainable Capital (SASC), to present an update on progress since the launch of the Social and Sustainable Housing Fund. The Board was thanked for its invitation and for its investment, which had catalysed a larger raise for the Fund. The Board was given a brief history of SASC and its work, before a summary of the Social and Sustainable Housing Fund.

The Housing Fund was felt to be a unique investment structure that enabled charities to purchase residential property and provide homes, whilst addressing the risks they found challenging when buying or renting property. It also gave the benefit of long-term asset ownership to organisations which were reliant on housing as integral to their support, and satisfied investors looking to maximise social impact, manage risk and achieve an appropriate level of return. The Fund targeted a specific borrower profile and had committed over £15 million across five organisations, with a pipeline to commit the remainder of the Fund by early 2020. Fundraising was ongoing after the first close of the Fund and SASC continued to work with investors, both new and existing, who were being encouraged to commit more funding in order to catalyse the next funding round.

In response to questions from Members, SASC advised that they were committed to fundraise until October 2021. The Board's existing investment of £1 million had catalysed previous fundraising. Early stage backing from a well-known and respected investor made it easier to seek and agree further investments. SASC advised that the expected base return on the investment was around 5.8%, but should still be over 3% in a worst-case scenario. The average price of properties purchased nationwide had been around £100,000, but SASC tried to have a spread of geographical locations and unit sizes. SASC added that they would undertake as many closes as required and were working on a range of £10-30 million. A quarterly reporting pack would soon be available to the Board.

The Chairman thanked Ben Rick and Gilly Orr for their presentation and Members for their questions and discussion, and advised that the Board might anticipate a further investment proposal in the future.

RESOLVED – That the report be noted.

5. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
There were no questions.
6. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
Following a proposal from the Chairman, the Board noted meeting dates for 2020, with meetings to start at 9:00am.
7. **EXCLUSION OF THE PUBLIC**
RESOLVED – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act.

Item No.	Exempt Paragraphs
8 - 11	3
12 - 13	-
8. **NON-PUBLIC MINUTES**
RESOLVED – That the non-public minutes of the meeting held on 22 May 2019 be agreed as a correct record.
9. **INVESTMENT REVIEW: THE SOUTH LONDON CENTRE FOR PSYCHOANALYSIS**
The Board considered a report of the CGO and the Chamberlain.
10. **PORTFOLIO UPDATE**
The Board considered a report of the CGO.
11. **LEARNING FROM THE AFFORDABLE HOMES RENTAL FUND**
The Board received a report of the CGO.
12. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
There were no questions.
13. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE BOARD AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
There was no other business.

The meeting closed at 12.25 pm

Chairman

Contact Officer: Joseph Anstee
tel. no.: 020 7332 1480
joseph.anstee@cityoflondon.gov.uk

This page is intentionally left blank

Committee	Dated:
Social Investment Board	12/02/2020
Subject: Progress Report	Public
Report of: Chief Grants Officer and Director of City Bridge Trust (CGO)	For Decision

Summary

This month's report provides short updates on the Bridge House Estates Governance Review, our future social investment strategy, and work to frame our activities in line with the UN Sustainable Development Goals. It also recommends a change in the Fund's working name.

Recommendations:

Members are asked to:

- Note the report; and,
- Agree to change the working name of our Fund from the City of London Corporation Social Investment Fund to the Bridge House Estates Social Investment Fund.

Main Report

Name Change

1. Since launch in 2012 we have referred to our social investment holdings as the *City of London Corporation Social Investment Fund*. This term is used largely for internal reports to Members, but also appears on the City Bridge Trust website as well as occasional publications and sector press. For sake of accuracy given the source of funds for our investments, and in consultation with the Chamberlain, we recommend that you approve the use of the following name: the *Bridge House Estates Social Investment Fund*.

Bridge House Estates Strategic Governance Review

2. The work of the Bridge House Estates (BHE) Strategic Governance Review continues to progress. Given the current status of this work, I have provided a more substantial update in a non-public report in today's papers.

City Bridge Invest

3. Following your July 2019 away half-day and the discussions you had on the social investment fund's future strategy, there is a non-public report in today's papers

providing a further update. This work reflects independent market testing and the Bridge House Estates Governance Review.

UN Sustainable Development Goals

4. We have discussed how the Fund's investments (and future strategy) could be framed in terms of the UN Sustainable Development Goals (UN SDGs), and today's Portfolio Report provides an example of what this might look like.

David Farnsworth

Chief Grants Officer, City Bridge Trust

T: 020 7332 3713 | E: david.farnsworth@cityoflondon.gov.uk

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank