

Committee(s): Corporate Asset Sub Committee	Date: 7 th November 2019
Subject: Bridge House Estates Cyclical Works 2020-21	Public
Report of: City Surveyor CS: 441/19	For Information
Report author: Alison Bunn – Head of Facilities Management	

Summary

This report sets out the cyclical programme of work for 2020/21 for properties that this committee are responsible for and form part of the Bridge House Estate portfolio. Those properties are namely Tower Bridge including Bridgemasters House and Millennium Bridge.

The works are taken from the 50-year plan for each bridge and are created in conjunction with colleagues from the Department of the Built Environment and Open Spaces.

Recommendation

Members are asked to:

- Note the content of this report.

Background

1. The City Surveyor is the asset owner for all 5 bridges which form part of the Bridge House Estate portfolio. This committee has corporate ownership for two bridges: Tower Bridge including Bridgemasters and Millennium Bridge and the Property Investment Board for the remaining 3 bridges: Blackfriars, Southwark and London.
2. The upkeep and maintenance for each bridge is the responsibility of the Department of the Built Environment with Planning and Transportation Committee being the overall responsible committee for the bridges.
3. Each bridge has a forward maintenance plan known as the 50-year plan which identifies future cyclical maintenance requirements.
4. Each year the plan is reviewed by the various stakeholders: Department of Built Environment, Open Spaces and City Surveyors to determine which projects should form part of the following year's works.
5. The plans operate on an annual cycle and works identified in Appendix 1 will be completed in financial year 20/21, 1st April 2020 to the 31st March 2021.

6. In relation to Tower Bridge the areas of responsibility are as follows:
- Maintenance and Upkeep of Bridge – Department of the Built Environment
 - Management of the Bridge and its Operations – Open Spaces
 - Service Delivery for Facilities Management Services – City Surveyor's

Each team deliver the project that falls within their area of responsibility; and to ensure projects are effectively delivered, there are several inter-departmental working groups:

- Tower Bridge Strategic Co-ordination Group. Chaired by CSD, the group consists of officers from DBE, CSD, Tower Bridge operations, and Chamberlain's, to ensure all maintenance for the Bridge is appropriately managed.
 - Bridges and Structural Asset Management Group. Chaired by CSD to ensure the risks as outlined on the City Corporation Risk Register, are managed appropriately and that the structures are being adequately inspected and appropriate maintenance carried out.
 - 50-year plan review Group. Chaired by DBE Structures team to ensure that all planned maintenance is recorded into the 50-year financial plan.
7. For the Millennium Bridge all responsibility for the maintenance and upkeep of the bridge falls to the Department of the Built Environment.
8. Whilst Bridgemasters House falls within the curtilage of Tower Bridge it is not included in the 50-year plan for the Bridge, it holds its own Forward Maintenance Plan. Bridgemasters was refurbished 2 years ago there are no cyclical maintenance items due for this location in year 20.21
9. Governance of the Bridges fall to Planning & Transportation Committee as they are responsible for the construction, maintenance and upkeep of the bridge, except for the tourism operation.

Appendix

- Appendix 1 20.21 Cyclical Projects

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