

Jacob Gemma

From: Brown Andy
Sent: 29 January 2016 16:49
To: Bee Emmott; Tony Marley (GBT)
Cc: Martin Lister (GBT)
Subject: Daily grid
Attachments: GB daily lookahead to purdah 2016-01-29.docx

Hiya

When we met on Wednesday I said I would have a stab at putting together a day-by-day lookahead through the next couple of months -- attached is a first go at this

It'll likely have lots of mistakes and omissions, and there are a few optimistic target dates. But shall we use it as a base for our chat on Monday morning at 9am?

Thanks and have a good weekend

Andy

P.S. Hope everything went well with the construction contract today, and that you have what you need from our end. Let me know if not!

Andy Brown

Programme Manager, Garden Bridge & Managing Director's Office - TfL Planning

Transport for London

10th Floor, Windsor House, 42-50 Victoria Street, London SW1H 0TL

Direct: [REDACTED] | Auto: [REDACTED]

Mobile: [REDACTED]

Jacob Gemma

From: Brown Andy
Sent: 27 January 2016 14:07
To: 'Rebecca Olajide'
Subject: Friday's meeting

Hi Rebecca

Is the new Friday meeting time what you were hoping for?

If not let me know and I can speak to Judy. There is scope for a bit more movement in RdC's diary if required, but it might be prudent to let me handle it from this end...!

Andy

Andy Brown

Programme Manager, Garden Bridge & Managing Director's Office - TfL Planning

Transport for London

10th Floor, Windsor House, 42-50 Victoria Street, London SW1H 0TL

Direct: [REDACTED] | Auto: [REDACTED]

Mobile: [REDACTED]

Jacob Gemma

From: Martin Lister <[REDACTED]@gardenbridge.london>
Sent: 28 January 2016 17:41
To: Simon Poole; Adam Down; Anthony Marley; Rob Leslie-Carter; Emma Barnett; Martin Woodhouse; Brown Andy
Cc: Hannah Jones; George Kirwan
Subject: FW: DRAFT Level 1 Visio Schedule - Tuesday meeting
Attachments: image001.jpg; DRAFT 20160127 High Level Schedule to Project Completion - Level 1.pdf

All,

Next Tuesdays meeting will be based on a review of this programme and reviewing issues that may prevent us successfully hitting these key milestones. The existing action list will be maintained but with the actions sorted so they can be reviewed at the relevant time.

Any comments would be appreciated.

We also have a more detailed view of the pre construction activities in a flow chart produced by Andy that I will also bring along.

Regards

martin

From: George Kirwan <[REDACTED]@arup.com>
Date: Thursday, 28 January 2016 at 17:30
To: Martin Lister <[REDACTED]@gardenbridge.london>
Cc: Marjan Gholamalipour <[REDACTED]@arup.com>, Rob Leslie-Carter <[REDACTED]@arup.com>
Subject: DRAFT Level 1 Visio Schedule

Martin,

As discussed, please find attached a draft Level 1 schedule of the Garden Bridge Project for comment.

This schedule has been created with the following assumptions:

- South Side lease and property agreements are made prior to 21st March Lambeth Cabinet.
- South Side S106 will be Discharged before 1st July 2016
- North Side Advertisement/Objections of S233 will run parallel with S233 Jr Period
- North Side Cabinet members will authorise sections without going to cabinet meeting
- North Side S106 will be Discharged before 1st July 2016
- We will meet our planned Start on Site date of the 1st July 2016.

This is based on our meeting with BDB on Tuesday 26th Jan 2016. However, LU schedule sees the north side schedule running behind the attached, with the S106 section being discharged on the 18th July 2016 which would subsequently not allow us to start on site until late July.

Further risks to the start on site date are:

- Not having South Side lease and property agreements in place prior to 21st March Lambeth Cabinet.
The next Cabinet meeting is 11th April 2016.
- North Side Sections needing to be discharged at a cabinet meeting. The next of these is 22nd Feb 2016.

I will be able to amend in line with comments tomorrow if required.

Kind regards,

George Kirwan

Planner | Programme & Project Management

Arup

13 Fitzroy Street London W1T 4BQ United Kingdom

t [REDACTED]

www.arup.com



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Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 29 January 2016 07:53
To: Bee Emmott
Subject: FW: FOR REVIEW: Mayor's response to Architect's Journal on Heatherwick on trip to San Francisco

Bee - FYI

-----Original Message-----

From: Harrison-Cook Victoria
Sent: 28 January 2016 19:57
To: Richard de Cani (MD Planning); Everitt Vernon
Cc: Brown Andy; Brown Matt; Beaney Joanne; Canning Thomas; Shrestha Rumi; Lee Stuart
Subject: FOR REVIEW: Mayor's response to Architect's Journal on Heatherwick on trip to San Francisco

Richard / Vernon

City Hall has been in touch. Apparently the Mayor told Len Duvall in the lift that Heatherwick did attend the meeting in San Francisco which the Mayor was previously quizzed on at the Oversight Committee on the Garden Bridge that you, Richard, and Mike were also questioned at. They are trying to imply this suggests a shoe in to working on the project.

Subsequently the Architect's Journal has asked City Hall a whole raft of questions which are listed below together with their proposed response.

Please let me know if there are any issues with what they plan to say.

Vernon - I don't think Mike needs to see this but please let me know if you disagree.

Thanks
Victoria

QUESTION

- How this TfL architectural competition can now be regarded as anything other than a sham which given that the TfL chair and other senior figures were not only wedded to one of the three proposals but were already travelling across the world to fundraise on behalf of it?
- Who else attended from the Garden Bridge/Heatherwick team?
- Why did the mayor not report this trip to San Francisco in his monthly report to the London Assembly given that producing such a report is a statutory requirement under the 1999 GLA Act?
- Why, even when an FOI request was made for his diary he listed the trip as a Private Trip (see below)? This is despite the fact that the £10,000 cost of the trip and accommodation (including also Eddie Lister and Isabel Deding) was picked up by the Greater London Authority.

- Why has the GLA refused to divulge this information for the past six weeks despite Boris Johnson agreeing in principle to release this information at the Dec 17th meeting of the Assembly's oversight committee? At the hearing, the mayor said he wouldn't name the others at the meeting in order not to prejudice ongoing conversations with the potential sponsor. He said: 'As you will appreciate, there are still discussions going on with this body about potential sponsorship. I don't particularly want to prejudice those conversations. There are some quite promising lines of conversation.' This reason for not disclosing further information about the trip has also been cited in an FOI response earlier this month. However, sources close to Apple have told the AJ that the company is not involved in any discussions concerning the Garden Bridge and there is no prospect of sponsorship. A source said: 'Apple has no involvement in this bridge project and is not considering getting involved'.

DRAFT RESPONSE

A spokesperson for the Mayor of London said: "The Mayor met with Apple in 2013 to discuss a number of investment opportunities in London. Thomas Heatherwick was also in California to meet a separate commitment with Apple. Given that he had already expressed interest in creating a Garden Bridge, the Mayor invited him to join the meeting and outline his ideas.

"That meeting had no bearing on the procurement process led by Transport for London for the design of the Garden Bridge, which was open, fair and transparent.

"The Garden Bridge will be a spectacular new addition to London. Work on building the bridge is due to begin this year and it is widely supported by Londoners and businesses on both sides of the river."

Information for reporter:

- Thomas Heatherwick and one of his colleagues, Stuart Wood, were in California at the same time as the result of a separate invitation from Apple and attended the meeting.
- Joanna Lumley was not present at any of the meetings.
- The Mayor's report sets out key engagements. Meetings regarding emerging proposals may not be included if they could prejudice commercial confidentiality.
- The original entry was listed as a private trip in order not to prejudice commercial confidentiality. In April 2013 the Mayor published his expenses for a trip to San Francisco on the Greater London Authority website. These were listed as 'Return flights from London to San Francisco. Negotiations for a major investment in London' and 'Accommodation costs at Intercontinental Hotel in San Francisco. Negotiations for a major investment in London'.
- There are still ongoing discussions with Apple about potential investments in London and the Mayor does not wish to prejudice those conversations.
- Major procurement decisions are reviewed and approved by the TfL Board and its Committees in accordance with TfL's Standing Orders, which are available on their website and are in line with Corporate Governance best practice.
- In addition, procurement falls within the remit of TfL's audit and assurance processes, which were highlighted in May 2015 by the Chartered Institute of Internal Auditors as a model of how to organise a successful internal audit function.
- The Commissioner of Transport for London, Mike Brown, is wholly satisfied with the decision-making and internal audit processes for the procurement of the Garden Bridge.
- The London Assembly wrote to the Mayor requesting a great deal of information on 29 December. We are in the process of responding to them.

Sent from my iPhone

Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 09 February 2016 15:15
To: 'Bee Emmott'; 'CAMERON Ian'; Emma Barnett
Subject: FW: Garden Bridge | Highway Layout on Temple Place and Surrey Street

There is clearly a disconnect here – he needs the other two bits of correspondence as well

Better if you send direct rather than me as middle man

From: King, Graham [mailto:████████@westminster.gov.uk]
Sent: 09 February 2016 15:12
To: Richard de Cani (MD Planning)
Subject: Re: Garden Bridge | Highway Layout on Temple Place and Surrey Street

Yes that is the only one I have.
Graham

Sent from Samsung Mobile

----- Original message -----

From: "Richard de Cani (MD Planning)" <████████@tfl.gov.uk>
Date: 09/02/2016 14:59 (GMT+00:00)
To: "King, Graham" <████████@westminster.gov.uk>
Cc: 'Bee Emmott' <████████@gardenbridge.london>, Emma Barnett <████████@adamshendry.co.uk>, "Mason, Matthew" <████████@westminster.gov.uk>
Subject: FW: Garden Bridge | Highway Layout on Temple Place and Surrey Street

Graham – highways letter – you should have received this on Friday

Richard

From: Rebecca Olajide <████████@gardenbridge.london>
Date: Friday, 5 February 2016 17:35
To: "████████@westminster.gov.uk" <████████@westminster.gov.uk>
Cc: Mason Matthew <████████@westminster.gov.uk>, Emma Barnett <████████@adamshendry.co.uk>, Bee Emmott <████████@gardenbridge.london>
Subject: Garden Bridge | Highway Layout on Temple Place and Surrey Street

Dear Graham,

Please find the attached letter re the Highway Layout on Temple Place and Surrey Street sent on behalf of Bee Emmott, Executive Director.

Best wishes

Rebecca Olajide
Team Administrator, Garden Bridge Trust
Somerset House, Strand, London, WC2R 1LA

Tel: [REDACTED]
Email: [REDACTED] gardenbridge.london



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Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 08 February 2016 18:14
To: Anthony Marley; 'Bee Emmott'
Cc: Ritchie Charles; Brown Andy
Subject: FW: Garden Bridge [EFILE-Legal02.577691.2114919] [MACS-LIVE_LIB.FID2690254]

Both

We need to agree the position in relation to collateral warranties. As drafted, the contract will allow the warranties (including the question of whether a PCG will be given to LUL and the GLA) to be agreed post-contract by use of "reasonable endeavours", although if no agreement is reached within 56 days, then the contractor will just provide the warranties in such form as it is prepared to provide.

Just to reiterate – GLA and LUL will need collateral warranties and a PCG. If these are not agreed now then we need a commitment that they will be within the 56 day period.

Can you please confirm this is the case

Thanks Richard

From: Vickers, Sue (SEP) [mailto: [REDACTED]@macfarlanes.com] On Behalf Of Minogue, Ann (AEM)
Sent: Monday 08 February 2016 12:36
To: Gemma Whittaker; Michael Hallowell
Cc: Giles Clifford; [REDACTED]@tfl.gov.uk'; 'Pattison Jennifer ([REDACTED]@tfl.gov.uk)'; 'Anthony Marley'; 'KIRKHAM Karen'; Minogue, Ann (AEM)
Subject: Garden Bridge [MACS-LIVE_LIB.FID2690254]

Dear Michael/Gemma

I gather that you spoke to Anthony on Friday 5 February 2016 in relation to the mechanism now included in the construction contract for delivery of collateral warranties to London Underground Limited and Greater London Authority given the fact that the forms of the collateral warranties - and particularly the provisions for parent company guarantees contained in both of them together with clause 3 of the LUL collateral warranty have not yet been agreed.

The construction contract provides that the parties will use reasonable endeavours to agree these provisions within 56 days of the date of the contract agreement - and in the case of the obligations under clause 3 provided that the construction contract is itself varied to accommodate the requirements of clause 3. If the parties do not agree these provisions then the contractor shall within a further period of 28 days provide collateral warranties in favour of LUL and the GLA without such provisions.

If the contractor does not use reasonable endeavours then there is an ability to terminate although obviously the Trust would hope that this would not occur.

In addition, of course, the Trust also has the ability to terminate the Construction Contract at any time for convenience on 28 days' notice.

Please call me if you have any queries.

Regards.

Ann

Ann Minogue

Partner
Macfarlanes LLP

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Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 09 February 2016 14:52
To: 'Bee Emmott'
Subject: FW: Garden Bridge - response to Westminster's queries

Bee – can you send on to graham – should come from you thanks

From: CAMERON Ian [mailto: [REDACTED]@bdb-law.co.uk]
Sent: 05 February 2016 17:17
To: 'Chris Oakley'
Cc: [REDACTED]@nabarro.com'; 'Bee Emmott'; 'Anthony Marley'; [REDACTED]@gardenbridge.london'; Richard de Cani (MD Planning); Brown Andy; CHALLIS Mark; PERRIN Bob; 'Emma Barnett ([REDACTED]@adamshendry.co.uk)'; 'Adam Down'
Subject: Garden Bridge - response to Westminster's queries

Chris,

Below is the text of the email from Marc Franks to BDB of 22 January raising 5 specific queries. We have added our responses in blue which we hope will allow this matter to be progressed.

Kind regards

Ian

1. Our client is in principle happy to assist GBT. However, the Council will need complete coverage for any potential liabilities which it may incur as a result of providing such assistance and entering into the envisaged transactions. As I understand it, that will mean that a GLA or equivalent substantial guarantee will be required and caveats or limits to the indemnity provisions are not agreed. I appreciate that this is not in line with your intended approach but do not believe that lawyers alone can do anything to move this point forward. Our instructions on this are that the GLA, or equivalent, will not be providing any form of guarantee. We see the potential liabilities for the Council as covering two main areas: JR costs and compensation that may be payable by the Council following the exercise of s237. As far as JR costs are concerned, GBT would of course be happy to bear them provided that the scheme is intended to progress, but it cannot agree to pay the costs of defending any claim where there is no prospect of the Bridge proceeding and any defence is submitted purely for reputational reasons relating to the Council. In order to progress this, the Trust would be willing to reserve a fund of £250,000 to cover these potential JR-related liabilities which should be easily sufficient. We suggest that the simplest way to proceed would be for our client to pay this sum to BDB and we then provide a solicitor's undertaking to the Council. Please could you confirm your instructions. In terms of the second limb, as you know, the professional advice that our client has received is that no compensation will be payable as there would be no diminution in value of any land interests. However, GBT will provide an indemnity in relation to any costs incurred following the exercise of s.237.
2. Officers have stressed to me that appropriation is an incredibly sensitive issue within the Council and as I mentioned when we met, the Council does very much see this as a solution of last resort. Can I stress again the importance of getting the updated report on efforts made to negotiate and the report on title – without those, we will not be able to make any progress on this issue. Previous examples of appropriation have involved council members requiring developers to go back and renegotiate with adjoining owners a number of times and on the basis of previous experience, any process of appropriation is likely to be a lengthy one. We should have the updated schedule of negotiations with you later today/Monday. That schedule will reference the approaches made to all affected, including those for example in Arundel Great Court (AGC) who bought off-plan. Despite the Trust having written to all 21 owners in that development on several occasions, no objections were received, indeed 3 returned signed consents. In total we have now have 7 signed consents from all those affected by the scheme. As you know this question of whether GBT has used best endeavours to obtain the consents of those with the benefit of the statutory restrictions will form part of our next set of instructions to Andrew Tait QC. Please can you confirm your agreement to the current draft of the instructions which was sent this morning so that we can issue these instructions as soon as possible. As you know, even if one beneficiary withholds their consent, then sections 237 and 241 would still have to be operated and such exercise would cover all relevant restrictions and would not operate so as to exclude those who had consented. A draft report on relevant registered titles has been prepared. We await the results of our local search in respect of the land comprised in those titles. We have not, for present purposes, raised CPSEs of the Council in respect of its titles. We await confirmation whether the Council expects LUL to have provided replies to CPSEs in respect of its titles. You will be aware of an application by LUL for first registration of sub-surface interests expressly excluded from the Council's titles. Our report will not extend to those sub-surface interests as they are not considered relevant and there is no title yet available to review and report upon.

