



Bridge House Estates Board

Date: WEDNESDAY, 14 JULY 2021
Time: 11.00 am
Venue: VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)

Members: Deputy Dr Giles Shilson (Chair)
Dhruv Patel (Deputy Chair)
Henry Colthurst
Alderman Emma Edhem
Alderman Alison Gowman
Deputy Jamie Ingham Clark
Paul Martinelli
John Petrie
Judith Pleasance
Deputy Henry Pollard

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Accessing the virtual public meeting

Members of the public can observe this virtual public meeting at the below link:

<https://youtu.be/2bq-jba9d-Q>

This meeting will be a virtual meeting and therefore will not take place in a physical location following regulations made under Section 78 of the Coronavirus Act 2020. A recording of the public meeting will be available via the above link following the end of the public meeting for up to one municipal year. Please note: Online meeting recordings do not constitute the formal minutes of the meeting; minutes are written and are available on the City of London Corporation's website. Recordings may be edited, at the discretion of the proper officer, to remove any inappropriate material.

John Barradell
Town Clerk

AGENDA

Part 1 – Public Agenda

1. **APOLOGIES**

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

3. **BOARD MINUTES***

To agree the public minutes and non-public summary of the meeting held on 4 May 2021.

For Decision
(Pages 9 - 14)

CROSS-CUTTING STRATEGIC AMBITIONS AND GOVERNANCE

4. **MANAGING DIRECTOR'S UPDATE REPORT**

Report of the Managing Director of Bridge House Estates (BHE)

For Information
(Pages 15 - 18)

5. **YEAR 1 PLAN FOR CLIMATE ACTION**

Report of the Chamberlain and the Director of Innovation & Growth

For Decision
(Pages 19 - 22)

6. **YEAR 1 PROGRESS REPORT FOR CLIMATE ACTION***

Report of the Chamberlain

For Information
(Pages 23 - 28)

7. **FUNDER COMMITMENT ON CLIMATE CHANGE**

Report of the Managing Director of BHE

For Decision
(Pages 29 - 32)

8. **MODERN SLAVERY STATEMENT UPDATE FOR 2020/21**

Report of the Chamberlain

For Decision
(Pages 33 - 44)

9. **GOVERNANCE ARRANGEMENTS: ESTABLISHMENT OF A GRANTS COMMITTEE AND CO-OPTION PROTOCOL**
Report of the Managing Director of BHE

For Decision
(Pages 45 - 54)

PRIMARY OBJECT – BRIDGES

10. **TOWER BRIDGE HV SYSTEM REPLACEMENT AND INCREASING RESILIENCE**
Report of the City Surveyor

For Decision
(Pages 55 - 56)

ANCILLARY OBJECT – BRIDGING DIVIDES

11. **FUNDING APPLICATIONS AND REJECTIONS**

- a) **City Bridge Trust Grants of Over £250,000 for Approval**
Report of the Managing Director of BHE

For Decision
(Pages 57 - 62)

- b) **City Bridge Trust Grants Recommended for Rejection**
Report of the Managing Director of BHE

For Decision
(Pages 63 - 66)

FINANCE

12. **UTILISATION OF FUNDING WITHIN THE BHE GRANTS DESIGNATED FUND**
Report of the Chamberlain

For Decision
(Pages 67 - 70)

13. **BRIDGE HOUSE ESTATES PROPOSED FINANCIAL REPORTING PACK**
Report of the Chamberlain

For Information
(Pages 71 - 76)

OTHER

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

15. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

16. EXCLUSION OF THE PUBLIC

MOTION – With the Court of Common Council for the City Corporation as Trustee of Bridge House Estates (Charity No. 1035628) having decided to treat these meetings as though Part VA and Schedule 12A of the Local Government Act 1972 applied to them, it now be moved that the public be excluded from the meeting for the following items of business on the grounds that their consideration will in each case disclose exempt information of the description in paragraph 3 of Schedule 12A, being information relating to the financial and business affairs of any person (including the City Corporation as Trustee of the charity) which it would not be in the charity's best interests to disclose.

For Decision

Part 2 – Non-Public Agenda

17. NON-PUBLIC BOARD MINUTES*

To agree the non-public minutes of the meeting held on 4 May 2021.

