



Bridge House Estates Board

Date: WEDNESDAY, 24 NOVEMBER 2021
Time: 11.00 am
Venue: VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)

Members: Deputy Dr Giles Shilson (Chair)
Dhruv Patel (Deputy Chair)
Henry Colthurst
Alderman Professor Emma Edhem
Alderman & Sheriff 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/T0LquSoFXXU>

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. MINUTES*

To agree the public minutes and non-public summary of the meeting held on 15 September 2021.

For Decision
(Pages 7 - 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 - 20)

5. BRIDGING LONDON STRATEGY 2020 - 2045; YEAR ONE ANNUAL PROGRESS REPORT, 2020/21

Report of the Managing Director of BHE

For Decision
(Pages 21 - 50)

Finance

6. CAPITAL FUNDING - PRIORITISATION OF 2022/23 ANNUAL CAPITAL BIDS - INITIAL REVIEW

Report of the Chamberlain

For Decision
(Pages 51 - 60)

7. CAPITAL FUNDING UPDATE*

Report of the Chamberlain

For Decision
(Pages 61 - 72)

8. BHE BUDGET UPLIFT REQUEST - STAFFING

Report of the City Surveyor

For Decision
(Pages 73 - 76)

9. UPDATE ON BHE CONTINGENCY FUNDS

Report of the Managing Director of BHE and the Chamberlain

To be received in conjunction with the non-public appendix at Item 15.

For Information
(Pages 77 - 80)

10. BUDGET MONITORING: 1 APRIL TO 30 SEPTEMBER 2021

Report of the Chamberlain

For Information
(Pages 81 - 88)

Investments

11. PROGRESS UPDATE - MINIMUM ENERGY EFFICIENCY STANDARDS & NET ZERO CARBON ACTION PLAN*

Report of the City Surveyor

For Information
(Pages 89 - 94)

Other

12. ANY OTHER BUSINESS

13. 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

14. NON-PUBLIC MINUTES*

To agree the non-public minutes of the meeting held on 15 September 2021.

For Decision
(Pages 95 - 102)

15. NON-PUBLIC APPENDICES - CENTRAL CONTINGENCIES BUDGET UPDATE

To be received in conjunction with the report at Item 9.

For Information
(Pages 103 - 104)

Cross-Cutting Strategic Ambitions and Governance

16. BRIDGE HOUSE ESTATES PRINCIPAL RISK REGISTER

Report of the Managing Director of BHE

For Decision
(Pages 105 - 148)

Primary Object - Bridges

17. BRIDGE UPDATE REPORT: 50-YEAR MAINTENANCE PLAN AND REPLACEMENT STRATEGY

Report of the Executive Director of Environment

For Information
(Pages 149 - 154)

18. TOWER BRIDGE HALF YEAR PERFORMANCE REPORT APRIL TO SEPT 2021

Report of the Executive Director of Environment

For Information
(Pages 155 - 162)

19. SECURE CITY PROGRAMME BRIEFING TO BRIDGE HOUSE ESTATES BOARD

Report of the Executive Director of Environment and the Commissioner of the City of London Police

For Information
(Pages 163 - 174)

20. SECURE CITY PROGRAMME (SCP) - VIDEO MANAGEMENT SYSTEM (VMS)*

Report of the Executive Director of Environment and the Commissioner of the City of London Police

For Information
(Pages 175 - 196)

Finance

21. DELEGATED AUTHORITY REQUEST: APPROVAL OF THE 2020/21 ANNUAL REPORT AND FINANCIAL STATEMENTS

Report of the Chamberlain and the Managing Director of BHE

For Decision
(Pages 197 - 198)

Investments

22. UPDATE TO BRIDGE HOUSE ESTATES TRANSITIONAL INVESTMENT STRATEGY STATEMENT

Report of the Managing Director of BHE

For Decision
(Pages 199 - 220)

23. 64/65 LONDON WALL - RE-COVERING AND REPLACEMENT OF ROOF - BRIDGE HOUSE ESTATES

Report of the City Surveyor

For Decision
(Pages 221 - 230)

24. REFURBISHMENT OF TOWER CHAMBERS, 74 MOORGATE, EC2 - BRIDGE HOUSE ESTATES

Report of the City Surveyor

For Decision
(Pages 231 - 248)

25. BRIDGE HOUSE ESTATES (BHE): ARREARS OF RENT AS AT SEPTEMBER 2021 QUARTER DAY MINUS 1

Report of the City Surveyor

For Decision
(Pages 249 - 262)

26. BRIDGE HOUSE ESTATES RENTAL ESTIMATES MONITORING REPORT*

Report of the City Surveyor

For Information
(Pages 263 - 268)

27. BRIDGE HOUSE ESTATES - QUARTERLY DELEGATED AUTHORITIES UPDATE - 1ST JULY 2021 TO 30TH SEPTEMBER 2021*

Report of the City Surveyor

For Information
(Pages 269 - 274)

- 28. BRIDGE HOUSE ESTATES - 64-65 LONDON WALL, EC2 - FREEHOLD DISPOSAL - TO FOLLOW**
Report of the City Surveyor

For Decision

- 29. INVESTMENT PERFORMANCE MONITORING TO 31 SEPTEMBER 2021: BRIDGE HOUSE ESTATES* - TO FOLLOW**
Report of the Chamberlain

For Information

- 30. DECISIONS TAKEN UNDER DELEGATED AUTHORITY OR URGENCY***
Report of the Town Clerk

For Information
(Pages 275 - 276)

- 31. ANY OTHER BUSINESS WHICH THE BOARD AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

Part 3 - Confidential Agenda

- 32. CONFIDENTIAL MINUTES***
To agree the confidential minutes of the meeting held on 15 September 2021.

For Decision

*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.*