3. The Council are keen to understand what the position is with Lambeth Council – has agreement been reached with Lambeth or are there outstanding issues? If there are, what are those issues? We have a meeting with Lambeth scheduled for Monday 8 February to run through any outstanding issues on the section 106 agreement, we do not believe any are insurmountable.
4. WCC are amenable in principle to transfer the freehold of the stairs and ramps. Noted
5. WCC do want to see the commercialisation issue addressed in the documentation. We would be happy to review and take instructions on any suggestions you may wish to put forward. GBT understands the need for the Council to satisfy its duty to achieve best value and looks forward to discussing this aspect with the Council once the Council has received its valuation advice, whereupon it would seem sensible to convene a meeting between the Council or its valuers and GBT's surveyor, Martin Woodhouse, to discuss how that duty can be satisfied.



BIRCHAM DYSON BELL

Ian Cameron **Legal Director, Government and Infrastructure**

T [REDACTED]

[REDACTED]

W www.bdb-law.co.uk

For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

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Jacob Gemma

Subject: FW: Simon's leaving drinks
Location: Temple Brew House, 46 Essex St WC2R 3JF

Start: Thu 11/02/2016 17:30
End: Thu 11/02/2016 21:00

Recurrence: (none)

Meeting Status: Accepted

Organizer: Hannah Jones

Hi Andy

As mentioned, be great if you could join for a pint.

Kind Regards,

Simon

-----Original Appointment-----

From: Hannah Jones

Sent: 08 February 2016 09:58

To: Hannah Jones; Adam Down; Bee Emmott; Bernadette O'Sullivan; Crispin Rees; Eva de Blocq van Kuffeler; Fran Edwards; Harry Zelenka Martin; Jackie Brock-Doyle; Jade Williamson; Jane Hywood; Jim Campbell; Martin Woodhouse; Michael Wood; Paul Foster; Rebecca Olajide; Wendy Blair; Mike Penny; Simon Poole; Anthony Marley; Emma Barnett; Martin Lister

Subject: Simon's leaving drinks

When: 11 February 2016 17:30-21:00 (UTC) Dublin, Edinburgh, Lisbon, London.

Where: Temple Brew House, 46 Essex St WC2R 3JF

Dear all,

Please come along to Simon's leaving drinks this Thursday evening.

Temple Brew House is 5 minutes around the corner on Essex St, just off Strand:

<https://www.google.co.uk/maps/dir/Somerset+House,+Strand,+London/The+Temple+Brew+House,+46+Essex+St,+London+WC2R+3JF/@51.512053,->

[0.1164502,18z/data=!4m13!4m12!1m5!1m1!1s0x487604b5f3c46771:0x439ecc438a580a1!2m2!1d-0.117148!2d51.511059!1m5!1m1!1s0x487604b48d5c7c8b:0xd222dc7875f63810!2m2!1d-0.1130257!2d51.5129362](https://www.google.co.uk/maps/dir/Somerset+House,+Strand,+London/The+Temple+Brew+House,+46+Essex+St,+London+WC2R+3JF/@51.512053,-0.1164502,18z/data=!4m13!4m12!1m5!1m1!1s0x487604b5f3c46771:0x439ecc438a580a1!2m2!1d-0.117148!2d51.511059!1m5!1m1!1s0x487604b48d5c7c8b:0xd222dc7875f63810!2m2!1d-0.1130257!2d51.5129362)

Thanks and hope to see you there

Hannah

Hannah Jones

Project Assistant, Garden Bridge Trust

Somerset House, Strand, London, WC2R 1LA

Tel: [REDACTED]

Email: [REDACTED] [gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)

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Jacob Gemma

From: Martin Woodhouse <[REDACTED]@gardenbridge.london>
Sent: 09 February 2016 12:13
To: Brown Andy; Bee Emmott
Subject: Fwd: CSCB Heads

FYI

Begin forwarded message:

From: "Roebuck,Sandra" <[REDACTED]@lambeth.gov.uk>
Date: 9 February 2016 at 12:08:12 GMT
To: "[REDACTED]@gardenbridge.london"
<[REDACTED]@gardenbridge.london>, "Foster1,Sue" <[REDACTED]@lambeth.gov.uk>
Subject: Re: CSCB Heads

Dear Martin, as a result of our meeting with CSCB, further review and refinement was needed before issue, so no they weren't. We will let you know when they are circulated and update you at our meeting on Thursday if that is OK.

Sandra

Sent from [Outlook Mobile](#)

On Tue, Feb 9, 2016 at 2:57 AM -0800, "Martin Woodhouse"
<[REDACTED]@gardenbridge.london> wrote:

Sue / Sandra

Please could you confirm if the heads of terms were issued to CSCB on Friday.

Thanks

Martin

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Jacob Gemma

From: Bee Emmott <[REDACTED]@gardenbridge.london>
Sent: 09 February 2016 09:55
To: Richard de Cani (MD Planning)
Cc: Brown Andy
Subject: Fwd: DfT
Attachments: 160204_Letter to Lord Ahmad.pdf; ATT00001.htm; 160204_Letter to Lord Ahmad.docx; ATT00002.htm

Attached

Begin forwarded message:

From: Rebecca Olajide <[REDACTED]@gardenbridge.london>
Date: 9 February 2016 at 09:53:25 GMT
To: Bee Emmott <[REDACTED]@gardenbridge.london>
Subject: RE: DfT

[Here you go](#)

From: Bee Emmott
Sent: 09 February 2016 09:47
To: Rebecca Olajide <[REDACTED]@gardenbridge.london>
Subject: Re: DfT
Can you send me the Lord Ahmed letter that was sent last week?

On 9 Feb 2016, at 09:45, Richard de Cani (MD Planning) <[REDACTED]@tfl.gov.uk> wrote:

Can you send me the as sent version of this please Bee
Thanks Richard

From: Bee Emmott [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 04 February 2016 12:12
To: Richard de Cani (MD Planning)
Subject: DfT

Richard – something like the attached? Ive also attached letter that was sent to Lord A on 6th Jan.
Bee

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Jacob Gemma

From: Martin Woodhouse <[REDACTED]@gardenbridge.london>
Sent: 10 February 2016 11:28
To: Brown Andy
Cc: Bee Emmott
Subject: Fwd: Garden Bridge [BDB-BDB1.FID9687441]

Andy

Following out conversation yesterday BDB have produced the text below, which, we would be able to supply to LBL if required.

Regards
Martin

Begin forwarded message:

From: PERRIN Bob <[REDACTED]@bdb-law.co.uk>
Date: 10 February 2016 at 11:18:58 GMT
To: 'Martin Woodhouse' <[REDACTED]@gardenbridge.london>
Cc: HERRICK Georgie <[REDACTED]@bdb-law.co.uk>
Subject: **Garden Bridge [BDB-BDB1.FID9687441]**

Martin

You asked me to summarise the leasehold interests being acquired for the project. While GBT's preference would be to take leases of equal duration for all parts of the Bridge, the circumstances on the South Bank are constrained by term of current headlease.

Accordingly, GBT is expecting to achieve:

North Bank: lease terms for 200 years

River: lease term for 200 years

South Bank: lease term for [75] years, with option to renew lease if headlease renewed, and otherwise scope to renew under the 1954 Act.

Each lease taken by GBT will include a tenant's break exercisable by notice coupled with an obligation to remove the Bridge, if required by the landlord.

I trust this gives you what you need.

Regards
Bob



Bob Perrin Partner

T [REDACTED]
[REDACTED]
W www.bdb-law.co.uk

For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

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Jacob Gemma

From: Bee Emmott <[REDACTED]@gardenbridge.london>
Sent: 09 February 2016 17:59
To: Brown Andy
Subject: Fwd: Garden Bridge Letter
Attachments: image002.jpg; ATT00001.htm; 160209_letter to Richard De Cani.pdf; ATT00002.htm

FYI

Begin forwarded message:

From: Rebecca Olajide <[REDACTED]@gardenbridge.london>
Date: 9 February 2016 at 17:48:14 GMT
To: "Richard de Cani (MD Planning)" <[REDACTED]@tfl.gov.uk>
Cc: Bee Emmott <[REDACTED]@gardenbridge.london>
Subject: Garden Bridge Letter

Dear Richard
Please find the attached letter from Bee confirming the award of the main construction contract.

Best wishes
Rebecca Olajide
Team Administrator, Garden Bridge Trust
Somerset House, Strand, London, WC2R 1LA

Tel: [REDACTED]
Email: [REDACTED]@gardenbridge.london

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Jacob Gemma

From: Anthony Marley <[REDACTED]@gardenbridge.london>
Sent: 27 January 2016 16:00
To: Brown Andy
Cc: Bee Emmott
Subject: Fwd: GBT amendment to planning condition

As requested. More to emails follow.

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,
South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]
e: [REDACTED]@gardenbridge.london

Begin forwarded message:

From: Anthony Marley <[REDACTED]@gardenbridge.london>
Date: 27 January 2016 at 08:25:06 GMT
To: "King, Graham" <[REDACTED]@westminster.gov.uk>
Cc: Bee Emmott <[REDACTED]@gardenbridge.london>
Subject: Re: GBT amendment to planning condition

Much appreciated,
Thanks.

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,
South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]
e: [REDACTED]@gardenbridge.london

On 27 Jan 2016, at 08:19, King, Graham <[REDACTED]@westminster.gov.uk> wrote:

Anthony
I am consulting colleagues on this and hope to get back to you shortly
Graham

Sent from Samsung Mobile

----- Original message -----

From: Anthony Marley <[REDACTED]@gardenbridge.london>
Date: 26/01/2016 21:37 (GMT+00:00)
To: "King, Graham" <[REDACTED]@westminster.gov.uk>
Cc: Bee Emmott <[REDACTED]@gardenbridge.london>
Subject: GBT amendment to planning condition

Hi Graham,

The GBT wrote earlier this month seeking Westminster City Council's consent to use its name to support a Section 96a application and seem not to have received a reply.

If you would like to discuss this in greater detail please give me a call. To assist your consideration, I attach a letter provided by TfL/London Underground offering their consent to our application and would be grateful if you could seek to replicate a similarly brief letter.

Kind regards

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,
South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]

e: [REDACTED] gardenbridge.london

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Look out for your electoral registration form in the post. It's important you respond to ensure you remain on the electoral register even if you're already registered. www.westminster.gov.uk/annual-canvass-2015.

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Westminster City Council: www.westminster.gov.uk

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Jacob Gemma

From: Anthony Marley <[REDACTED]@gardenbridge.london>
Sent: 27 January 2016 16:03
To: Brown Andy
Subject: Fwd: GBT WCC highway layout proposal and feedback

As discussed

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,
South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]
e: [REDACTED]@gardenbridge.london

Begin forwarded message:

From: Anthony Marley <[REDACTED]@gardenbridge.london>
Date: 26 January 2016 at 23:12:41 GMT
To: "[REDACTED]@westminster.gov.uk" <[REDACTED]@westminster.gov.uk>
Cc: Bee Emmott <[REDACTED]@gardenbridge.london>, Simon Poole <[REDACTED]@gardenbridge.london>
Subject: GBT WCC highway layout proposal and feedback

Graham,

I seek your assistance to expedite the resolution of a mutually agreeable highway layout in Temple Place following discussions with WCC Highways, WCC Planning, TfL and other adjacent stakeholders, and the most recent feedback from WCC in the email below.

As you may recall the original planning application foresaw the relocation of taxi spaces from Temple Place to Surrey Street located adjacent to the relocated Cabmen's Shelter (itself a subject of a separate planning application and listed building consent).

Since the approval of the planning application in December 2014, GBT has refined the highways configuration to ensure:

- That it meets TfL's requirements for 4No working taxi bays, 5No rest bays and 2No coach bays in the immediate vicinity of the Garden Bridge on Temple Place and Surrey Street.
- That it maintains the operability of rest rank (5No spaces) during construction to the satisfaction of TfL. *Note: TfL have now confirmed their acceptance in response to the related planning condition.*
- That it addresses WCC's and LBL's Planning Condition relating to Coach and Taxi Management, by providing multi-modal transport options in the immediate vicinity of the North Bank entrance.
- That it maintains WCC's coach parking provision on Temple Place (we understand from WCC's planners this is used by coaches servicing WCC theatres).
- That it broadly appeases adjacent land interests with both AGC and KCL consulted in the development of our proposals and staging arrangements.

In addition to considerable consultation with TfL and other stakeholders, my team has met with WCC's Highways and Planning team to identify a workable solution on the following dates:

- 09/09/15 – site visit with WCC Highways to review both temporary and permanent highway arrangements
- 01/10/15 – WCC Highways meeting with TfL to review how the existing taxi space provision could be maintained.
- 27/10/15 - site visit with WCC Highways to review both temporary and permanent highway arrangements

- 24/11/15 – presentation of proposals to WCC's Peter Bennett who confirmed WCC's intention to put forward to WCC's Parking Board.

You will note the considerable efforts the GBT has made to balance the needs of all involved parties and we would request that WCC revisit its latest position on the proposed highway with GBT (and potentially TfL).

The feedback in the email below appears to contradict the principles explored with WCC over the last 6 months and the proposals outlined in the original planning application. A wholesale change would also prolong consultation with TfL, AGC and other stakeholders and significantly impair the GBT's ability to discharge the related pre-commencement planning condition (and potentially other related conditions).

Grateful for your thoughts on how we can work together to refine our existing highways layout in order to allay some of WCC's concerns.

As always, happy to discuss.

Anthony Marley MSc MIET MAPM

Programme Director, Garden Bridge Trust,

South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]

e: [REDACTED] [gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)

From: "Broadhurst, Chris" <[REDACTED]@WSPGroup.com>

Date: Friday, 22 January 2016 10:07

To: "Bennett, Peter" <[REDACTED]@westminster.gov.uk>, Simon Poole

<[REDACTED]@gardenbridge.london>

Cc: Emma Barnett <[REDACTED]@adamshendry.co.uk>, Gavin Wicks

<[REDACTED]@arup.com>, "Kennedy, John" <[REDACTED]@westminster.gov.uk>

Subject: RE: GBT Temple Place - Permanent and Temporary Parking Configurations
Simon,

I met with Officers of Westminster Council's Transportation team on Friday regarding the parking proposals that form part of the Garden Bridge Temple Place Highway Scheme.

Below are a number of comments that were made:

- The proposed motorcycle parking location clashes with the new entrance with Tweezer's Alley (see attached FYI), a new location for these will need to be identified and proposed;
- The loss of nine pay to park bays will not be considered acceptable;
- Parking bays should be considered at the proposed coach parking location to offset any loss of parking. An alternative location for the coach parking should be investigated if it is required for the scheme;
- The disabled bays should remain at their current location in lieu of the proposed taxi rank;
- Can the impact to parking bays of the Cabman's Shelter relocation be reduced as it results in a loss of five parking bays.

It is the view of Westminster Offices that the Garden Bridge proposals are being promoted by Transport for London so it is not considered acceptable for these proposals to impact predominately on Westminster infrastructure and assets. Could you please look into the above and let me know how you wish to proceed.

Regards,



Chris Broadhurst

Lead Engineer

25 Mandela Way, London, SE1 5SZ

Tel: [REDACTED]

Mob: [REDACTED]

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Jacob Gemma

Subject: Garden Bridge Meeting: LBL, TfL and GBT
Location: Sean's office, 3rd Floor Olive Morris House, London SW1 1RL

Start: Fri 26/02/2016 09:00
End: Fri 26/02/2016 10:00
Show Time As: Out of Office

Recurrence: (none)

Meeting Status: Accepted

Organizer: Rebecca Olajide

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Jacob Gemma

From: PERRIN Bob <[REDACTED]@bdb-law.co.uk>
Sent: 04 February 2016 13:59
To: Richard de Cani (MD Planning)
Cc: Brown Andy; CHALLIS Mark; HERRICK Georgie; CAMERON Ian; 'Bee Emmott'; Anthony Marley; Martin Woodhouse
Subject: Garden Bridge Update Meeting - 5 February [BDB-BDB1.FID9687441]

Richard

I am afraid that I will not be able to make tomorrow afternoon's meeting.

I realise this may not be ideal as Mark is otherwise engaged as well. I have to attend an important meeting on the south coast with the consultant regarding major surgery recently undergone by my aged mother. On this occasion, I am afraid family needs must come first.

Georgie, who is very much up to speed on property aspects, will attend in my place, along with Ian who is covering Mark's absence.

Kind Regards

Bob



Bob Perrin Partner

T [REDACTED]
[REDACTED]
W www.bdb-law.co.uk

For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

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Jacob Gemma

Subject: GB| Property and Legal
Location: 8.2 Meeting Area

Start: Tue 09/02/2016 12:00
End: Tue 09/02/2016 13:00

Recurrence: (none)

Meeting Status: Accepted

Organizer: Marjan Gholamalipour

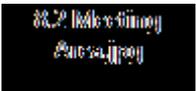
Going forward these meetings will take place from 9:30-10:15 on Tuesdays as per Martin Lister email yesterday.

Dear all,

To make the best use of everyone's time we are moving the weekly property meetings from Thursdays to Tuesdays. These will be held from 12:00-13:00 to discuss the **Property (North, River and South) and s106**. The meetings are to discuss and identify the course of actions rather than resolving the issues in the meeting.

Ian, Mark- please hold these slots in your diaries and we will advise when your attendance is required.

Attached you can find details of where 8.2 Meeting Area is located.



