



Bridge House Estates Board

Date: WEDNESDAY, 27 APRIL 2022
Time: 11.00 am
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL /
MICROSOFT TEAMS

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

Enquiries: Joseph Anstee
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Accessing the public meeting

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

<https://youtu.be/KZYXR-z5UKg>

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. ORDER OF THE COURT OF COMMON COUNCIL

To receive the Order of the Court of Common Council on 21 April 2022.

For Information
(Pages 7 - 10)

4. ELECTION OF CHAIR

To elect a Chair in accordance with Standing Order 29.

For Decision

5. ELECTION OF DEPUTY CHAIR

To elect a Deputy Chair in accordance with Standing Order 30.

For Decision

6. VOTE OF THANKS TO FORMER BOARD MEMBERS

Chair to be heard.

For Information

7. APPOINTMENT OF COMMITTEES

- a) **Grants Committee of the Bridge House Estates Board**
Report of Managing Director of Bridge House Estates (BHE)

For Decision
(Pages 11 - 16)

- b) **Bridge Management Committee of the Bridge House Estates Board**
Report of the Managing Director of BHE

For Decision
(Pages 17 - 22)

8. **BHE INVESTMENTS WORKING GROUP**
Report of Managing Director of BHE
- For Decision**
(Pages 23 - 24)
9. **BHE ANNUAL REFERENCES TO OTHER COURT COMMITTEES**
Report of Managing Director of BHE
- For Decision**
(Pages 25 - 30)
10. **MINUTES***
To agree the public minutes and non-public summary of the meeting held on 16 February 2022.
- For Decision**
(Pages 31 - 40)
11. **OUTSTANDING ACTIONS***
Report of the Town Clerk
- For Information**
(Pages 41 - 44)
12. **MANAGING DIRECTOR'S UPDATE REPORT**
Report of the Managing Director of Bridge House Estates (BHE)
- To be considered in conjunction with the non-public appendix at Item 24.*
- For Decision**
(Pages 45 - 60)
- Primary Object - Bridges**
13. **TOWER BRIDGE - REPLACEMENT OF DEFECTIVE BRIDGE DRIVING MACHINERY HYDRAULIC COMPONENTS**
Report of the Managing Director of BHE
- For Decision**
(Pages 61 - 76)
14. **BHE BRIDGES LIGHTING POLICY**
Report of the Managing Director of BHE
- For Decision**
(Pages 77 - 90)

Ancillary Object - Charitable Funding

15. MINUTES OF THE GRANTS COMMITTEE OF THE BRIDGE HOUSE ESTATES BOARD* - TO FOLLOW

To note the draft public minutes and non-public summary of the meeting held on 9 March 2022.

For Information

Finance

16. BHE CONTINGENCY FUNDS UPDATE

Report of the BHE & Charities Finance Director, representing the Chamberlain

For Information
(Pages 91 - 96)

17. BHE CONTINGENCY FUND REQUEST - STAFFING

Report of the Managing Director of BHE

For Decision
(Pages 97 - 100)

18. CAPITAL FUNDING UPDATE

Report of the Chamberlain

For Decision
(Pages 101 - 116)

Investments

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

Report of the City Surveyor

For Information
(Pages 117 - 124)

Other

20. REPORT OF DECISIONS TAKEN UNDER DELEGATED AUTHORITY OR URGENCY*

Report of the Town Clerk

For Information
(Pages 125 - 128)

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

22. 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

23. NON-PUBLIC MINUTES*

To agree the non-public minutes of the meeting held on 16 February 2022.

For Decision
(Pages 129 - 136)

24. NON-PUBLIC APPENDICES - MANAGING DIRECTOR'S UPDATE REPORT

To be considered in conjunction with the report at Item 12.

For Information
(Pages 137 - 138)

Ancillary Object - Charitable Funding

25. NON-PUBLIC MINUTES OF THE GRANTS COMMITTEE OF THE BRIDGE HOUSE ESTATES BOARD - TO FOLLOW*

To note the draft non-public minutes of the meeting held on 9 March 2022.

For Information

Investments

26. BHE: ADELAIDE HOUSE, 1-5 ADELAIDE PLACE - NEW 153 YEAR LEASE

Report of the City Surveyor

For Decision
(Pages 139 - 154)

27. BHE - DELEGATED AUTHORITY REQUESTS - CITY SURVEYOR'S DEPARTMENT

Report of the City Surveyor

For Decision
(Pages 155 - 156)

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**

Part 3 - Confidential Agenda

Governance and Strategy

29. **CONFIDENTIAL MINUTES***

To agree the confidential minutes of the meeting held on 16 February 2022.

For Decision

30. **BHE TOM PROPOSAL - PHASE 2**

Report of the BHE & Charities Finance Director, representing the Chamberlain.

For Decision

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