

**BRIDGE HOUSE ESTATES BOARD**  
**Monday, 27 March 2023**

Minutes of the meeting of the Bridge House Estates Board held at Committee Rooms, West Wing, Guildhall and via Microsoft Teams on Monday, 27 March 2023 at 1.45 pm

**Present**

**Members:**

Deputy Dr Giles Shilson (Chair)  
Paul Martinelli (Deputy Chair)  
Alderman Professor Emma Edhem  
Alderman Alison Gowman  
Judith Pleasance  
Deputy Henry Pollard  
Deputy Nighat Qureishi

**Officers:**

David Farnsworth	- Managing Director of Bridge House Estates
Karen Atkinson	- BHE & Charities Finance Director (representing the Chamberlain)
Simon Latham	- BHE Chief Operating Officer
Sacha Rose-Smith	- BHE Chief Funding Director
Cathy Mahoney	- BHE Comms & Engagement Director
Fiona Rawes	- BHE Philanthropy Director
Anne Pietsch	- Comptroller & City Solicitor's Dept.
Amelia Ehren	- BHE Head of Strategy & Governance
Chris Earlie	- Director of Tower Bridge
Geraldine Page	- CBT Funding Director
Tim Wilson	- CBT Funding Director
Nat Jordan	- CBT Funding Manager
Shegufta Slawther	- CBT Funding Manager
Lydia Parr	- CBT Funding Manager
Julia Megone	- BHE Charities Technical & Strategic Finance Manager
Robert Murphy	- City Surveyor's Department
Ola Obadara	- City Surveyor's Department
Andrew Cross	- City Surveyor's Department
Paul Monaghan	- Environment Department
Joseph Anstee	- BHE Governance Officer (representing the Town Clerk)

The Chair welcomed those in attendance to the meeting, as well as any members of the public and partner organisations observing the meeting via YouTube.

1. **APOLOGIES**

Apologies for absence were received from Deputy Henry Colthurst, Deputy Simon Duckworth (Chief Commoner) and Deputy James Thomson.

2. **DECLARATIONS OF INTEREST**

There were no declarations.

3. **MINUTES**

**RESOLVED** – That the public minutes and non-public summary of the meeting held on 22 February 2023 be agreed as a correct record.

4. **OUTSTANDING ACTIONS\***

The Board received a list of outstanding actions for March 2023 and noted the updates provided.

**RESOLVED** – That the list of outstanding actions be noted.

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

The Board considered a report of the Managing Director of BHE providing an update on key areas of activity across the whole charity since the Board last met in February 2023 and outlining upcoming activities for the Board to note. The Managing Director of BHE highlighted recent media coverage of the charity as well as an upcoming Member development session on charity law. In response to a question from a Member regarding funding for Comic Relief, the Chair asked that further information be circulated to the Board following the meeting.

**RESOLVED** – That the report be noted.

6. **PROPEL FUNDING ROUND ONE**

The Board considered a report of the Chief Funding Director presenting four applications for decision as part of the first round of the Propel programme, a funder collaboration stewarded by London Funders which iterated the successes of the London Community Response, a pioneering and widely celebrated vehicle for funder collaboration in response to the Covid-19 pandemic. The programme was also intended to extend collaboration beyond the emergency context, to provide strategic and long-term funding at scale, continuing to test and learn from progressive approaches to funding. The Chief Funding Director introduced the report and presented the Propel programme, also outlining the proposals for consideration by the Board, following their endorsement by the Grants Committee.

The Chair commented that the Propel programme had been announced at the Beacon Collaborative annual event in 2022, noting the £30 million contribution from BHE. The Chair drew the Board's attention to each of the proposals presented and sought the Board's approval, which was agreed.

**RESOLVED** – That the Bridge House Estates Board, in the discharge of functions for the City Corporation as Trustee of Bridge House Estates (charity no. 1035628) and solely in the charity's best interests:

- (i) Agree, as per the terms recommended by the Grants Committee, funding to:
  - a. The Bridge Renewal Trust (charity no. 1131941) of £1,073,400 over three years;
  - b. Inclusion London (charity no. 1157376) of £989,600 over three years;
  - c. The Ubele Initiative (company no. 09035399) of £1,216,600 over three years; and
  - d. Young Westminster Foundation (charity no. 1169255) of £848,400 over three years.

7. **ALLIANCE PARTNERSHIP - SMALLWOOD TRUST**

The Board considered a report of the Chief Funding Director requesting funding of £864,283 over three and a half years be awarded to the Smallwood Trust to establish the Women's London Resilience Fund, a collaborative place-based grants programme to tackle the root causes of gendered poverty, identify approaches that can be scaled and help foster resilient community networks to transform social and economic outcomes for women. The Chief Funding Director introduced the report by providing an update on the Alliance Partnerships programme, and presented the proposal to the Board.

The Chair noted that the proposal had been endorsed by the Grants Committee and sought the Board's approval, which was agreed.

