



Bridge House Estates Board

Date: TUESDAY, 13 SEPTEMBER 2022

Time: 11.00 am

Venue: COMMITTEE ROOMS, WEST WING, GUILDHALL / MICROSOFT TEAMS

Members: Deputy Dr Giles Shilson (Chair)
Paul Martinelli (Deputy Chair)
Deputy Henry Colthurst
Deputy Simon Duckworth (Chief Commoner)
Alderman Professor Emma Edhem
Alderman & Sheriff Alison Gowman
Judith Pleasance
Deputy Henry Pollard
Deputy Nighat Qureishi
Deputy James Thomson

Enquiries: Joseph Anstee
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Accessing the public meeting

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

<https://youtu.be/CvFp4WUGANA>

This meeting will be a hybrid meeting. 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.

Lunch will be served in the Guildhall Club at 1.00pm.

**John Barradell
Town Clerk**

AGENDA

Part 1 - Public Agenda

Governance and Strategy

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 6 July 2022.

For Decision
(Pages 7 - 16)

4. **OUTSTANDING ACTIONS***

Report of the Town Clerk

For Information
(Pages 17 - 20)

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

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

To be considered in conjunction with the non-public appendices at Item 15.

For Decision
(Pages 21 - 28)

6. **CHARITY COMMISSION REQUIREMENT TO REPORT ON SERIOUS INCIDENTS - REPORTING POLICY**

Report of the BHE & Charities Finance Director

For Decision
(Pages 29 - 38)

Finance

7. **UPDATE ON BHE CONTINGENCY FUNDS***

Report of the BHE & Charities Finance Director

For Information
(Pages 39 - 44)

8. **BUDGET MONITORING: 1 APRIL TO 31 JULY 2022**
Report of the BHE & Charities Finance Director

For Information
(Pages 45 - 52)

Primary Object - Bridges

9. **TOWER BRIDGE - INSTALLATION OF PERMANENT WORKING AT HEIGHT CONTROLS AND FABRIC IMPROVEMENTS (PHASE 1 - RESTING BLOCKS)**
Report of the Executive Director of Environment

For Decision
(Pages 53 - 82)

10. **TFL'S LONDON BRIDGE EXPERIMENTAL TRAFFIC RESTRICTION**
Report of the Executive Director of Environment

For Decision
(Pages 83 - 132)

Investments

11. **TREASURY MANAGEMENT STRATEGY 2022/23 - PROPOSED AMENDMENT**
Report of the Chamberlain

For Decision
(Pages 133 - 140)

12. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD AND ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**

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

Governance and Strategy

14. NON-PUBLIC MINUTES

To agree the non-public minutes of the meeting held on 6 July 2022.

For Decision
(Pages 141 - 148)

15. NON-PUBLIC APPENDICES: MANAGING DIRECTOR'S UPDATE REPORT

To be considered in conjunction with the report at Item 5.

For Information
(Pages 149 - 170)

16. BRIDGE HOUSE ESTATES AND CITY OF LONDON POLICE INSTITUTIONAL SERVICE LEVEL AGREEMENT (SLA) PROGRESS

Report of the BHE Chief Operating Officer

For Decision
(Pages 171 - 178)

17. PROPOSED FINAL BHE PRINCIPAL RISK REGISTER

Report of the BHE Chief Operating Officer

For Decision
(Pages 179 - 192)

Primary Object - Bridges

18. HIGHWAYS OVER THE CHARITY'S BRIDGES - TABLE OF FUNCTIONS

Report of the BHE Chief Operating Officer

For Information
(Pages 193 - 214)

Ancillary Object - Charitable Funding

19. DELEGATED AUTHORITY REQUEST: FUNDING APPLICATIONS OVER £500,000

Report of the Managing Director of BHE

For Decision
(Pages 215 - 218)

Investments

20. COLECHURCH HOUSE SE1 - PROPOSED REMOVAL OF PART REINSTATEMENT OF THE ELEVATED FOOTWAY

Report of the City Surveyor

For Decision
(Pages 219 - 228)

21. DELEGATED AUTHORITY REQUESTS

- a) **Delegated Authority Request: Horace Jones House and Bridgemasters House - Works to Address Historic Issues**

Report of the Managing Director of BHE and the City Surveyor

For Decision
(Pages 229 - 238)

- b) **Delegated Authority Request: Commercial Settlement Offer for 30-34 New Bridge Street**

Report of the City Surveyor

For Decision
(Pages 239 - 240)

22. BHE: PERFORMANCE MONITORING OF PROPERTY INVESTMENT PORTFOLIOS TO 31ST MARCH 2022*

Report of the City Surveyor

For Information
(Pages 241 - 244)

23. BHE: OUTSTANDING LEASE RENEWALS & RENT REVIEWS - 1ST JANUARY 2022 TO 30TH JUNE 2022*

Report of the City Surveyor

For Information
(Pages 245 - 248)

24. BHE: RENTAL ESTIMATES MONITORING REPORT (JUNE 2022 QUARTER)*

Report of the City Surveyor

For Information
(Pages 249 - 254)

25. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD AND 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 anticipated to be received without discussion, unless the Chair or Committee Clerk has been informed that a Member has questions or comments prior to the start of the meeting.*