Regards,
Marjan

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Jacob Gemma

From: Hannah Jones <[REDACTED]@gardenbridge.london>
Sent: 02 February 2016 16:07
To: Simon Poole; Anthony Marley; Emma Barnett; Martin Woodhouse; Michael Wood; Paul Foster; Adam Down; Wendy Blair; Rob Leslie-Carter; Martin Lister; Brown Andy
Subject: GBT Senior Team Meeting action log (2 Feb)
Attachments: 02 Feb GBT Management Meeting Actions Register.xls

Dear all,

Please find attached this week's action log, updated following today's meeting. As ever let me know any errors or omissions.

I have added the stakeholder management matrix (briefly discussed) as a new tab. We will seek to populate this in advance of the next meeting.

Best wishes
Hannah

Hannah Jones
Project Assistant, Garden Bridge Trust
Somerset House, Strand, London, WC2R 1LA

Tel: [REDACTED]
Email: [REDACTED]@gardenbridge.london

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Jacob Gemma

From: Brown Andy
Sent: 01 February 2016 07:14
To: 'Bee Emmott'
Cc: Richard de Cani (MD Planning)
Subject: RE: As requested...

Good stuff, thanks Bee

Hopefully Westminster's will be forthcoming once you've sorted the indemnity stuff with the Leader tomorrow morning

Andy

From: Bee Emmott [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 29 January 2016 16:58
To: Richard de Cani (MD Planning); Brown Andy
Subject: FW: As requested...

fyi

From: Anthony Marley
Sent: 29 January 2016 16:57
To: Bee Emmott <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>; Emma Barnett <[\[REDACTED\]@adamshendry.co.uk](mailto:[REDACTED]@adamshendry.co.uk)>; Simon Poole <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>
Subject: Fwd: As requested...

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,
South Wing, Somerset House, Strand, London, WC2R 1LA

m: [\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)
e: [\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)

Begin forwarded message:

From: "Trimmer, James" <[\[REDACTED\]@pla.co.uk](mailto:[REDACTED]@pla.co.uk)>
Date: 29 January 2016 at 16:31:04 GMT
To: "Anthony Marley ([\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london))"
<[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>
Subject: As requested...

Copy in the post on Monday...

Jim

James Trimmer
Director of Planning and Environment
Port of London Authority
London River House
Royal Pier Road
Gravesend

Kent DA12 2BG

D/L – [REDACTED]
Fax – [REDACTED]
Mob – [REDACTED]

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Jacob Gemma

From: Simon Poole <[REDACTED]@gardenbridge.london>
Sent: 28 January 2016 09:00
To: Parr Billy; Brown Andy
Subject: Re: Cabman's Shelter Fund meeting - 3 February

Thanks Andy and Billy,

Billy - I've a an appointment elsewhere tomorrow but can give you a call later to discuss. When would be a convenient time?

Thanks.

—
Simon Poole Ba MSc MAPM

Project and Programme Management, Garden Bridge Trust

Somerset House, Strand, London, WC2R 1LA

t: [REDACTED]

m: [REDACTED]
e: [REDACTED]@gardenbridge.london

From: Parr Billy <[REDACTED]@tfl.gov.uk>
Date: Thursday, 28 January 2016 at 08:57
To: Brown Andy <[REDACTED]@tube.tfl.gov.uk>
Cc: Simon Poole <[REDACTED]@gardenbridge.london>
Subject: RE: Cabman's Shelter Fund meeting - 3 February

Hi Andy

Sure I am happy to be involved in this if I can be of help.

It would be good to have a chat beforehand Simon to ensure I'm up to speed on what GBT are proposing and how much flexibility there is (if any) in agreeing a solution.

I can make the management meeting tomorrow so maybe we can catch up on this and other things then.

Thanks

Billy

From: Brown Andy
Sent: 27 January 2016 16:51
To: Parr Billy
Cc: 'Simon Poole'
Subject: Cabman's Shelter Fund meeting - 3 February

Hi Billy

Simon tells me that a meeting is due to take place between Nicole Harris and the Cabman's Shelter Fund on 3 February, where we really need final agreement to be reached with the Fund on the relocation of the Cabman's Shelter.

In the interests of making sure a reasonable solution is reached at that meeting, Simon was keen that someone closer to the project join that meeting, and he thinks (and I agree) it'd be better for the atmosphere and easier to get Nicole to agree if that 'someone' is from TfL, not the Garden Bridge Trust.

I hope that makes sense!

Our immediate thought was that you have been involved on this workstream throughout and might therefore be best placed to be that 'someone'! What do you think?

We haven't discussed any of this with Nicole yet.

Thanks

Andy

Andy Brown

Programme Manager, Garden Bridge & Managing Director's Office - TfL Planning

Transport for London

10th Floor, Windsor House, 42-50 Victoria Street, London SW1H 0TL

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Jacob Gemma

From: Emma Barnett <[REDACTED]@adamshendry.co.uk>
Sent: 03 February 2016 14:27
To: Brown Andy; 'Simon Poole'
Subject: Re: Copy of LU letter to GBT re: s96a

Andy

I have sent this one and the one from the PLA to Matthew Mason at WCC to assist with his/their response! I haven't chased yet as I am aware they are waiting for a response from us on a couple of issues.

Best wishes
Emma
Emma Barnett
Director

Adams Hendry Consulting Ltd.
7 St Peter Street, Winchester SO23 8BW

T [REDACTED]
www.adamshendry.co.uk



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From: Brown Andy <[REDACTED]@tube.tfl.gov.uk>
Date: Wednesday, 3 February 2016 14:23
To: Emma Barnett <[REDACTED]@adamshendry.co.uk>, Simon Poole <[REDACTED]@gardenbridge.london>
Subject: RE: Copy of LU letter to GBT re: s96a

Brilliant -- thanks Emma!

From: Emma Barnett [[mailto:\[REDACTED\]@adamshendry.co.uk](mailto:[REDACTED]@adamshendry.co.uk)]
Sent: 03 February 2016 14:19
To: Brown Andy; 'Simon Poole'
Subject: Re: Copy of LU letter to GBT re: s96a
I was just looking for that myself!
Emma
Emma Barnett
Director

Adams Hendry Consulting Ltd.
7 St Peter Street, Winchester SO23 8BW

T [REDACTED]
www.adamshendry.co.uk



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VAT Registration Number: 807 9759 79.

From: Brown Andy <[redacted]@tube.tfl.gov.uk>
Date: Wednesday, 3 February 2016 14:10
To: Simon Poole <[redacted]@gardenbridge.london>, Emma Barnett <[redacted]@adamshendry.co.uk>
Subject: Copy of LU letter to GBT re: s96a

Hi Simon and Emma

I know I should be able to get hold of this from my end but it's proving slow...

Do you by any chance have a copy you can send me of the letter that LU sent to the GBT giving consent for you to pursue a s96a to vary the conditions?

I can't find it anywhere in my files

Andy

Andy Brown

Programme Manager, Garden Bridge & Managing Director's Office - TfL Planning

Transport for London

10th Floor, Windsor House, 42-50 Victoria Street, London SW1H 0TL

Direct: [redacted] | Auto: [redacted]

Mobile: [redacted]

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Jacob Gemma

From: Rebecca Olajide <[REDACTED]@gardenbridge.london>
Sent: 03 February 2016 12:07
To: Brown Andy
Cc: Bee Emmott; Anthony Marley
Subject: RE: Daily meet- Project update

Hello Andy,

Thanks for the heads up- I will delete tomorrow's invite

Best wishes

Rebecca

From: Brown Andy [[mailto:\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)]
Sent: 03 February 2016 11:53
To: Rebecca Olajide
Cc: Bee Emmott ; Anthony Marley
Subject: RE: Daily meet- Project update

Hi Rebecca

I think Bee and I agreed this morning that we won't have this meeting tomorrow (Thursday) morning and will instead have a chat in the margins of the TfL weekly meeting on Friday if necessary

Thanks

Andy

-----Original Appointment-----

From: Rebecca Olajide [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 25 January 2016 16:41
To: Rebecca Olajide; Bee Emmott; Brown Andy; Anthony Marley
Subject: Daily meet- Project update
When: 04 February 2016 09:00-09:30 (UTC) Dublin, Edinburgh, Lisbon, London.
Where: Somerset Houses Room 61

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Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 09 February 2016 09:46
To: 'Bee Emmott'
Subject: RE: DfT

Can you send me the as sent version of this please Bee

Thanks Richard

From: Bee Emmott [<mailto:██████████@gardenbridge.london>]
Sent: 04 February 2016 12:12
To: Richard de Cani (MD Planning)
Subject: DfT

Richard – something like the attached? Ive also attached letter that was sent to Lord A on 6th Jan.

Bee

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Jacob Gemma

From: Brown Andy
Sent: 08 February 2016 08:11
To: Bee Emmott
Subject: Re: DfT

OK thanks -- see you tomorrow then

Andy

Andy Brown

TfL Planning

T: [REDACTED] | M: [REDACTED] | Email: [REDACTED] [tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)

From: Bee Emmott
Sent: 07 February 2016 22:11
To: Brown Andy
Subject: Re: DfT

Thanks Andy

This week is difficult for me - there's the southbank bid meeting weds and lbl meeting Thursday, so I can't do any of the other mornings apart from Friday. Let's catch up Tuesday post the team meeting - I'm hoping I can make this weeks.

Bee

On 5 Feb 2016, at 18:11, Brown Andy <[\[REDACTED\]@tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)> wrote:

OK cool thanks

BTW -- I am going to be at City Hall at 9am on Monday talking about guarantees so can we skip the daily 9am meeting?

I am happy to meet on Tuesday prior to heading over (those of us who are) to Arup, or otherwise to wait until Wednesday if that's your preference

Thanks

Andy

From: Bee Emmott [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]

Sent: 05 February 2016 18:10

To: Brown Andy

Subject: RE: DfT

Yes he has already sent.

I generally tell him to send a text to Lib monthly.

From: Brown Andy [[mailto:\[REDACTED\]@tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)]

Sent: 05 February 2016 18:08

To: Bee Emmott <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>

Subject: FW: DfT

Are you going to take this up with Mervyn then?

Obviously his call but can you let me know what you / he decide please just so I know?

Thanks

Andy

From: Richard de Cani (MD Planning)

Sent: 04 February 2016 14:54

To: Brown Andy

Cc: 'Bee Emmott'

Subject: RE: DfT

Great idea

From: Brown Andy
Sent: 04 February 2016 12:48
To: Richard de Cani (MD Planning)
Cc: 'Bee Emmott'
Subject: RE: DfT

Bee and I also talked yesterday about whether it would be helpful for Mervyn to send a text to Lib -- something along the lines of 'Happy new year, thanks again for all your support, project is at critical time over the next month particularly so please don't hesitate to drop me a line if you need more from me and/or the Trust's team' What do you think about that idea? We were trying to find a way to make clear the time pressure is now (not in e.g. April/May) that didn't involve a scary letter
Andy

From: Bee Emmott [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 04 February 2016 12:25
To: Richard de Cani (MD Planning)
Cc: Brown Andy
Subject: Re: DfT

Yes

On 4 Feb 2016, at 12:16, Richard de Cani (MD Planning) <[\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)> wrote:

perfect
can that go today ?

Sent from my iPad

On 4 Feb 2016, at 12:12, "Bee Emmott"
<[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)> wrote:

Richard – something like the attached? Ive also attached letter that was sent to Lord A on 6th Jan.
Bee

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Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 10 February 2016 08:09
To: 'Bee Emmott'
Subject: RE: Dft

Fine with me

From: Bee Emmott [<mailto:██████████@gardenbridge.london>]
Sent: 10 February 2016 07:59
To: Richard de Cani (MD Planning)
Subject: Dft

Richard - comments on below? I'm at southbank bid board this morning so can send 10am onwards.

Rupert

Just to let you know we awarded the main construction contract yesterday which is a major step for the project.

We will continue to further pre-construction activities: obtaining consents and licenses and carry out a number of Surveys. However with the contract awarded, we can now begin major works for construction of the bridge. This will include environmental monitoring, utility diversions and procurement of the HQS Wellington pontoon, brow, ramp and dolphins for relocation in March.

We will also complete detailed design and procure significant components of bridge construction including platforms/cofferdams. We will also procure the pier formwork and significantly will make our first major steel order for the bridge. Major mock ups will be produced in Cimolai's workshop (Italy), to start creating the bridges facade. In addition we will begin fabrication of the specialist transport barge in Cimolai's yard.

We have already begun Tree tagging and with the appointment of Bouygues, along with our Planting contractor Willerby, the selection and cultivation of trees and plants for the bridge will enter the next stage.

Then, the procurement will commence of the carbon steel and Cupro-nickel, fabrication of the sections and materials/plant. The cofferdams, plant and materials necessary to enable start on site are on a lead time and will need procured in due course to ensure our construction programme is met.

Very happy to discuss any of this further.

Bee

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Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 09 February 2016 14:52
To: 'Emma Barnett'; 'Bee Emmott'
Cc: Anthony Marley
Subject: RE: Draft letter re WCC highways

Has this gone – graham says no

From: Emma Barnett [mailto: [REDACTED]@adamshendry.co.uk]
Sent: 04 February 2016 16:36
To: 'Bee Emmott'
Cc: Richard de Cani (MD Planning); Anthony Marley
Subject: Re: Draft letter re WCC highways

Bee

I have amended the letter (see attached) to specify that 9 pay and display spaces will be lost as per Richard's suggestion. Do you want to check with Matthew Mason that this is what he wants or do you want me to?

Best wishes
Emma

Emma Barnett
Director

Adams Hendry Consulting Ltd.
7 St Peter Street, Winchester SO23 8BW

T [REDACTED]
www.adamshendry.co.uk



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From: De Cani Richard <[REDACTED]@tfl.gov.uk>
Date: Thursday, 4 February 2016 16:14
To: Bee Emmott <[REDACTED]@gardenbridge.london>, Anthony Marley <[REDACTED]@gardenbridge.london>, Emma Barnett <[REDACTED]@adamshendry.co.uk>, Gavin Wicks <[REDACTED]@arup.com>
Subject: RE: Draft letter re WCC highways

Thanks – is it worth specifying how many spaces are lost – although, checking with matthew mason first by sending him a draft that this is what he needs to receive

From: Bee Emmott [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 04 February 2016 16:10
To: Anthony Marley; Emma Barnett; Gavin Wicks
Cc: Richard de Cani (MD Planning)
Subject: RE: Draft letter re WCC highways

Emma – thanks, looks good, Im happy to send.

Richard – any comments before it goes?

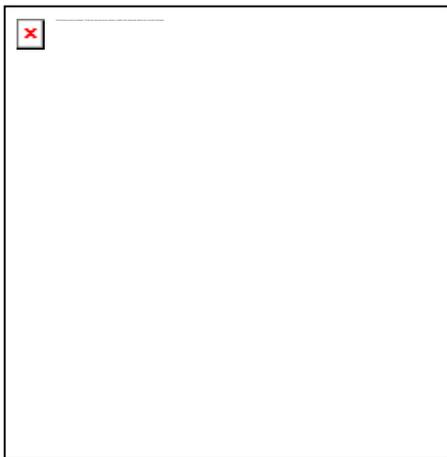
From: Anthony Marley
Sent: 04 February 2016 15:36
To: Emma Barnett <[\[REDACTED\]@adamshendry.co.uk](mailto:[REDACTED]@adamshendry.co.uk)>; Gavin Wicks <[\[REDACTED\]@arup.com](mailto:[REDACTED]@arup.com)>
Cc: Bee Emmott <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>
Subject: RE: Draft letter re WCC highways

I recommend we keep those lines to reinforce the point if WCC don't accept the initial argument.

Bee,
Can you confirm the letter is ready and you'll "author/present"

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,
South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]
e: [\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)



Are you one of the 80% of Londoners who want the Garden Bridge? If so, please send your message of support [here](#).

From: Emma Barnett [[mailto:\[REDACTED\]@adamshendry.co.uk](mailto:[REDACTED]@adamshendry.co.uk)]
Sent: 04 February 2016 15:31
To: Gavin Wicks <[\[REDACTED\]@arup.com](mailto:[REDACTED]@arup.com)>
Cc: Bee Emmott <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>; Anthony Marley <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>
Subject: Re: Draft letter re WCC highways

Thanks Gavin.

I suspect it is not worth getting into a debate as to how much income it generates but I will leave it to Bee and Tony to decide.

Best wishes
Emma

Emma Barnett
Director

Adams Hendry Consulting Ltd.
7 St Peter Street, Winchester SO23 8BW

T [REDACTED]
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From: Gavin Wicks <[REDACTED]@arup.com>
Date: Thursday, 4 February 2016 13:58
To: Emma Barnett <[REDACTED]@adamshendry.co.uk>
Cc: Bee Emmott <[REDACTED]@gardenbridge.london>, Anthony Marley <[REDACTED]@gardenbridge.london>
Subject: RE: Draft letter re WCC highways

Emma

I checked through our issued documents and couldn't see one that dealt with the P&D rationale, I couldn't recall ever issuing one. So I think your letter sums it up, insomuch that to provide for all the other transport modes, coach, taxi, pedestrian, etc there is no further space to place car parking bays. We looked further afield but to re-provide the spaces elsewhere, but all spare kerbside space is allocated to parking of one type or another.