**RESOLVED** – That the Bridge House Estates Board, in the discharge of functions for the City Corporation as Trustee of Bridge House Estates and solely in the charity's best interests, approve a grant of £864,283 as an Alliance Partnership, to the Smallwood Trust for London [charity no: 205798], as per the terms endorsed by the Grants Committee.

8. **BRIDGING DIVIDES: INFRASTRUCTURE FUNDING - CAPACITY BUILDING AND REPRESENTATION - MEDIA TRUST**

The Board considered a report of the Chief Funding Director requesting £585,125 over five years under Bridging Divides to contribute to the delivery costs of 'Stronger Voices', a comprehensive media, strategic communications training, and capacity building programme for 100 equalities organisations in London. The Chief Funding Director introduced the report and presented the proposal to the Board, also advising that the funding had been endorsed by the Grants Committee.

**RESOLVED** – That the Bridge House Estates Board, in the discharge of functions for the City Corporation as Trustee of Bridge House Estates and solely in the charity's best interests, approve a grant of £585,125 over five years to Media Trust, to contribute to the delivery costs of the Stronger Voices Training programme for 100 equalities organisations.

9. **MINUTES OF THE GRANTS COMMITTEE OF THE BHE BOARD\***

**RESOLVED** – That the public minutes and non-public summary of the Grants Committee of the BHE Board meeting on 6 March 2023 be noted.

10. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD AND ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**  
The Chair then reiterated the thanks given to Stewart Goshawk by the Grant Committee, on his last meeting of the BHE Board before moving on from BHE in April 2023. The Chair noted Stewart's longstanding service to City Bridge Trust, having joined in 1995, and thanked him on behalf of the Board for his invaluable contribution to the charity and wishing him well for the future.
11. **EXCLUSION OF THE PUBLIC**  
**RESOLVED** – That 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, 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.
12. **NON-PUBLIC MINUTES**  
**RESOLVED** – That the non-public minutes of the meeting held on 22 February 2023 be agreed as a correct record.
13. **NON-PUBLIC APPENDIX - MANAGING DIRECTOR'S UPDATE REPORT**  
The Board received a non-public appendix to the Managing Director's Update report.
14. **BRIDGE HOUSE ESTATES BOARD GOVERNANCE ARRANGEMENTS 2023/24**  
The Board considered a report of the BHE Chief Operating Officer.
  - a) **APPOINTMENT OF GRANTS COMMITTEE CO-OPTED MEMBERS**  
The Board considered a report of the BHE Chief Funding Director.
15. **ADOPTION OF THE POWER TO TAKE A TOTAL RETURN APPROACH TO INVESTMENT OF THE PERMANENT ENDOWMENT FUND**  
The Board considered a report of the Managing Director of BHE and the BHE & Charities Finance Director.
16. **BHE INVESTMENT STRATEGY STATEMENT**  
The Board considered a report of the Managing Director of BHE.
17. **BRIDGING LONDON STRATEGY: PROPOSED REFRESH**  
The Board considered a report of the BHE Chief Operating Officer.
18. **TOWER BRIDGE BUSINESS DEVELOPMENT PLAN**  
The Board considered a report of the BHE Chief Operating Officer.

19. **EVENTS MANAGEMENT CONTRACT AT TOWER BRIDGE**  
The Board considered a report of the BHE Chief Operating Officer.
20. **PROPOSED NEW PRINCIPAL RISK - TOWER BRIDGE NEW YEAR'S EVE 2023**  
The Board considered a report of the BHE Chief Operating Officer.
21. **THE MONUMENT TO THE GREAT FIRE OF LONDON - UPDATE**  
The Board considered a report of the BHE Chief Operating Officer.
22. **NON-PUBLIC MINUTES OF THE GRANTS COMMITTEE\***  
**RESOLVED** – That the non-public minutes of the Grants Committee of the BHE Board meeting on 6 March 2023 be noted.
23. **BHE CONSTRUCTION PROJECTS UPDATE**  
The Board received a report of the City Surveyor.
24. **CANDLEWICK HOUSE - GATEWAY 5 ISSUE REPORT**  
The Board considered a report of the Managing Director of BHE and the City Surveyor.
25. **PROPOSED FREEHOLD DISPOSAL OF 2 BRIDEWELL PLACE, EC4V 6AP**  
The Board considered a report of the City Surveyor.
26. **BHE: REVENUE WORKS PROGRAMME - 2022/23 PROGRESS REPORT\***  
The Board received a report of the City Surveyor.
27. **DECISIONS TAKEN UNDER DELEGATED AUTHORITY OR URGENCY\***  
The Board received a report of the Town Clerk.
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**  
There was one item of other business.
29. **CONFIDENTIAL MINUTES**  
**RESOLVED** – That the confidential minutes of the meeting held on 22 February 2023 be agreed as a correct record.

**The meeting ended at 3.52 pm**

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Chair

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