



## Bridge House Estates Board

**Date:** TUESDAY, 15 NOVEMBER 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 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/TUochKOgl8>

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 13 September 2022.

**For Decision**  
(Pages 7 - 14)

4. **OUTSTANDING ACTIONS\***

Report of the Town Clerk

**For Information**  
(Pages 15 - 16)

5. **MANAGING DIRECTOR'S REPORT**

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

**For Decision**  
(Pages 17 - 22)

6. **APPROACH AND TIMELINE TO REDEVELOPING THE JOINT PHILANTHROPY STRATEGY AND CORPORATE VOLUNTEERING STRATEGY**

Report of the Managing Director of BHE

**For Decision**  
(Pages 23 - 28)

7. **GOVERNANCE ARRANGEMENTS - CO-OPTED MEMBERS**

Report of the Managing Director of BHE

**For Decision**  
(Pages 29 - 34)

## Finance

8. **UPDATE ON BHE CONTINGENCY FUNDS\***  
Report of the BHE & Charities Finance Director

**For Information**  
(Pages 35 - 40)

9. **BUDGET MONITORING: 1 APRIL TO 30 SEPTEMBER 2022**  
Report of the BHE & Charities Finance Director

**For Information**  
(Pages 41 - 48)

## Ancillary Object - Charitable Funding

10. **MINUTES OF THE GRANTS COMMITTEE OF THE BRIDGE HOUSE ESTATES BOARD\***  
To note the public minutes and non-public summary of the Grants Committee of the BHE Board meeting on 26 September 2022.

**For Information**  
(Pages 49 - 58)

11. **STRATEGIC INITIATIVE: DO IT NOW NOW CIC (19406)**  
Report of the Managing Director of BHE

**For Decision**  
(Pages 59 - 96)

## Other

12. **DECISIONS TAKEN UNDER DELEGATED AUTHORITY OR URGENCY\***  
Report of the Town Clerk

**For Information**  
(Pages 97 - 98)

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

**14. 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**

**15. NON-PUBLIC MINUTES**

To agree the non-public minutes of the meeting held on 13 September 2022.

**For Decision**  
(Pages 99 - 104)

**16. BRIDGE HOUSE ESTATES - OVERARCHING SAFEGUARDING POLICY STATEMENT**

Report of the BHE Chief Operating Officer

**For Decision**  
(Pages 105 - 112)

**17. DRAFT BHE SUICIDE PREVENTION ACTION PLAN**

Report of the BHE Chief Operating Officer

**For Discussion**  
(Pages 113 - 122)

**Finance**

**18. DELEGATED AUTHORITY REQUEST: APPROVAL OF THE 2021/22 ANNUAL REPORT AND FINANCIAL STATEMENTS**

Report of the Chamberlain and the Managing Director of BHE

**For Decision**  
(Pages 123 - 124)

**Primary Object - Bridges**

**19. TOWER BRIDGE HALF YEAR BUSINESS PERFORMANCE REPORT - APRIL TO SEPT 2022**

Report of the Director of Tower Bridge

**For Discussion**  
(Pages 125 - 132)

## Ancillary Object - Charitable Funding

**20. NON-PUBLIC MINUTES OF THE GRANTS COMMITTEE OF THE BRIDGE HOUSE ESTATES BOARD\***

To note the non-public minutes of the Grants Committee of the BHE Board meeting on 26 September 2022.

**For Information**  
(Pages 133 - 136)

**21. ALLIANCE PARTNERSHIPS - COMIC RELIEF (GLOBAL MAJORITY FUND) (REF: 19551)**

Report of the Managing Director of BHE

**For Decision**  
(Pages 137 - 156)

## Investments

### Financial Investments

**22. INVESTMENTS PERFORMANCE MONITORING TO 30 SEPTEMBER: BRIDGE HOUSE ESTATES\***

Report of the Chamberlain

**For Information**  
(Pages 157 - 192)

### Property Investments

**23. BHE - 23 FINSBURY CIRCUS, LONDON, EC2M - GATEWAY 4C**

Report of the City Surveyor

**For Decision**  
(Pages 193 - 212)

**24. DELEGATED AUTHORITY REQUESTS**

- a) **Salisbury House, 77-82 London Wall, EC2 - Delegated Authority Request**  
Report of the City Surveyor

**For Decision**  
(Pages 213 - 214)

- b) **BHE - Electra House, 84 Moorgate, London, EC2M - Delegated Authority Request**  
Report of the City Surveyor

**For Decision**  
(Pages 215 - 216)

**25. BHE PROGRESS UPDATE - MINIMUM ENERGY EFFICIENCY STANDARDS & NET ZERO CARBON ACTION PLAN FOR INVESTMENT PROPERTY PORTFOLIO\***

Report of the City Surveyor

**For Information**  
(Pages 217 - 224)

**26. BHE INVESTMENT PROPERTY: MONITORING REPORT (RENTAL FORECAST, DELEGATED AUTHORITIES AND ARREARS)\***

Report of the City Surveyor

**For Information**  
(Pages 225 - 232)

**27. ORACLE PROPERTY MANAGER (OPN) REPLACEMENT\***

Report of the City Surveyor

**For Information**  
(Pages 233 - 238)

**Other**

**28. 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.*