A minor detail you could change would be the reference to significant income – the parking utilisation calculation we undertook (using WCCs own data from 2011) showed that during the paid periods the spaces on Temple Place, Arundel Street and Surrey Street were not fully utilised. Outside of the paid times the utilisation was much higher, with the bays virtually full. WCC could counter this as it was data collected when significant construction was occurring at 190 Strand and AGC was unoccupied and so potentially showed the bays underused. However I'm not sure if the letter needs it as the key really is, there isn't enough space to re-provide for everything and so we have to prioritise the other transport modes over the car parking spaces.

Let me know if you want any further detail or explanation.

Gavin

Gavin Wicks

Senior Planner | Transport Consulting

Arup

13 Fitzroy Street London W1T 4BQ United Kingdom

d: [REDACTED]

www.arup.com

From: Emma Barnett [[mailto:\[REDACTED\]@adamshendry.co.uk](mailto:[REDACTED]@adamshendry.co.uk)]

Sent: 04 February 2016 11:41

To: Bee Emmott; Anthony Marley

Cc: Gavin Wicks

Subject: Draft letter re WCC highways

Dear Bee and Tony

I have attached a first draft of the letter to WCC as I am going to be in meetings for most of the rest of the day.

I have asked Gavin Wicks (cc'd to this email) to draft some text on why this is the only option. I know Gavin is very busy so if the attached will suffice, it is one less thing for him to do!

I am assuming the letter will go from GBT?

Please let me have any comments.

Best wishes

Emma

Emma Barnett

Director

Adams Hendry Consulting Ltd.

7 St Peter Street, Winchester SO23 8BW

T [REDACTED]

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Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 29 January 2016 16:03
To: 'Bee Emmott'
Cc: Brown Andy; Rebecca Olajide; Jim Campbell; Jane Hywood
Subject: RE: FAO Richard De Cani

Follow Up Flag: Follow up
Flag Status: Flagged

Bee

Thank you for this letter confirming you are about to sign the construction contract.

I am just informing the DfT as a courtesy that this milestone has been met and the trigger in the agreement has been reached.

I will be writing to you formally on Monday to confirm this is acceptable.

Richard

From: Bee Emmott [<mailto:██████████@gardenbridge.london>]
Sent: 28 January 2016 15:33
To: Richard de Cani (MD Planning)
Cc: Brown Andy; Rebecca Olajide; Jim Campbell; Jane Hywood
Subject: FAO Richard De Cani
Importance: High

Dear Richard

Please find attached letter from Paul Morrell, Vice Chair, Garden Bridge Trust.

Best wishes

Bee

Bee Emmott
Executive Director, Garden Bridge Trust
Somerset House, Strand, London, WC2R 1LA

m: ██████████

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Jacob Gemma

From: Bee Emmott <[REDACTED]@gardenbridge.london>
Sent: 29 January 2016 08:59
To: Richard de Cani (MD Planning)
Cc: Brown Andy; Rebecca Olajide; Jim Campbell; Jane Hywood
Subject: Re: FAO Richard De Cani

Dear Richard

Further to the below, I wanted to clarify that the information supplied in Paul's letter of 27 January relating to the fourth condition of payment in TfLs Deed of Grant, namely that

"The Trust has demonstrated to TfL's satisfaction that it has appropriate plans in place for the operation and maintenance of the Garden Bridge"

Is also intended to demonstrate fulfilment of the fifth condition of payment in the deed, that

"The Trust has demonstrated to TfL's satisfaction that it has secured a satisfactory level of funding to operate and maintain the Garden Bridge once it is built for at least the first 5 (five) years"

If you'd like to discuss, just let me know.

Best wishes

Bee

On 28 Jan 2016, at 15:32, Bee Emmott <[REDACTED]@gardenbridge.london> wrote:

Dear Richard
Please find attached letter from Paul Morrell, Vice Chair, Garden Bridge Trust.

Best wishes
Bee
Bee Emmott
Executive Director, Garden Bridge Trust
Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]

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Jacob Gemma

From: Bee Emmott <[REDACTED]@gardenbridge.london>
Sent: 29 January 2016 08:46
To: Richard de Cani (MD Planning)
Subject: Re: FOR REVIEW: Mayor's response to Architect's Journal on Heatherwick on trip to San Francisco

Oh gawwwwwd here we go again...

> On 29 Jan 2016, at 08:42, Richard de Cani (MD Planning) <[REDACTED]@tfl.gov.uk> wrote:

- >
- >
- > Heatherwick and Boris promoted Garden Bridge before 'rigged' TfL design contest
- >
- >
- > EXCLUSIVE: London Assembly members accuse Boris Johnson of a 'cover up' over 2013 commercial sponsorship pitch made to Apple in California
- >
- > London mayor Boris Johnson has been accused of a 'cover up' and misleading the London Assembly over the Garden Bridge after the AJ uncovered dramatic new evidence about his secret fund-raising trip to San Francisco.
- >
- > Last month it emerged Johnson had flown to the US city in early February 2013 in an effort to win corporate sponsorship for a 'Garden Bridge' before his administration had given official backing to such a scheme.
- >
- > The AJ has now learnt that Apple was the target of the fund-raising and that Garden Bridge designer Thomas Heatherwick - who just days later took part in a TfL bridge contest against Marks Barfield and Wilkinson Eyre which he went on to win - was part of the pitch to the tech giant in California made between Sunday 3 February and Tuesday 5 February.
- >
- > The revelation was seized on by critics who have long argued that successful lobbying of the mayor by Heatherwick and Garden Bridge champion Joanna Lumley led to a 'pre-judged' and 'unfair' contest - a claim first reported by AJ in March 2015 following an FOI which revealed irregular scoring.
- >
- > The mayor came under further fire after sources close to Apple appeared to contradict his repeated assertion that he could not provide the names of those who took part in the San Francisco pitch because this would compromise ongoing discussions with the firm over potential sponsorship, a claim he also made to the London Assembly's oversight committee last month.
- >
- > A source close to Apple told the AJ: 'Apple has no involvement in this bridge project and is not considering getting involved'.
- >
- > Len Duvall, chair of committee - which has been investigating the procurement of the bridge for several months - said the Garden Bridge increasingly resembled a scandal and questioned if it could still go ahead.
- >
- > He said: 'Boris Johnson needs to start being entirely upfront about his role in the procurement process. We'll be pushing him to come clean about exactly why he misled the Assembly, willingly or not.'
- >
- > 'If the Mayor has been caught travelling to America on taxpayers money to promote Thomas Heatherwick's Garden Bridge before the procurement process had concluded it would show the utter contempt Boris has for the rules which are specifically in place to prevent undue influence. This debacle is increasingly looking like a scandal and we now need full disclosure.
- >

> 'There are now so many questions about the procurement process that I find it hard to believe the project could continue with this kind of allegation hanging over it.'

>

> Caroline Pidgeon, Leader of the Lib Dems in the Assembly and the party's mayoral candidate called for an end to what she described as a 'cover up'. Freedom of Information requests made by her office had revealed several facts about the fund-raising trip including the involvement of Apple.

>

> 'It is staggering that the Mayor of London, who is also the chair of TfL, considered it acceptable to fly at taxpayers' expense all the way across to San Francisco to seemingly drum up support for Thomas Heatherwick's proposal for a Garden Bridge when TfL had not even published their invitation to tender,' she said.

>

> 'It is only through the painstaking process of a stream of FOI requests that this information has now come to light and confirmed once again the long standing suspicion held by many that the procurement process was rigged from the very start. Instead of repeatedly dodging questions asked by London Assembly members, the mayor must now publish in full the exact details of his meetings he held during this trip. It is time this cover up ended.'

>

> Appearing before the oversight committee on December 17, the mayor appeared to agree in principle to release information on which individuals had taken part in the San Francisco trip following discussion with his officials. He refused to name them at the meeting claiming this would prejudice ongoing conversations with the potential sponsor.

>

> He said: 'As you will appreciate, there are still discussions going on with this body about potential sponsorship. I don't particularly want to prejudice those conversations. There are some quite promising lines of conversation.'

>

> This reason for not disclosing further information about the trip was also cited in an FOI response to Caroline Pidgeon's office earlier this month.

>

> The mayor had also failed to report the trip in his monthly report to the London Assembly and had listed it as a 'private trip' in his diary when this was released under FOI.

>

> However, the £10,000 bill was picked up by the taxpayer with expenses claims made in January 2013 showing that Johnson and deputy mayor for planning Edward Lister both claimed more than £4,000 for return flights to San Francisco while deputy mayor for transport Isabel Dedring also attended, claiming less than £400 for airline tickets.

>

> The TfL invitation to tender which went out to Marks Barfield, Wilkinson Eyre and Heatherwick Studio on the February 13 2013 made no mention of a 'Garden Bridge' but asked simply for concept designs for a pedestrian bridge between Temple and the South Bank.

>

> A spokesperson for the Mayor of London said: 'The Mayor met with Apple in 2013 to discuss a number of investment opportunities in London. Thomas Heatherwick was also in California to meet a separate commitment with Apple. Given that he had already expressed interest in creating a Garden Bridge, the Mayor invited him to join the meeting and outline his ideas.'

>

> 'That meeting had no bearing on the procurement process led by Transport for London for the design of the Garden Bridge, which was open, fair and transparent.'

>

> 'The Garden Bridge will be a spectacular new addition to London. Work on building the bridge is due to begin this year and it is widely supported by Londoners and businesses on both sides of the river.'

> Comments

>

> Comments

> Len Duvall, Labour member of the London Assembly and chair of its

> oversight committee

>

> 'Boris Johnson needs to start being entirely upfront about his role in the procurement process. We'll be pushing him to come clean about exactly why he misled the Assembly, willingly or not.

>

> 'If the Mayor has been caught travelling to America on taxpayer money to promote Thomas Heatherwick's Garden Bridge before the procurement process had concluded it would show the utter contempt Boris has for the rules which are specifically in place to prevent undue influence.

>

> 'This debacle is increasingly looking like a scandal and we now need full disclosure. The Mayor, as Chair of TfL, appears to have undertaken activities in support of this bid which, when combined with the questions about TfL's procurement process, increasingly look like an attempt to stitch up the procurement for a favoured architect and project.

>

> 'For months we have tried to get to the bottom of this only for the Mayor to hide behind questionable claims that funding discussions were ongoing. Now that defence has been well and truly rebuffed the Mayor has no option but to come clean.

>

> 'There are now so many questions about the procurement process that I find it hard to believe the project could continue with this kind of allegation hanging over it.'

>

>

> -----Original Message-----

> From: Everitt Vernon

> Sent: 28 January 2016 21:08

> To: Richard de Cani (MD Planning)

> Cc: Harrison-Cook Victoria; Brown Andy; Brown Matt; Beaney Joanne;

> Canning Thomas; Shrestha Rumi; Lee Stuart

> Subject: Re: FOR REVIEW: Mayor's response to Architect's Journal on

> Heatherwick on trip to San Francisco

>

> Agree with Richard.

>

> Vernon

>

> Sent from my iPhone

>

>> On 28 Jan 2016, at 20:28, "Richard de Cani (MD Planning)" <[REDACTED]@tfl.gov.uk> wrote:

>>

>> Victoria

>>

>> Thanks

>>

>> I don't think there is anything we can add to this

>>

>> Richard

>>

>> Sent from my iPhone

>>

>>> On 28 Jan 2016, at 19:57, Harrison-Cook Victoria <[REDACTED]@tfl.gov.uk> wrote:

>>>

>>> Richard / Vernon

>>>

>>> City Hall has been in touch. Apparently the Mayor told Len Duvall in the lift that Heatherwick did attend the meeting in San Francisco which the Mayor was previously quizzed on at the Oversight Committee on the Garden Bridge that you, Richard, and Mike were also questioned at. They are trying to imply this suggests a shoe in to working on the project.

>>>

>>> Subsequently the Architect's Journal has asked City Hall a whole raft of questions which are listed below together with their proposed response.

>>>

>>> Please let me know if there are any issues with what they plan to say.

>>>

>>> Vernon - I don't think Mike needs to see this but please let me know if you disagree.

>>>

>>> Thanks

>>> Victoria

>>>

>>>

>>>

>>> [REDACTED] QUESTIONS

>>>

>>>

>>> . How this TfL architectural competition can now be regarded as anything other than a sham which given that the TfL chair and other senior figures were not only wedded to one of the three proposals but were already travelling across the world to fundraise on behalf of it?

>>>

>>>

>>> . Who else attended from the Garden Bridge/Heatherwick team?

>>>

>>>

>>> . Why did the mayor not report this trip to San Francisco in his monthly report to the London Assembly given that producing such a report is a statutory requirement under the 1999 GLA Act?

>>>

>>>

>>> . Why, even when an FOI request was made for his diary he listed the trip as a Private Trip (see below)? This is despite the fact that the £10,000 cost of the trip and accommodation (including also Eddie Lister and Isabel Deding) was picked up by the Greater London Authority.

>>>

>>>

>>> . Why has the GLA refused to divulge this information for the past six weeks despite Boris Johnson agreeing in principle to release this information at the Dec 17th meeting of the Assembly's oversight committee? At the hearing, the mayor said he wouldn't name the others at the meeting in order not to prejudice ongoing conversations with the potential sponsor. He said: 'As you will appreciate, there are still discussions going on with this body about potential sponsorship. I don't particularly want to prejudice those conversations. There are some quite promising lines of conversation.' This reason for not disclosing further information about the trip has also been cited in an FOI response earlier this month. However, sources close to Apple have told the AJ that the company is not involved in any discussions concerning the Garden Bridge and there is no prospect of sponsorship. A source said: 'Apple has no involvement in this bridge project and is not considering getting involved'.

>>>

>>>

>>> DRAFT RESPONSE

>>>

>>> A spokesperson for the Mayor of London said: "The Mayor met with Apple in 2013 to discuss a number of investment opportunities in London. Thomas Heatherwick was also in California to meet a separate commitment with Apple. Given that he had already expressed interest in creating a Garden Bridge, the Mayor invited him to join the meeting and outline his ideas.

>>>

>>>

>>> "That meeting had no bearing on the procurement process led by Transport for London for the design of the Garden Bridge, which was open, fair and transparent.

>>>

>>> "The Garden Bridge will be a spectacular new addition to London. Work on building the bridge is due to begin this year and it is widely supported by Londoners and businesses on both sides of the river."

>>>

>>> Information for reporter:

>>>

>>> . Thomas Heatherwick and one of his colleagues, Stuart Wood, were in California at the same time as the result of a separate invitation from Apple and attended the meeting.

>>>
>>> . Joanna Lumley was not present at any of the meetings.
>>>
>>> . The Mayor's report sets out key engagements. Meetings regarding emerging proposals may not be included if they could prejudice commercial confidentiality.
>>>
>>> . The original entry was listed as a private trip in order not to prejudice commercial confidentiality. In April 2013 the Mayor published his expenses for a trip to San Francisco on the Greater London Authority website. These were listed as 'Return flights from London to San Francisco. Negotiations for a major investment in London' and 'Accommodation costs at Intercontinental Hotel in San Francisco. Negotiations for a major investment in London'.
>>>
>>> . There are still ongoing discussions with Apple about potential investments in London and the Mayor does not wish to prejudice those conversations.
>>>
>>> . Major procurement decisions are reviewed and approved by the TfL Board and its Committees in accordance with TfL's Standing Orders, which are available on their website and are in line with Corporate Governance best practice.
>>>
>>> . In addition, procurement falls within the remit of TfL's audit and assurance processes, which were highlighted in May 2015 by the Chartered Institute of Internal Auditors as a model of how to organise a successful internal audit function.
>>>
>>> . The Commissioner of Transport for London, Mike Brown, is wholly satisfied with the decision-making and internal audit processes for the procurement of the Garden Bridge.
>>>
>>> . The London Assembly wrote to the Mayor requesting a great deal of information on 29 December. We are in the process of responding to them.

>>>
>>> Sent from my iPhone

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> *****
> *****
>

Jacob Gemma

From: Bee Emmott <[REDACTED]@gardenbridge.london>
Sent: 05 February 2016 18:03
To: King, Graham; Rebecca Olajide
Cc: Mason, Matthew; Emma Barnet ([REDACTED]@adamshendry.co.uk); Richard de Cani (MD Planning)
Subject: RE: Garden Bridge | Highway Layout on Temple Place and Surrey Street

Many thanks Graham. Look forward to hearing.