For Decision
(Pages 77 - 82)

PRIMARY OBJECT – BRIDGES

18. REPAIRS, MAINTENANCE & 20-YEAR FORWARD MAINTENANCE PLAN - BRIDGEMASTER'S HOUSE AND HORACE JONES HOUSE

Report of the City Surveyor

For Decision
(Pages 83 - 86)

19. BRIDGE HOUSE ESTATES - BRIDGE SECURITY AND SUICIDE PREVENTION REVIEW

Report of the Managing Director of BHE

For Information
(Pages 87 - 90)

20. TOWER BRIDGE (BRIDGE HOUSE ESTATES CHARITY REGISTRATION NO.1035628) FULL YEAR PERFORMANCE REPORT APRIL 2020 TO MARCH 2021*

Report of the Director of Open Spaces

For Information
(Pages 91 - 108)

INVESTMENTS

21. **ORACLE PROPERTY MANAGER (OPN) REPLACEMENT**
Report of the City Surveyor
- For Decision**
(Pages 109 - 138)
22. **DELEGATED AUTHORITY REQUEST: REFURBISHMENT OF TOWER CHAMBERS, 74 MOORGATE, EC2 - BRIDGE HOUSE ESTATES - GATEWAY 5**
Report of the City Surveyor
- For Decision**
(Pages 139 - 140)
23. **DELEGATED AUTHORITY REQUEST: REFURBISHMENT OF ELECTRA HOUSE, 84 MOORGATE, EC2 - BRIDGE HOUSE ESTATES - GATEWAY 5**
Report of the City Surveyor
- For Decision**
(Pages 141 - 142)
24. **CITY FUND, CITY'S ESTATE AND BRIDGE HOUSE ESTATES - SCHEME OF DELEGATIONS AND GATEWAYS**
Report of the City Surveyor
- For Decision**
(Pages 143 - 158)
25. **CITY FUND, CITY'S ESTATE & BRIDGE HOUSE ESTATES - QUARTERLY DELEGATED AUTHORITIES UPDATE - 1ST APRIL 2021 TO 30TH JUNE 2021***
Report of the City Surveyor
- For Information**
(Pages 159 - 168)
26. **CITY FUND, CITY'S ESTATE, BRIDGE HOUSE ESTATES (1035628) AND STRATEGIC PROPERTY ESTATE - ANNUAL VALUATION***
Report of the City Surveyor
- For Information**
(Pages 169 - 174)
27. **CITY FUND, CITY'S ESTATE AND BRIDGE HOUSE ESTATES: ARREARS OF RENT AS AT MARCH 2021 QUARTER DAY MINUS 1***
Report of the City Surveyor
- For Information**
(Pages 175 - 186)

28. **ALL FUNDS – RENTAL ESTIMATES MONITORING REPORT***
Report of the City Surveyor
- For Information**
(Pages 187 - 200)
29. **CITY FUND, CITY'S ESTATE & BRIDGE HOUSE ESTATES - INVESTMENT PROPERTY 6 MONTHLY REVENUE REPORT AND PROJECT UPDATE***
Report of the City Surveyor
- For Information**
(Pages 201 - 208)
30. **CITY'S ESTATE, BRIDGE HOUSE ESTATES AND CITY FUND: VACANT ACCOMMODATION UPDATE AS AT 1ST JUNE 2021***
Report of the City Surveyor
- For Information**
(Pages 209 - 214)
31. **COMMERCIAL RENT - LEGAL ENFORCEMENT OPTIONS - TO FOLLOW**
Report of the Comptroller and City Solicitor
- For Information**
32. **CITY FUND, CITY'S ESTATE AND BRIDGE HOUSE ESTATES - MSCI PERFORMANCE MONITORING TO 31 MARCH 2021 - TO FOLLOW**
Report of the City Surveyor
- For Information**
33. **BHE FINANCIAL INVESTMENTS - PERFORMANCE MONITORING TO 31 MAY 2021: BRIDGE HOUSE ESTATES***
Report of the Chamberlain
- For Information**
(Pages 215 - 228)

OTHER

34. **REPORT OF DECISIONS TAKEN UNDER DELEGATED AUTHORITY OR URGENCY***
Report of the Town Clerk
- For Information**
(Pages 229 - 238)
35. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**

36. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT AND WHICH THE BOARD AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

*NB: Certain non-contentious matters for information have been marked * with recommendations to be agreed without discussion, unless the Committee Clerk has been informed that a Member has questions or comments prior to the start of the meeting.*