Best wishes

Bee

From: King, Graham [[mailto:\[REDACTED\]@westminster.gov.uk](mailto:[REDACTED]@westminster.gov.uk)]
Sent: 05 February 2016 18:02
To: Rebecca Olajide
Cc: Mason, Matthew ; Emma Barnet ([REDACTED]@adamshendry.co.uk) ; Bee Emmott
Subject: Re: Garden Bridge | Highway Layout on Temple Place and Surrey Street

Thanks
I have forwarded to colleagues and we will be in touch.
Graham

Sent from Samsung Mobile

----- Original message -----

From: Rebecca Olajide <[REDACTED]@gardenbridge.london>
Date: 05/02/2016 17:35 (GMT+00:00)
To: "King, Graham" <[REDACTED]@westminster.gov.uk>
Cc: "Mason, Matthew" <[REDACTED]@westminster.gov.uk>, "Emma Barnet ([REDACTED]@adamshendry.co.uk)" <[REDACTED]@adamshendry.co.uk>, Bee Emmott <[REDACTED]@gardenbridge.london>
Subject: Garden Bridge | Highway Layout on Temple Place and Surrey Street

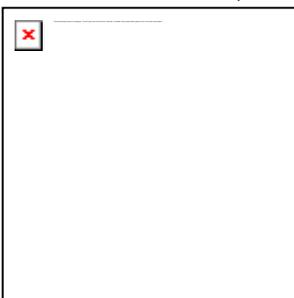
Dear Graham,

Please find the attached letter re the Highway Layout on Temple Place and Surrey Street sent on behalf of Bee Emmott, Executive Director.

Best wishes

Rebecca Olajide
Team Administrator, Garden Bridge Trust
Somerset House, Strand, London, WC2R 1LA

Tel: [REDACTED]
Email: [REDACTED]@gardenbridge.london



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Jacob Gemma

From: Brown Andy
Sent: 08 February 2016 16:53
To: 'Rebecca Olajide'
Subject: RE: Garden Bridge / Lambeth / TfL weekly meeting

Hi Rebecca

Yes that's fine, thanks -- and no meeting w/c 15th February is what I was expecting following last week's conversations

Thanks

Andy

From: Rebecca Olajide [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 08 February 2016 16:49
To: Brown Andy
Subject: Garden Bridge / Lambeth / TfL weekly meeting

Hello Andy,

I've just heard from Lambeth who have offered the following date to hold a weekly GBT/TfL/ LBL meeting: Friday 26th at 9am at Sean's office, 3rd Floor Olive Morris House, London SW1 1RL. Once this meeting takes place, everyone will re-evaluate whether there's a need for further weekly meetings. Please note there is no meeting scheduled for w/c 15th due to half term. Could you kindly let me know if this time suits?

Best wishes

Rebecca Olajide
Team Administrator, Garden Bridge Trust
Somerset House, Strand, London, WC2R 1LA

Tel: [REDACTED]
Email: [REDACTED]@[gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)

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Jacob Gemma

From: Brown Andy
Sent: 28 January 2016 11:55
To: 'Crispin Rees'
Subject: RE: Garden Bridge - Thursday 28 January - Non transferable

Thanks Crispin -- I am looking forward to it

Andy

From: Crispin Rees [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 28 January 2016 11:52
To: Brown Andy
Subject: RE: Garden Bridge - Thursday 28 January - Non transferable

Dear Andy

Lord Davies and the Trustees of the Garden Bridge Trust very much look forward to welcoming you to this evening's event, which will provide details on progress to date.

This evening's presentations will start promptly at 6:45pm at Arup, 8 Fitzroy Street, London W1T 4BJ.

Best wishes,

Crispin

From: Brown Andy [[mailto:\[REDACTED\]@tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)]
Sent: 16 December 2015 16:27
To: Crispin Rees <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>
Subject: RE: Garden Bridge - Thursday 28 January - Non transferable

Dear Crispin

Please pass on my thanks to Lord Davies for the invitation below, and I would be very pleased to attend on Thursday 28 January

Have a very merry Christmas!

Many thanks

Andy

Andy Brown
Programme Manager, Garden Bridge & Managing Director's Office - TfL Planning

Transport for London
10th Floor, Windsor House, 42-50 Victoria Street, London SW1H 0TL
Direct: [REDACTED] | Auto: [REDACTED]
Mobile: [REDACTED]

From: Crispin Rees [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 15 December 2015 16:22
To: Brown Andy
Subject: Garden Bridge - Thursday 28 January - Non transferable

Email from Lord Davies of Abersoch CBE, Chairman, Garden Bridge Trust

Dear Andy

I write to thank you for your tremendous support for the Garden Bridge. It has been a momentous year and we are now on track to commence construction of the Garden Bridge in 2016.

I do hope you will be able to join the Trustees of the Garden Bridge Trust, Dan Pearson and myself, on Thursday 28 January so we can share with you our plans for the year ahead.

Date: Thursday 28 January

Time: 6.45pm - 8.30pm

Venue: Arup, 8 Fitzroy St, London W1T 4BJ

Please RSVP to Crispin Rees by Thursday 14 January.

With best wishes

Lord Davies of Abersoch CBE
Chairman, Garden Bridge Trust

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Jacob Gemma

From: Harrison-Cook Victoria
Sent: 03 February 2016 16:50
To: 'Fran Edwards'; Brown Andy
Cc: Beaney Joanne; Jonathan Edwards; Canning Thomas; Richard de Cani (MD Planning); Harry Zelenka Martin; Bee Emmott; Jackie Brock-Doyle
Subject: RE: garden bridge - mayoral event idea

Thank Fran

We thought it was important to set out what had most recently been discussed so that we can get a workable proposal to the Mayor's office so that we can secure a date. We realise how important it is that GBT have a date to work to and otherwise, I'm concerned we'll miss an opportunity altogether.

We weren't suggesting we wanted to lead on PR discussions with any sponsor, as that clearly isn't our remit. We just wanted to progress things and support you to get some good positive coverage for the Bridge.

Thanks

Victoria

Victoria Harrison-Cook | Chief Press Officer, Strategy and Campaigns
Transport for London | TfL Press Office, 11th Floor, Windsor House, 50 Victoria Street, London SW1H 0TL
Tel: [REDACTED] | Fax: [REDACTED] | Mobile: [REDACTED] | E-mail: [REDACTED]@tfl.gov.uk

www.tfl.gov.uk/media

The main press office number is [REDACTED]

From: Fran Edwards [mailto:[REDACTED]@gardenbridge.london]
Sent: 03 February 2016 15:40
To: Brown Andy
Cc: Beaney Joanne; Jonathan Edwards; Harrison-Cook Victoria; Canning Thomas; Richard de Cani (MD Planning); Harry Zelenka Martin; Bee Emmott; Jackie Brock-Doyle
Subject: Re: garden bridge - mayoral event idea

Dear All - these sound like ideas if they work out time wise?

But to be clear, it must be GBT who leads on pr discussions with sponsors.

It would also be good not to refer to sponsors by name as this is all highly confidential and contracts have not been signed yet.

Perhaps we could hold a conference call early next week to discuss ideas and options further?

Thanks

Fran

Sent from my iPhone

On 3 Feb 2016, at 15:03, "Brown Andy" <[REDACTED]@tube.tfl.gov.uk> wrote:

Thanks Jo -- that all makes sense to me.

The other idea we talked about was whether M&S could be the funder that's announced, rather than Google. I'm not sure how much mileage there is in that.

Jon -- what we talked about before was 14th, 15th or 17th March. I understand 17th March is now unavailable, though.

Give me a shout if you need any more detail before you can speak to people at City Hall

Thanks

Andy

From: Beaney Joanne
Sent: 03 February 2016 14:41
To: Brown Andy; Richard de Cani (MD Planning); 'Fran Edwards'; 'Harry Zelenka Martin'; [REDACTED]@gardenbridge.london'; 'Jonathan Edwards'
Cc: Harrison-Cook Victoria; Canning Thomas
Subject: garden bridge - mayoral event idea

Hello all,

We've had several discussions about what opportunity we could offer for the Mayor before purdah to demonstrate progress on the Garden Bridge project.

Bee indicated on Friday to Victoria that we might be able to ask Google to hold their funding announcement for such an event. It is therefore proposed that we could have a traditional photocall, accompanied with a paper release which would include the Mayor alongside representatives from Google and Bouygues.

This could take place on HQS Wellington on the north bank, which will need to be moved when construction gets underway in order to get access to the north landing site. While this would be a traditional photocall, broadcast media opportunities could also take place here.

The key elements of the announcement would be:

- Major funding from Google
- All funding for construction being raised, including £85m from the private sector.
- Reiteration that the construction contract with Bouygues has been signed (this will have been announced to the finance press by the time of the Mayoral event but might not have been picked up widely)

We will also brainstorm with Google to establish if there's anything digital, we can do with them, such as changing the 'Google doodle' to the Garden Bridge for a day or their 'Google cardboard' goggles to create a 3d video.

The opportunity to invite the Chancellor to the event has also been raised, but given recent press on Google, we're not sure this is something Treasury would want to do, plus as this is just a photocall, our feeling is it's unlikely we'd get him to the event.

If anyone has concerns, please let us know. If not, Jon – are you able to progress this at City Hall to try to secure a date which everyone can work to?

Best,

Jo

Joanne Beaney | Head of Press Desk | Corporate Desk
Transport for London | TfL Press Office, 11th Floor, Windsor House, 50 Victoria Street, London
SW1H 0TL

Tel: [redacted] auto [redacted] | Mobile: [redacted] | Fax: [redacted] | E-mail:
[redacted]@tfl.gov.uk

www.tfl.gov.uk/media

The main press office number is [redacted]

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Jacob Gemma

From: Brown Andy
Sent: 10 February 2016 10:28
To: 'Bee Emmott'
Cc: Anthony Marley; Richard de Cani (MD Planning)
Subject: RE: Garden Bridge - Proposed Amendment to Planning Conditions

Good stuff

Presumably this is an initial indication they have what they want on the other issues and Members are happy -- letters like this wouldn't start to flow if that weren't the case

Andy

From: Bee Emmott [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 10 February 2016 10:03
To: Richard de Cani (MD Planning)
Cc: Brown Andy; Anthony Marley
Subject: Fwd: Garden Bridge - Proposed Amendment to Planning Conditions

FYI

Begin forwarded message:

From: "Jarman, Keith" <[\[REDACTED\]@westminster.gov.uk](mailto:[REDACTED]@westminster.gov.uk)>
Date: 10 February 2016 at 09:58:30 GMT
To: "[\[REDACTED\]@gardenbridgetrust.org](mailto:[REDACTED]@gardenbridgetrust.org)" <[\[REDACTED\]@gardenbridgetrust.org](mailto:[REDACTED]@gardenbridgetrust.org)>
Cc: "[\[REDACTED\]@adamshendry.co.uk](mailto:[REDACTED]@adamshendry.co.uk)" <[\[REDACTED\]@adamshendry.co.uk](mailto:[REDACTED]@adamshendry.co.uk)>, "King, Graham" <[\[REDACTED\]@westminster.gov.uk](mailto:[REDACTED]@westminster.gov.uk)>, Chris Oakley <[\[REDACTED\]@nabarro.com](mailto:[REDACTED]@nabarro.com)>, "Hardy, Nigel (Bilfinger GVA)" <[\[REDACTED\]@gva.co.uk](mailto:[REDACTED]@gva.co.uk)>, "Stephen, Tim (Bilfinger GVA)" <[\[REDACTED\]@gva.co.uk](mailto:[REDACTED]@gva.co.uk)>, "Mason, Matthew" <[\[REDACTED\]@westminster.gov.uk](mailto:[REDACTED]@westminster.gov.uk)>
Subject: Garden Bridge - Proposed Amendment to Planning Conditions

Dear Mrs Emmott

Please find attached letter giving the City Council's consent as land owner re application under section 96a TCPA.

Hard copy to follow by post.

Regards

From: [\[REDACTED\]@westminster.gov.uk](mailto:[REDACTED]@westminster.gov.uk) [[mailto:\[REDACTED\]@westminster.gov.uk](mailto:[REDACTED]@westminster.gov.uk)]
Sent: 10 February 2016 09:45
To: Jarman, Keith
Subject: Scan-to-Me

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Jacob Gemma

From: Brown Andy
Sent: 05 February 2016 13:23
To: 'Sebina Auckburally'; Michael Hallowell; Bee Emmott (GBT); Tony Marley (GBT); Griffin Kate; Ritchie Charles; Richard Carden (Op Property); Emma Barnett (Adams Hendry); Bob Perrin; Mark Challis (BDB); Simon Poole (GBT); Martin Lister (GBT); Richard de Cani (MD Planning); HERRICK Georgie; 'CAMERON Ian'
Cc: Harrison-Cook Victoria; Beaney Joanne; Taylor-Ray Judy; Hopson Peter (Op Property); Parr Billy; Giles Clifford; Martin Woodhouse (GBT)
Subject: RE: Garden Bridge: TfL/GBT Weekly Meeting [EFILE-Legal02.577691.2114919]
Attachments: GB stepping stones 2016-02-05.pptx; s.237_241 Procedure 2016-01-28.docx; GB daily lookahead to purdah 2016-02-05.docx

Thanks for this Sebina

Everyone -- please find attached:

- an updated overall flowchart;
- the WCC land process diagram; and
- a day by day breakdown of the six remaining weeks to purdah.

Apologies for sending these so late in the day.

I will bring hard copies with me to the meeting. **Please note the meeting will be in TfL's Palestra offices** next to Southwark tube station. If you do not have a pass for the building then please ask for me, Richard or Caroline George at reception.

Many thanks

Andy

Andy Brown

Programme Manager, Garden Bridge & Managing Director's Office - TfL Planning

Transport for London

10th Floor, Windsor House, 42-50 Victoria Street, London SW1H 0TL

Direct: [REDACTED] | Auto: [REDACTED]

Mobile: [REDACTED]

From: Sebina Auckburally [[mailto:\[REDACTED\]@wragge-law.com](mailto:[REDACTED]@wragge-law.com)]
Sent: 04 February 2016 21:51
To: Michael Hallowell; Brown Andy; Bee Emmott (GBT); Tony Marley (GBT); Griffin Kate; Ritchie Charles; Richard Carden (Op Property); Emma Barnett (Adams Hendry); Bob Perrin; Mark Challis (BDB); Simon Poole (GBT); Martin Lister (GBT); Richard de Cani (MD Planning)
Cc: Harrison-Cook Victoria; Beaney Joanne; Taylor-Ray Judy; Hopson Peter (Op Property); Parr Billy; Giles Clifford; Martin Woodhouse (GBT)
Subject: RE: Garden Bridge: TfL/GBT Weekly Meeting [EFILE-Legal02.577691.2114919]

Dear All,

Please find enclosed the updated document list for the Garden Bridge.

Kind regards,

Sebina

Sebina Auckburally

Associate

Wragge Lawrence Graham & Co LLP

DDI: [REDACTED]

4 More London Riverside London SE1 2AU

Switchboard: [REDACTED]

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Jacob Gemma

From: Brown Andy
Sent: 01 February 2016 08:07
To: 'Simon Poole'
Cc: Anthony Marley; Bee Emmott
Subject: RE: Garden Bridge: TfL/GBT Weekly Meeting

Thanks Simon and sorry for not replying sooner

Hope the meeting with the Cabman's Shelter Fund goes well; do let me know if I can help at all

So you are aware:

- Richard has spoken to Graham King and answers from Westminster on the outstanding issues (particularly highway layout / loss of parking, JR indemnity and s96a application) should hopefully be forthcoming once they have been discussed (and agreement reached) with the Leader tomorrow morning
- The meeting with the PLA went well; I understand you already have a positive reply on s96a, and Jim was generally positive (subject to detail) about the CRC moorings proposals. Tony did we leave it with him that you would provide more detail on that front?

Thanks

Andy

From: Simon Poole [mailto:████████████████████@gardenbridge.london]
Sent: 29 January 2016 11:37
To: Brown Andy
Cc: Anthony Marley; Bee Emmott
Subject: RE: Garden Bridge: TfL/GBT Weekly Meeting

Hi Andy,

Apologies I'm unable to attend today's meeting as I have another commitment.

Anthony should be able to update on the majority of "stepping-stones" but would offer the following by means of an update:

- Cabmen's Shelter- Meeting arranged 4th February between TfL and Cabmen's Shelter Fund. Billy Parr fully briefed and seeking to attend to reinforce programme criticality. GBT happy to attend if appropriate to do so.
- Temple Place Highways Layout – Anthony has sought feedback/assistance from WCC's Graham King on WCC's Highways opposition to latest highway proposals. Seeking outcome that reconciles WCC Planning and TfL modal need with WCC Highways preferences. We await Graham's response.
- LU Stage 1 Contractor- LU intend to confirm preferred bidder today following tender interrogation this week. GBT hopeful that recommendation report will follow early next week.
- Walkabout Works – GBT undertook scoping survey earlier this week. Report to follow next week. Programme integration between Walkabout's contractor, GBT and Bouygues anticipated.
- Crown River Cruises - continue to chase confirmation of final x2 moorings for CRC from PLA. Grateful if TfL can raise at meeting with James Trimmer.

- Environmental Statement to support MMO Licence – final review scheduled for Monday morning (01/02). Feedback already offered by GBT planners and BDB to ensure document is robust and can withstand challenge.
- IBM – Awaiting feedback from proposals presented 20/01. Arup to refine Betterment proposals and alterations to entrance from Upper Ground to remove need to track across ITV land in perpetuity.

Should you have any questions please feel free to give me call.

Kind Regards

Simon Poole Ba MSc MAPM
 Project and Programme Management, Garden Bridge Trust
 Somerset House, Strand, London, WC2R 1LA

t: [REDACTED]
 m: [REDACTED]
 e: [REDACTED]@gardenbridge.london



Are you one of the 80% of Londoners who want the Garden Bridge? If so, please send your message of support [here](#).

From: Brown Andy [mailto:[REDACTED]@tube.tfl.gov.uk]
Sent: 29 January 2016 10:48
To: 'Michael Hallowell' <[REDACTED]@wragge-law.com>; Bee Emmott <[REDACTED]@gardenbridge.london>; Anthony Marley <[REDACTED]@gardenbridge.london>; Griffin Kate <[REDACTED]@tfl.gov.uk>; Ritchie Charles <[REDACTED]@tfl.gov.uk>; Richard Carden (Op Property) <[REDACTED]@tfl.gov.uk>; Emma Barnett (Adams Hendry) <[REDACTED]@adamshendry.co.uk>; Bob Perrin <[REDACTED]@bdb-law.co.uk>; Mark Challis (BDB) <[REDACTED]@bdb-law.co.uk>; Simon Poole <[REDACTED]@gardenbridge.london>; Martin Lister <[REDACTED]@gardenbridge.london>; Richard de Cani (MD Planning) <[REDACTED]@tfl.gov.uk>
Cc: Harrison-Cook Victoria <[REDACTED]@tfl.gov.uk>; Beaney Joanne <[REDACTED]@tfl.gov.uk>; Taylor-Ray Judy <[REDACTED]@tfl.gov.uk>; Hopson Peter (Op Property) <[REDACTED]@tfl.gov.uk>; Parr Billy <[REDACTED]@tfl.gov.uk>; Giles Clifford <[REDACTED]@wragge-law.com>; Martin Woodhouse <[REDACTED]@gardenbridge.london>; Sebina Auckburally <[REDACTED]@wragge-law.com>
Subject: RE: Garden Bridge: TfL/GBT Weekly Meeting

And please find attached (sorry it's close to the wire!) an updated flowchart document.

Also attached is a specific flowchart showing the s233/237/241 process in Westminster, which BDB have produced. It was getting way too complicated to include on the main chart!

I will have lots of hard copies of all these three documents (including Michael's, below) in the meeting at 11.30am. See you then.

Many thanks,

Andy

From: Michael Hallowell [mailto:[REDACTED]@wragge-law.com]
Sent: 28 January 2016 21:31
To: Brown Andy; Bee Emmott (GBT); Tony Marley (GBT); Griffin Kate; Ritchie Charles; Richard Carden (Op Property); Emma Barnett (Adams Hendry); Bob Perrin; Mark Challis (BDB); Simon Poole (GBT); Martin Lister (GBT); Richard de Cani (MD Planning)
Cc: Harrison-Cook Victoria; Beaney Joanne; Taylor-Ray Judy; Hopson Peter (Op Property); Parr Billy; Giles Clifford;

Martin Woodhouse (GBT); Sebina Auckburally
Subject: Garden Bridge: TfL/GBT Weekly Meeting

I attach a list of the documents currently under negotiation showing the current position on each one. Documents are now listed in the north bank/river/south bank order that follows Andy Brown's flowchart and we have tried to match the colour codes used as well.

Michael Hallowell | Counsel | Wragge Lawrence Graham & Co LLP
| DD: [REDACTED] | Mob: [REDACTED] | Int: [REDACTED]
4 More London Riverside, London SE1 2AU
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Jacob Gemma

From: Brown Andy
Sent: 10 February 2016 16:07
To: Bee Emmott; Martin Woodhouse
Cc: Richard de Cani (MD Planning); 'Anthony Marley'
Subject: RE: Garden Bridge- CSCB Costs [BDB-BDB1.FID9687441]

Bee / Martin

Let's put it on the list (that we're not allowed to share with them in advance!)

I guess the whole list should be something like:

- Planning Committee and plan for programming SLB deferred conditions to future Committees
- Specific intentions to address Member concerns about toilet provision and balance of commercial and public space in the SLB
- LBL sharing HoT with CSCB asap
- Progress on land disposal and report back from QC -- still on track for decision by 21 March latest?
- Update on ITV
- Update on guarantees

Wanted to write it out as much for my own reference as for anyone else!

Unfortunately Richard can't make it because he will be at a funeral all day tomorrow.

Andy

From: Anthony Marley [mailto:████████████████████@gardenbridge.london]
Sent: 10 February 2016 15:59
To: Bee Emmott; Martin Woodhouse
Cc: Brown Andy
Subject: FW: Garden Bridge- CSCB Costs [BDB-BDB1.FID9687441]

Bee, this is getting infuriating.

I can see that you're not on these threads, but I am very concerned that LBL appear not to have issued HoT and that CSCB wish not to engage until they do on the GBT lease.
Can you raise at LBL meeting tomorrow?

thanks

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,
South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]
e: [REDACTED] gardenbridge.london



Are you one of the 80% of Londoners who want the Garden Bridge? If so, please send your message of support [here](#).

From: HERRICK Georgie [[mailto:\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)]
Sent: 10 February 2016 15:12
To: 'Iain Tuckett' <[\[REDACTED\]@coinstreet.org](mailto:[REDACTED]@coinstreet.org)>; 'Lesley-Anne Avis' <[\[REDACTED\]@blplaw.com](mailto:[REDACTED]@blplaw.com)>
Cc: PERRIN Bob <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>; Anthony Marley <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>
Subject: RE: Garden Bridge- CSCB Costs [BDB-BDB1.FID9687441]

Iain

We appreciate CSCB's position and look forward to hearing from BLP later this week.

Many thanks for your assistance.

Kind regards

Georgie



Georgie Herrick Consultant

T [REDACTED]
[REDACTED]
W www.bdb-law.co.uk

For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

Admitted as a barrister and solicitor in the High Court of New Zealand
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From: Iain Tuckett [[mailto:\[REDACTED\]@coinstreet.org](mailto:[REDACTED]@coinstreet.org)]
Sent: 10 February 2016 15:11
To: HERRICK Georgie <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>; 'Lesley-Anne Avis' <[\[REDACTED\]@blplaw.com](mailto:[REDACTED]@blplaw.com)>
Cc: PERRIN Bob <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>; 'Anthony Marley' <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>
Subject: RE: Garden Bridge- CSCB Costs [BDB-BDB1.FID9687441]

I would like to understand the structure of Lambeth's proposals first. Hopefully we will receive the revised HoTs this week.

From: HERRICK Georgie [[mailto:\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)]
Sent: 10 February 2016 15:04
To: Iain Tuckett; 'Lesley-Anne Avis'
Cc: PERRIN Bob; 'Anthony Marley'
Subject: RE: Garden Bridge- CSCB Costs [BDB-BDB1.FID9687441]

Iain

Many thanks for the update regarding the status of the HoTs and we would be grateful if BLP could keep us informed of any further updates.

In the interim, we would welcome an opportunity to discuss with CSCB/BLP how best to address the drafting in advance of the formal HoTs being released by Lambeth.

Kind regards

Georgie



Georgie Herrick Consultant

T [REDACTED]

[REDACTED]

W www.bdb-law.co.uk

For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

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From: Iain Tuckett [[mailto:\[REDACTED\]@coinstreet.org](mailto:[REDACTED]@coinstreet.org)]

Sent: 10 February 2016 14:52

To: HERRICK Georgie <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>; 'Lesley-Anne Avis' <[\[REDACTED\]@blplaw.com](mailto:[REDACTED]@blplaw.com)>

Cc: PERRIN Bob <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>; 'Anthony Marley' <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>

Subject: RE: Garden Bridge- CSCB Costs [BDB-BDB1.FID9687441]

Revised heads of terms had been promised by last Wednesday (3 February) but have still not been received. A number of legal questions were raised with Lambeth officers and Greg said that he would look into them.

From: HERRICK Georgie [[mailto:\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)]

Sent: 10 February 2016 14:34

To: 'Lesley-Anne Avis'

Cc: PERRIN Bob; 'Anthony Marley'; Iain Tuckett

Subject: RE: Garden Bridge- CSCB Costs [BDB-BDB1.FID9687441]

Lesley

Further to your email below, we understand that Lambeth presented revised HoTs to your client on Friday.

We would be grateful if you could please advise the status of the revised HoTs. As you will understand, we are looking to progress drafting of the leasehold documents and would welcome a discussion about how best to move matters forward.

We look forward to hearing from you.

Kind regards

Georgie



Georgie Herrick Consultant

T [redacted]

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From: Lesley-Anne Avis [[mailto:\[redacted\]@blplaw.com](mailto:[redacted]@blplaw.com)]
Sent: 03 February 2016 16:37
To: HERRICK Georgie <[\[redacted\]@bdb-law.co.uk](mailto:[redacted]@bdb-law.co.uk)>
Cc: PERRIN Bob <[\[redacted\]@bdb-law.co.uk](mailto:[redacted]@bdb-law.co.uk)>; 'Anthony Marley' <[\[redacted\]@gardenbridge.london](mailto:[redacted]@gardenbridge.london)>; 'Iain Tuckett' <[\[redacted\]@coinstreet.org](mailto:[redacted]@coinstreet.org)>
Subject: RE: Garden Bridge- CSCB Costs [BDB-BDB1.FID9687441]

Georgie,

Apologies for the delay in responding. I provided my client's comments on the heads of terms which Lambeth had produced quite some time before Christmas and now understand from my client that Lambeth are producing updated heads of terms.

Regards

Lesley-Anne Avis | Berwin Leighton Paisner LLP

Partner

Direct Dial: [redacted]

Main: [redacted]

Mobile: [redacted]

Email: [redacted]

Web: [redacted]

[\[redacted\]@blplaw.com](mailto:[redacted]@blplaw.com)
www.blplaw.com

From: HERRICK Georgie [[mailto:\[redacted\]@bdb-law.co.uk](mailto:[redacted]@bdb-law.co.uk)]
Sent: 27 January 2016 14:18
To: Lesley-Anne Avis
Cc: PERRIN Bob; 'Anthony Marley'
Subject: RE: Garden Bridge- CSCB Costs [BDB-BDB1.FID9687441]

Lesley

Further to my email below, I just wanted to follow-up with you regarding the status of the HoTs and any comments you or your client may have.

I understand that our clients are meeting next week and it would be useful to understand your client's position in advance of that meeting.

I look forward to hearing from you.

Kind regards

Georgie



Georgie Herrick Consultant

T [redacted]
[redacted]
W www.bdb-law.co.uk

For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

Admitted as a barrister and solicitor in the High Court of New Zealand
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From: HERRICK Georgie [[mailto:\[redacted\]@bdb-law.co.uk](mailto:[redacted]@bdb-law.co.uk)]
Sent: 22 January 2016 14:41
To: [redacted]@blplaw.com' <[redacted]@blplaw.com>
Cc: PERRIN Bob <[redacted]@bdb-law.co.uk>; 'Anthony Marley'
<[redacted]@gardenbridge.london>
Subject: FW: Garden Bridge- CSCB Costs [BDB-BDB1.FID9687441]

Lesley

Many thanks for your call yesterday and my apologies for the delay in responding to your email below.

We have now taken instructions from our client regarding the scope of the undertaking to be provided.

We appreciate your offer of the discounted rates BLP currently charges CSCB (as outlined in the table below) and acknowledge that this made on the basis that you intend to submit monthly invoices, to be paid within 30 working days of receipt.

Subject to the matters below, please take this email as our firm's undertaking to cover the proper and reasonable legal and professional fees incurred by your client in relation to the proposed Garden Bridge project (**Project**) including negotiation of the lease/variation of the lease from Lambeth, preparation and grant of the sublease, property due diligence and advice in relation to the structure of the transaction, specification of the south landing building, ACV and/or planning in accordance with the terms outlined in your email below, up to a maximum of £25,000.

This undertaking is given whether or the matter proceeds to completion and is subject to the production of an invoice detailing a breakdown of time incurred. We would be grateful if you could please advise us before this cap is exceeded.

Please note that this undertaking does not extend to cover your client's internal costs nor does it extend to cover the s.106 agreement, as I understand that it is not intended that your client be a party. Further, we have already provided an undertaking to Andrew Sanders on 20 May 2015 to cover BLP's preliminary advice on the Project up to a maximum of £6,500, which has been discharged in full.

Finally, I would be grateful if you could confirm the status of the current HoTs. We understand that your client provided comments to Lambeth before Christmas and we would be grateful if we could have sight of these comments.

We trust that this addresses your concerns regarding fees and we look forward to working with you moving forward.

Kind regards

Georgie



Georgie Herrick Consultant

For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

Admitted as a barrister and solicitor in the High Court of New Zealand
British Legal Awards 2015 'Property Team of the Year'
Legal 500 UK Awards 2015 'Public Sector Firm of the Year'

From: Lesley-Anne Avis [mailto:[REDACTED]@blplaw.com]
Sent: 17 December 2015 16:40
To: HERRICK Georgie <[REDACTED]@bdb-law.co.uk>
Cc: [REDACTED]@coinstreet.org <[REDACTED]@coinstreet.org>
Subject: Garden Bridge- CSCB Costs

Dear Georgie,

I refer to your e-mail of 7 December to my colleague Liana Hewson by way of an undertaking for costs.

There are some issues regarding the costs which I would just like to have agreed please.

The undertaking for costs is to cover all proper and reasonable costs incurred by my client in relation to the proposed transaction regarding the new Garden Bridge so those costs will undoubtedly include surveyors and planning consultants' costs as well as legal fees and I am seeking some estimates of other costs from my client as well as hourly rates for the internal costs of CSCB staff to provide you with so that specific undertakings may be given.

As regards BLP costs we are happy for your client to effectively benefit from the discount which we offer to CSCB, currently 30% off headline rates, but this is provided that we are able to submit monthly interim accounts and that these accounts are, subject to any specific queries, paid within 30 working days of receipt. Before invoices are issued I will submit reports created from our time recording system giving details of all of the time incurred by us, and also relevant disbursements. I confirm the current hourly rates are as follows:

Title	Core Real Estate	Planning and Environment
<i>Assistant 0-1</i>	[REDACTED]	[REDACTED]
<i>Assistant 1-2</i>	[REDACTED]	[REDACTED]
<i>Assistant 2-3</i>	[REDACTED]	[REDACTED]
<i>Assistant 3-4</i>	[REDACTED]	[REDACTED]
<i>Assistant 4-5</i>	[REDACTED]	[REDACTED]
<i>Assistant 5-6</i>	[REDACTED]	[REDACTED]
<i>Assistant 6-7</i>	[REDACTED]	[REDACTED]
<i>Assistant 7-8</i>	[REDACTED]	[REDACTED]
<i>Assistant 8-9</i>	[REDACTED]	[REDACTED]
<i>Assistant 9-10</i>	[REDACTED]	[REDACTED]
<i>Assistant 10+</i>	[REDACTED]	[REDACTED]

<i>Partner 0-6</i>	██████	██████
<i>Partner 6+</i>	██████	██████
<i>Trainee 1</i>	██████	██████
<i>Trainee 2</i>	██████	██████
<i>Paralegal</i>	██████	██████
<i>Assoc Director</i>	██████	██████

These rates are subject to increases in line with the percentage increases of our headline rates on 1 May in each year.

Also, as I think you will be aware we have been undertaking some work on the project already and that work commenced on 29 April this year so the undertaking will need to cover BLP costs from that date.

Your e-mail helpfully refers to the scope of the work as the Garden Bridge Project and sets out what I am assuming is a non-exclusive list of matters which will be covered by the undertaking. Until agreement is reached as to the proposed structure of the transaction it is not possible to set out any sort of exhaustive list of documents but generally the undertaking is to include all documentation reasonably required for the purposes of the Garden Bridge Project and as well as property documentation is likely to cover planning documents. I am assuming that my client will need to be party to a section 106 agreement and in addition to negotiation of documentation there will also be a due diligence element in relation to title issues (both my own client's title and the freehold title and any other relevant titles) structuring of the transaction, issues relating to community assets etc.

In relation to BLP fees an initial undertaking, as included in your e-mail, of £25,000 is acceptable, but this is clearly on the basis that this is for the initial work and further undertakings will be required as necessary. We will email you in advance of the need to extend the undertaking as the project progresses.

Please do not hesitate to call me if you would like to discuss any of the issues set out in this e-mail, but otherwise I should be grateful to receive your updated undertaking in the terms of this e-mail.

Regards,

Lesley-Anne Avis | Berwin Leighton Paisner LLP
Partner

████████████████████
████████████████████
[blplaw.com](mailto:lesley.avis@blplaw.com)
www.blplaw.com

Berwin Leighton Paisner LLP

Adelaide House, London Bridge, London EC4R 9HA, UK
DX 92 London/Chancery Lane
t: ██████████ f: ██████████ w: www.blplaw.com

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Jacob Gemma

From: Bee Emmott <[REDACTED]@gardenbridge.london>
Sent: 10 February 2016 08:15
To: Richard de Cani (MD Planning)
Subject: Re: Garden Bridge Letter

The 3 most contentious approved. Toilets is easy but Arup suggested that it will compromise cscb flexible space.

It was nothing compared to the joys of the 2014 committee but there was a bit of heckling. The chair was v good. She was really trying not to defer.

On 10 Feb 2016, at 08:09, Richard de Cani (MD Planning) <[REDACTED]@tfl.gov.uk> wrote:

Andy is just briefing me now
Not all bad though – 3 out of 5 approved
Quite a lot of theatre and spectacle I understand
If the toilets issue is about reconfiguring etc then that should be quite easy to achieve ?

From: Bee Emmott [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]

Sent: 10 February 2016 06:50

To: Richard de Cani (MD Planning)

Subject: Re: Garden Bridge Letter

Richard

Will try - sending you draft shortly.

Three hours of joy last night - most of it spent talking about toilets. 3 conditions approved, 2 deferred (south landing building on basis of materials, toilets on basis they want unisex not male/female and more baby changing - we have 2 already).

Bee

On 9 Feb 2016, at 19:07, Richard de Cani (MD Planning) <[REDACTED]@tfl.gov.uk> wrote:

Bee - is it possible to get your email to Rupert by early tomorrow morning ?

Fingers crossed for tonight !

Richard

Sent from my iPhone

Begin forwarded message:

From: Rupert Furness <[REDACTED]@dft.gsi.gov.uk>

Date: 9 February 2016 18:25:01 GMT

To: "Richard de Cani (MD Planning)"

<[REDACTED]@tfl.gov.uk>

Subject: RE: Garden Bridge Letter

Thanks Richard,

I've now got a meeting with Lord Ahmad on this tomorrow, to

discuss whether the DfT's exposure can be increased now that the contract has been signed. I'll let you know how it goes.

Rupert Furness
Deputy Director
Head of London Transport Division
Department for Transport



From: Richard de Cani (MD Planning) [redacted] [tfl.gov.uk](mailto:rdc@tfl.gov.uk)
Sent: 09 February 2016 18:13
To: Rupert Furness
Subject: FW: Garden Bridge Letter

Rupert – as per our discussion earlier – the Trust is now calling down funds in accordance with the agreement

The £3m is the last of the pre construction payments with the £2.5 the first of the payments post award

Richard

From: Rebecca Olajide
[\[mailto:redacted@gardenbridge.london\]](mailto:rebecca.olajide@gardenbridge.london)
Sent: 09 February 2016 17:48
To: Richard de Cani (MD Planning)
Cc: Bee Emmott
Subject: Garden Bridge Letter

Dear Richard

Please find the attached letter from Bee confirming the award of the main construction contract.

Best wishes

Rebecca Olajide
Team Administrator, Garden Bridge Trust
Somerset House, Strand, London, WC2R 1LA

Tel: [redacted]

Email: [\[redacted\]@gardenbridge.london](mailto:redacted@gardenbridge.london) <<mailto:redacted@gardenbridge.london>>

[\[cid:image003.jpg@01D16365.9EC96320\]](#)

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Jacob Gemma

From: Bee Emmott <[REDACTED]@gardenbridge.london>
Sent: 01 February 2016 14:23
To: King, Graham; Richard de Cani (MD Planning)
Cc: Taylor-Ray Judy
Subject: RE: Garden Bridge Trust Meeting

That's good for me. Look forward to seeing you tomorrow Graham.

Bee

From: King, Graham [mailto:[REDACTED]@westminster.gov.uk]
Sent: 01 February 2016 13:51
To: Richard de Cani (MD Planning)
Cc: Bee Emmott ; Taylor-Ray Judy
Subject: RE: Garden Bridge Trust Meeting

I have a room 10b 17th floor, if that's ok
Graham

From: Richard de Cani (MD Planning) [mailto:[REDACTED]@tfl.gov.uk]
Sent: 01 February 2016 13:49
To: King, Graham
Cc: [REDACTED]@gardenbridge.london; Taylor-Ray Judy
Subject: RE: Garden Bridge Trust Meeting

OK – I will come with Bee from the Trust

Your offices or ours Graham ?

From: King, Graham [mailto:[REDACTED]@westminster.gov.uk]
Sent: 01 February 2016 13:22
To: Richard de Cani (MD Planning)
Subject: Re: Garden Bridge Trust Meeting

Yes
Let's go ahead tomorrow at 10.
Officers only.
Graham

Sent from Samsung Mobile

----- Original message -----
From: "Richard de Cani (MD Planning)" <[REDACTED]@tfl.gov.uk>
Date: 01/02/2016 12:11 (GMT+00:00)
To: "King, Graham" <[REDACTED]@westminster.gov.uk>
Subject: FW: Garden Bridge Trust Meeting

Graham – is it worth us meeting with the Trust separately ?

Happy to come to you at the same time

Richard

From: Bee Emmott [mailto: [REDACTED] gardenbridge.london]
Sent: 01 February 2016 10:36
To: Richard de Cani (MD Planning)
Subject: Fwd: Garden Bridge Trust Meeting

FYI will try get this rescheduled ASAP this week/next

Begin forwarded message:

From: Rebecca Olajide < [REDACTED] gardenbridge.london >
Date: 1 February 2016 at 10:20:31 GMT
To: Bee Emmott < [REDACTED] gardenbridge.london >
Subject: FW: Garden Bridge Trust Meeting

Hi Bee,

Just received this email- tomorrow's meeting with Westminster has been cancelled. I will let Mervyn and Richard know

From: Evans, Sharon [mailto: [REDACTED] westminster.gov.uk]
Sent: 01 February 2016 10:14
To: Rebecca Olajide < [REDACTED] gardenbridge.london >
Subject: RE: Garden Bridge Trust Meeting

Hi Rebecca

Thank you for your email – I'm so terribly sorry but unfortunately the Leader is now unable to make the meeting tomorrow so we will need to re-arrange. Please do pass on her sincere apologies for any inconvenience caused.

With best regards

Sharon Evans
PA to the Leader of the Council
Policy, Performance & Communications Department

Westminster City Council
18th Floor, South
City Hall
64 Victoria Street
London SW1E 6QP
Tel: [REDACTED]



ASPIRATION

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From: Rebecca Olajide [mailto: [REDACTED] gardenbridge.london]
Sent: 29 January 2016 10:05

To: Evans, Sharon
Subject: Garden Bridge Trust Meeting

Hello Sharon,

Re: Garden Bridge Trust Meeting on Tuesday 2nd February at 10am at the Leaders Office

Hope you're well. I am writing to confirm attendees for Tuesday's meeting with Philippa Roe: Lord M Davies, Bee Emmott and Richard De Cani of TfL.

Many thanks and best wishes

Rebecca Olajide
Team Administrator, Garden Bridge Trust
Somerset House, Strand, London, WC2R 1LA

Tel: [REDACTED]
Email: [REDACTED] [gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)



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Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 01 February 2016 17:31
To: King, Graham
Cc: [REDACTED] gardenbridge.london; Taylor-Ray Judy
Subject: Re: Garden Bridge Trust Meeting

See you tomorrow graham

Sent from my iPhone

On 1 Feb 2016, at 13:51, King, Graham <[REDACTED]westminster.gov.uk> wrote:

I have a room 10b 17th floor, if that's ok
Graham

From: Richard de Cani (MD Planning) [mailto:[REDACTED]tfl.gov.uk]
Sent: 01 February 2016 13:49
To: King, Graham
Cc: [REDACTED] gardenbridge.london; Taylor-Ray Judy
Subject: RE: Garden Bridge Trust Meeting
OK – I will come with Bee from the Trust
Your offices or ours Graham ?

From: King, Graham [mailto:[REDACTED]westminster.gov.uk]
Sent: 01 February 2016 13:22
To: Richard de Cani (MD Planning)
Subject: Re: Garden Bridge Trust Meeting
Yes
Let's go ahead tomorrow at 10.
Officers only.
Graham
Sent from Samsung Mobile

----- Original message -----

From: "Richard de Cani (MD Planning)" <[REDACTED]tfl.gov.uk>
Date: 01/02/2016 12:11 (GMT+00:00)
To: "King, Graham" <[REDACTED]westminster.gov.uk>
Subject: FW: Garden Bridge Trust Meeting

Graham – is it worth us meeting with the Trust separately ?
Happy to come to you at the same time
Richard

From: Bee Emmott [mailto:[REDACTED]gardenbridge.london]
Sent: 01 February 2016 10:36
To: Richard de Cani (MD Planning)
Subject: Fwd: Garden Bridge Trust Meeting

FYI will try get this rescheduled ASAP this week/next

Begin forwarded message:

From: Rebecca Olajide <[REDACTED]gardenbridge.london>
Date: 1 February 2016 at 10:20:31 GMT

To: Bee Emmott <[redacted]@gardenbridge.london>
Subject: FW: Garden Bridge Trust Meeting

Hi Bee,
Just received this email- tomorrow's meeting with Westminster has been cancelled. I will let Mervyn and Richard know

From: Evans, Sharon [mailto:[redacted]@westminster.gov.uk]
Sent: 01 February 2016 10:14
To: Rebecca Olajide <[redacted]@gardenbridge.london>
Subject: RE: Garden Bridge Trust Meeting

Hi Rebecca
Thank you for your email – I'm so terribly sorry but unfortunately the Leader is now unable to make the meeting tomorrow so we will need to re-arrange. Please do pass on her sincere apologies for any inconvenience caused.
With best regards
Sharon Evans
PA to the Leader of the Council
Policy, Performance & Communications Department

Westminster City Council
18th Floor, South
City Hall
64 Victoria Street
London SW1E 6QP
Tel: [redacted]

From: Rebecca Olajide [mailto:[redacted]@gardenbridge.london]
Sent: 29 January 2016 10:05
To: Evans, Sharon
Subject: Garden Bridge Trust Meeting

Hello Sharon,
Re: Garden Bridge Trust Meeting on Tuesday 2nd February at 10am at the Leaders Office
Hope you're well. I am writing to confirm attendees for Tuesday's meeting with Philippa Roe: Lord M Davies, Bee Emmott and Richard De Cani of TfL.
Many thanks and best wishes
Rebecca Olajide
Team Administrator, Garden Bridge Trust
Somerset House, Strand, London, WC2R 1LA

Tel: [redacted]
Email: [redacted]@gardenbridge.london

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Jacob Gemma

From: Brown Andy
Sent: 28 January 2016 11:59
To: [REDACTED]@gardenbridge.london'
Cc: [REDACTED]@gardenbridge.london'; Richard de Cani (MD Planning)
Subject: RE: GB| North/South Property/s106 Timeline - s237/241 TCPA 1990
Attachments: s.237_241 Procedure.docx

Hi Tony

If you haven't already sent this to Graham, I think the target dates are developing further following discussions between BDB and WLG -- see the latest version I've got attached, but you may have been given an even more up-to-date from BDB.

It seems sensible to me but obviously relies on (a) drive from WCC to implement what is quite a tight timeline without any float; and (b) willingness to do some work 'at risk' while the JR window is still open.

If I can help at all please shout.

Thanks

Andy

From: Brown Andy
Sent: 28 January 2016 07:55
To: Richard de Cani (MD Planning); [REDACTED]@gardenbridge.london'
Cc: [REDACTED]@gardenbridge.london'
Subject: Re: GB| North/South Property/s106 Timeline - s237/241 TCPA 1990

Hi Tony

My computer is playing up so I can't see the detail of that flowchart from BDB, but I assume it is the same as one they sent to Wragge Lawrence Graham yesterday afternoon

From WLG's response I infer they agree with the process described, but had thought you might be able to get things done 3-4 weeks faster than BDB are assuming -- I think Michael is trying to speak to Ian Cameron to clear up the reason for that difference

But I don't think that should stop you speaking to Graham if what you'll be presenting from BDB is a worse case that you want WCC to be bought into (and maybe help to improve)

Thanks

Andy

From: Richard de Cani (MD Planning)
Sent: Thursday, January 28, 2016 07:45 AM
To: 'Anthony Marley' <[REDACTED]@gardenbridge.london>
Cc: Brown Andy; Bee Emmott <[REDACTED]@gardenbridge.london>
Subject: RE: GB| North/South Property/s106 Timeline - s237/241 TCPA 1990
Will do – I am seeing him on the back of another meeting at 830

From: Anthony Marley [mailto: [REDACTED]@gardenbridge.london]
Sent: 27 January 2016 22:54
To: Richard de Cani (MD Planning)
Cc: Brown Andy; Bee Emmott
Subject: FW: GB| North/South Property/s106 Timeline - s237/241 TCPA 1990

Richard,

I was planning to seek Graham's confirmation by email that they can hold the programme that we need to secure the 237/241 and secure all the consents to enable commencement on site.

I was waiting for a flowchart from BDB after the meeting with Nabarro on Monday, received this evening and attached above.

As the programme is oscillating a little, it would be very useful to have some clear direction from WCC as to the programme they accept and confirmation that they will manage their outputs in accordance with the attached. It can be seen that this completes one month after the access date we are aiming for, so any improvement would be very much appreciated.

Could you ask Graham about this tomorrow?

Andy, I trust this timeline accords with your (TfL legal's) understanding.

thanks

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,
South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]
e: [REDACTED]@gardenbridge.london



Are you one of the 80% of Londoners who want the Garden Bridge? If so, please send your message of support [here](#).

From: CAMERON Ian [mailto: [REDACTED]@bdb-law.co.uk]
Sent: 26 January 2016 10:22
To: CHALLIS Mark < [REDACTED]@bdb-law.co.uk>; 'Marjan Gholamalipour' < [REDACTED]@arup.com>
Cc: Simon Poole < [REDACTED]@gardenbridge.london>; Anthony Marley < [REDACTED]@gardenbridge.london>; Martin Woodhouse < [REDACTED]@gardenbridge.london>; George Kirwan < [REDACTED]@arup.com>; Martin Lister < [REDACTED]@gardenbridge.london>; PERRIN Bob < [REDACTED]@bdb-law.co.uk>; Bee Emmott < [REDACTED]@gardenbridge.london>; Rob Leslie-Carter < [REDACTED]@arup.com>; Brown Andy < [REDACTED]@tube.tfl.gov.uk>
Subject: RE: GB| North/South Property/s106 Timeline - s237/241 TCPA 1990

Marjan,

WCC's solicitor indicated yesterday that it should be possible for LUL to grant the headlease to WCC without waiting for the 6 week JR period to expire, so that is good news but he is still **waiting for WCC to confirm that**.

WCC may though want to issue their own letters to those with the benefit of the statutory restrictions prior to operating the s237/241 process which could potentially add 4 weeks to the programme. We have offered to ask this specific question of Andrew Tait in the hope he will confirm that this is not necessary.

The report going to the cabinet members (Councillors Mitchell (property) and Davis (planning)) to authorise operation of the sections is virtually complete, but the property documents will need to be in substantially an agreed form before any decision can be taken. If they agree no letters need to be sent, the cabinet members then authorise operation, a decision which can immediately be published on their website.

Potentially the overarching land agreement can then be completed as well as the headlease from LUL to WCC, the 6 week JR period then runs. Potentially, WCC can also, without waiting for the 6 week JR period to expire, start advertising disposal under s233(4) and after considering objections (probably a 4 week period), can then grant the underlease to GBT allowing the section 106 agreement to be completed and discharge of pre-commencement obligations.

WCC are taking instructions on all of this and much depends on the political will at the council. We cannot yet give you firm dates for the above but we will come back to you once WCC have confirmed.

As soon as Martin is back next week, we need to update the schedule of negotiations with third parties and pass that to Andrew Tait so that he can confirm that the Trust have used best endeavours to negotiate with the third parties. WCC require Andrew to confirm that before they will authorise the operation of the s237/241 process.

Kind regards

Ian



BIRCHAM DYSON BELL

Ian Cameron [Legal Director, Government and Infrastructure](#)

T [Redacted]

W www.bdb-law.co.uk

For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

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From: CHALLIS Mark

Sent: 26 January 2016 09:25

To: 'Marjan Gholamalipour' <[Redacted]@arup.com>

Cc: 'Simon Poole' <[Redacted]@gardenbridge.london>; 'Anthony Marley'

<[Redacted]@gardenbridge.london>; [Redacted]@gardenbridge.london'

<[Redacted]@gardenbridge.london>; George Kirwan <[Redacted]@arup.com>; Martin Lister

<[Redacted]@gardenbridge.london>; PERRIN Bob <[Redacted]@bdb-law.co.uk>; CAMERON Ian

<[Redacted]@bdb-law.co.uk>; Bee Emmott <[Redacted]@gardenbridge.london>; Rob Leslie-Carter

<[Redacted]@arup.com>; Brown Andy <[Redacted]@tube.tfl.gov.uk>

Subject: RE: GB| North/South Property/s106 Timeline - s237/241 TCPA 1990

Marjan

They may – Ian attended yesterday. Ian, would you update as to WCC's current thinking on the timing of the 237/241/233 process

Many thanks

Mark



BIRCHAM DYSON BELL

Mark Challis Partner, Government and Infrastructure

T [REDACTED]

W www.bdb-law.co.uk

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50 Broadway London SW1H 0BL

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From: Marjan Gholamalipour [[mailto:\[REDACTED\]@arup.com](mailto:[REDACTED]@arup.com)]

Sent: 26 January 2016 09:19

To: CHALLIS Mark <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>

Cc: 'Simon Poole' <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>; 'Anthony Marley'

<[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>; [\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)

<[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>; George Kirwan <[\[REDACTED\]@arup.com](mailto:[REDACTED]@arup.com)>; Martin Lister

<[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>; PERRIN Bob <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>; CAMERON Ian

<[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>; Bee Emmott <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>; Rob Leslie-Carter

<[\[REDACTED\]@arup.com](mailto:[REDACTED]@arup.com)>; Brown Andy <[\[REDACTED\]@tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)>

Subject: RE: GB| North/South Property/s106 Timeline - s237/241 TCPA 1990

Hi Mark,

Just tried calling and left you a message. I'd be grateful if you can update on the outcomes of your meeting with WCC yesterday and whether they are ok to proceed and advertise in parallel with the JR period.

Regards,

Marjan

From: CHALLIS Mark [[mailto:\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)]

Sent: 20 January 2016 22:07

To: Rob Leslie-Carter; Marjan Gholamalipour; Brown Andy

Cc: 'Simon Poole'; 'Anthony Marley'; [\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london); George Kirwan; Martin

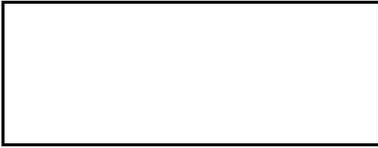
Lister; PERRIN Bob; CAMERON Ian; Bee Emmott

Subject: RE: GB| North/South Property/s106 Timeline - s237/241 TCPA 1990

Rob

There are to be further discussions with WCC/Nabarro on this on Monday 25th – we are also trying to speak to them beforehand. I think they will be reluctant to effect the land transfers until the JR period has passed but I take your point – things become harder to untangle later on in the process once the 233 process has occurred and GBT has an under-lease.

Mark



Mark Challis Partner, Government and Infrastructure

T [redacted]
[redacted]
W www.bdb-law.co.uk

For and on behalf of Bircham Dyson Bell LLP
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From: Rob Leslie-Carter [[mailto:\[redacted\]@arup.com](mailto:[redacted]@arup.com)]

Sent: 20 January 2016 08:47

To: CHALLIS Mark <[\[redacted\]@bdb-law.co.uk](mailto:[redacted]@bdb-law.co.uk)>; Marjan Gholamalipour <[\[redacted\]@arup.com](mailto:[redacted]@arup.com)>; Brown Andy <[\[redacted\]@tube.tfl.gov.uk](mailto:[redacted]@tube.tfl.gov.uk)>

Cc: 'Simon Poole' <[\[redacted\]@gardenbridge.london](mailto:[redacted]@gardenbridge.london)>; 'Anthony Marley' <[\[redacted\]@gardenbridge.london](mailto:[redacted]@gardenbridge.london)>; <[\[redacted\]@gardenbridge.london](mailto:[redacted]@gardenbridge.london)>; <[\[redacted\]@gardenbridge.london](mailto:[redacted]@gardenbridge.london)>; George Kirwan <[\[redacted\]@arup.com](mailto:[redacted]@arup.com)>; Martin Lister <[\[redacted\]@gardenbridge.london](mailto:[redacted]@gardenbridge.london)>; PERRIN Bob <[\[redacted\]@bdb-law.co.uk](mailto:[redacted]@bdb-law.co.uk)>; CAMERON Ian <[\[redacted\]@bdb-law.co.uk](mailto:[redacted]@bdb-law.co.uk)>; Bee Emmott <[\[redacted\]@gardenbridge.london](mailto:[redacted]@gardenbridge.london)>

Subject: RE: GB| North/South Property/s106 Timeline - s237/241 TCPA 1990

From a programme/timing point of view, the consensus was that WCC need to be persuaded to advertise its disposal in parallel with the 6-week JR period (i.e. bypassing the delay in your point 5). If the project waits for every JR possibility to expire we would never move forward – this is certainly the view of GB T and TfL.

We need to push hard to get this agreed – as it would potentially push back the contractual start dates

So can I flip this around slightly to ask, how do we get confirmation from WCC that they are happy proceeding prior to expiry of the JR period? If the potential abortive work is only the advertising process it seems like something the project could simply avoid.

From: CHALLIS Mark [[mailto:\[redacted\]@bdb-law.co.uk](mailto:[redacted]@bdb-law.co.uk)]

Sent: 19 January 2016 18:21

To: Marjan Gholamalipour; Brown Andy

Cc: Rob Leslie-Carter; 'Simon Poole'; 'Anthony Marley'; <[\[redacted\]@gardenbridge.london](mailto:[redacted]@gardenbridge.london)>; George Kirwan; Martin Lister; PERRIN Bob; CAMERON Ian; Bee Emmott

Subject: RE: GB| North/South Property/s106 Timeline - s237/241 TCPA 1990

Marjan

Thanks for this.

The programme that we have been asking WCC to confirm they are working to is the one extracted below (in various emails you will have seen from Ian C). The programme you emailed is different to this order of events and shows the 106 conditions being discharged by mid-June, which we think is unlikely to be achieved. The TfL “Friday chart” shows the 106 obligations being discharged by WCC at the end/mid-July

1. All leasehold documentation needs to be agreed first – end Jan
2. A lengthy report is then presented to the cabinet members who authorise the operation of the sections - end Jan
3. The cabinet members authorise the operation of the sections - early/mid Feb
4. A framework agreement is completed between WCC, GBT and LUL setting out how and when the leasehold interests will be granted - mid Feb

5. WCC wait for expiry of the 6 week JR period (from authorisation under 3) – end March
6. Assuming no JR, LUL then grant head lease to WCC – early April
7. WCC advertise disposal to GBT and consider objections – from early April to mid-May
8. WCC grant under lease to GBT – mid May
9. Section 106 agreement completed – mid May
10. Discharge section 106 pre-commencement obligations – mid/end July

It is a tight timetable and it assumes all goes well. There are two main opportunities to JR – the decision to authorise the operation of the procedures (step 3) and the decision to dispose following the s233 disposal of open space advertisement (step 7). There was a meeting with Nabarro (for WCC) yesterday about this and the property documents required.

The main issues about are

- Whether WCC decide they want to do their own consultation or at least notification of the intended decision to operate 237/241, which would add to the programme
- Whether WCC decide more ought to be done to reach agreement with those affected
- The 2 things mentioned above turn upon whether they think GBT's consultation has been done to an acceptable level. We were led to believe it had been, but Nabarro are looking at things afresh to some extent
- Whether it is legitimate for WCC to enter into the framework agreement (step 4) for the disposals prior to the s233 process having run its course. I think it probably is (because it is all subject to the s233 process) but they are considering whether to get a view from their counsel on that, or rely on one from ours (i.e. Andrew Tait QC). We prefer the latter!

Mark



Mark Challis Partner, Government and Infrastructure

T [Redacted]
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50 Broadway London SW1H 0BL

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From: Marjan Gholamalipour [[mailto:\[Redacted\]@arup.com](mailto:[Redacted]@arup.com)]
Sent: 19 January 2016 11:34
To: Brown Andy <[\[Redacted\]@tube.tfl.gov.uk](mailto:[Redacted]@tube.tfl.gov.uk)>
Cc: Rob Leslie-Carter <[\[Redacted\]@arup.com](mailto:[Redacted]@arup.com)>; 'Simon Poole' <[\[Redacted\]@arup.com](mailto:[Redacted]@arup.com)>; 'Anthony Marley' <[\[Redacted\]@gardenbridge.london](mailto:[Redacted]@gardenbridge.london)>; [Redacted] <[\[Redacted\]@gardenbridge.london](mailto:[Redacted]@gardenbridge.london)>; George Kirwan <[\[Redacted\]@gardenbridge.london](mailto:[Redacted]@gardenbridge.london)>; [Redacted] <[\[Redacted\]@arup.com](mailto:[Redacted]@arup.com)>; Martin Lister <[\[Redacted\]@gardenbridge.london](mailto:[Redacted]@gardenbridge.london)>; CHALLIS Mark <[\[Redacted\]@bdb-law.co.uk](mailto:[Redacted]@bdb-law.co.uk)>
Subject: RE: GB| North/South Property/s106 Timeline

Dear Andy,

Thanks for your comments.

LBL Cabinet as you may know is now going to take place on 21 March 2016 (instead of 07 March) so if the decision can be made by members it will help the programme but if it has to go to the cabinet it will push

discharge of s106 obligations to 01/07/16. The programme assumption at the moment is that we will go to the cabinet.

Re GLA and having s1-06 agreements signed by LBL/WCC- due to the cabinet date of 21 March, the LBL s106 agreement will not be signed until mid-April. Would this mean the GLA guarantee will not be in place until then? We will update to reflect your comments. Should we now show GLA guarantee not in place until mid-April?

FYI- Mark Challis is also reviewing the attached programme based on the meeting held with WCC yesterday.

Re JR- As you highlighted the programme cannot allow for the JR period. I believe it is accepted by the Trust that we will continue working within the JR window.

Regards,
Marjan

From: Brown Andy [[mailto:\[REDACTED\]@tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)]
Sent: 13 January 2016 14:15
To: Marjan Gholamalipour
Cc: Rob Leslie-Carter; 'Simon Poole'; 'Anthony Marley'; [REDACTED]@gardenbridge.london'
Subject: RE: GB| North/South Property/s106 Timeline

Hi everyone

I have had a chat with our lawyers. To follow on from my two bold points in the email below:

- It is correct that while TfL can and is working to agree the guarantee documents and necessary approval paperwork now, we cannot reasonably and robustly ask the GLA to physically sign the guarantees until the documents they are guaranteeing (the River Works Licence and s106 agreements) are also finalised and approved. To do otherwise would not stand up to scrutiny.

It also makes sense for this approval from the GLA to be sought in one go, rather than separately for each of the three guarantees. Therefore, while we will continue to pursue agreement on the guarantees as soon as possible it is most likely that final GLA approval will not be granted until March, allowing all the guarantees (LBL, WCC and PLA) to be signed at the end of March, once the Lambeth scrutiny period has ended (on 28/29 March) and both Lambeth and Westminster are in a position to sign the s106 agreements.

- It is fair to assume that the GLA decision to enter into the guarantees would be subject to a three-month (not six-week) JR window. If we were to try to de-risk the programme by allowing for no work during that period -- even if we managed to sign all the guarantees by the end of January! -- then that three month period would still have an unacceptable impact on the programme.

Obviously we still want to keep things moving as quickly as possible to flush out any potential JRs nice and early, but what this means is we cannot realistically 'allow for' JR windows in the programme. We just have to carry on working and deal with any JRs as and when they arise.

Clearly this is not ideal but unfortunately I think it is somewhat unavoidable.

The above is a bit of a brain dump so if I've been unclear or anyone wants to discuss with me then please do drop me a line.

Many thanks

Andy

Andy Brown

Programme Manager, Garden Bridge & Managing Director's Office - TfL Planning

Transport for London

10th Floor, Windsor House, 42-50 Victoria Street, London SW1H 0TL

Direct: [REDACTED] | Auto: [REDACTED]

Mobile: [REDACTED]

From: Brown Andy

Sent: 12 January 2016 16:31

To: 'Marjan Gholamalipour'

Cc: Rob Leslie-Carter; Simon Poole; Anthony Marley; [REDACTED]@gardenbridge.london'

Subject: RE: GB| North/South Property/s106 Timeline

Hi Marjan

Many thanks for sending this through.

A few immediate comments from me (with apologies for the wall of text):

- a. Noted about the importance of progressing the GLA guarantees with all parties in order to reach a JR trigger point as quickly as possible, but please note that:
 - i. Richard de Cani has indicated that he would like us to seek QC advice on the specific wording of any Director Decision Form (DDF) we put to the GLA to seek final signing of the guarantees, to ensure they are as robust as possible. This may introduce a small delay between agreeing the guarantee documents and the DDF being approved.
 - ii. I am not sure if the GLA guarantees with each party (PLA, Lambeth and Westminster) can realistically be finalised and signed until the documents they are guaranteeing (the River Works Licences and the s106 agreements) have also been agreed and are ready for signature. **I need to investigate this urgently and am going to write now to our lawyers to confirm.**
- b. Are you cast iron on the JR period for all decisions in the programme (particularly the decision to sign the guarantees) being six weeks? I am no expert but I recall that non-planning decisions are subject to longer JR windows of three months. If the decision to sign a guarantee is considered to be a non-planning decision then that will obviously create such a long JR application window that we must seriously consider not waiting for it to end before proceeding at risk. **I think this is worth running past a knowledgeable person and I will also ask for a legal opinion on this.**
- c. From our conversation with Lambeth last Friday, I understood that the call-in period was one week and the subsequent scrutiny meeting (which we must assume will be required as at least one Member has already acted in a way that implies they will call in the decision) must take place within two weeks, not three. So a total scrutiny window following the Cabinet decision of three weeks, not four.
- d. For information only (it doesn't affect the programme, I believe), Lambeth were also very clear that they will be pursuing a lease variation rather than a whole new lease with Coin

Street. This doesn't *require* a Cabinet decision (it can be made by a single lead Member) but it is likely the Member in question will want to take it to Cabinet anyway and we should plan on that basis.

- e. And finally, hitting the 8 March Lambeth Planning Committee for discharging all remaining pre-commencement planning conditions and securing approval for the s106 agreement to be signed is just as critical as sorting the land deal at the 7 March Cabinet meeting -- both of these are required to sign the lease documentation and s106 agreement the moment the scrutiny period ends, and getting the ball rolling on discharge of s106 obligations.

I hope that all makes sense. Please do give me a ring / drop me an email if not.

I have copied in Martin as he was in the meeting with Lambeth on Friday and so can challenge me if I have misunderstood anything discussed there!

Many thanks

Andy

Andy Brown

Programme Manager, Garden Bridge & Managing Director's Office - TfL Planning

Transport for London

10th Floor, Windsor House, 42-50 Victoria Street, London SW1H 0TL

Direct: [REDACTED] | Auto: [REDACTED]

Mobile: [REDACTED]

From: Marjan Gholamalipour [[mailto:\[REDACTED\]@arup.com](mailto:[REDACTED]@arup.com)]

Sent: 12 January 2016 15:24

To: Brown Andy

Cc: Rob Leslie-Carter; Simon Poole; Anthony Marley

Subject: FW: GB| North/South Property/s106 Timeline

Dear Andy,

Following our meeting this morning, attached please find an update on the Garden Bridge programme. You will note that finalising the GLA guarantee remain critical to achieve the key milestones. I understand the GLA guarantee is planned to be finalised by the end of January followed by publishing the decision early February. If anything is wrong or missed on the programme please don't hesitate let me know.

Regards,
Marjan

From: Marjan Gholamalipour

Sent: 12 January 2016 15:07

To: 'Martin Woodhouse'; 'Anthony Marley'; 'Simon Poole'; 'Emma Barnett'; Rob Leslie-Carter

Cc: 'CHALLIS Mark' ([REDACTED]@bdb-law.co.uk)

Subject: RE: GB| North/South Property/s106 Timeline [Filed 12 Jan 2016 15:07]

Attached please find some updates on the programme following a review with Rob. Please use this version for your review. Based on the current reported dates key milestones remain:

GLA Guarantee

- Finalising the GLA guarantee by end of January and ensuring GLA to sign it in early February (and publish it into the public domain) remain critical in terms of triggering the most likely JR.

South Side

- On the south side, getting the lease decision (be it a new lease or a variation to the existing) to the 7th March cabinet meeting is critical, so the lead up to this (including any advanced papers etc) needs to be agreed with LBL.
- Paul Morrell's meeting with CSCB on 2nd February needs to finalise all items to allow this to happen.
- We are assuming the S106 discharge period can commence four weeks after the Cabinet meeting to allow a 1-week call-in period and a 3-week Scrutiny period

North Side

- We need to close out the LU lease documentation by end of January.
- We also need confirmation from WCC that the Section 233 advertisement and JR period can run concurrently.

We have not allowed for any delays due to Judicial Reviews – the Contractual Access dates will remain as follows:

<i>Land Parcel</i>	<i>Access Date</i>
<i>A: IBM/ITV Access Road</i>	<i>1 May 2016 for agreed pre-construction activities only, 1 July 2016 for full access</i>
<i>B: Remainder of South Land (Coin Street)</i>	<i>1 May 2016 for agreed pre-construction activities only, 1 July 2016 for full access</i>
<i>C: River (Bridge works)</i>	<i>1 July 2016</i>
<i>D: HQS Wellington (PLA and MMO)</i>	<i>1 June 2016</i>
<i>E: North – Public Realm</i>	<i>Commencement Date for non-development activities, 1 July 2016 for full access.</i>
<i>F: Temple Station (excluding G)</i>	<i>1 May 2016 for agreed pre-construction activities only, 1 July 2016 for full access.</i>
<i>G: Temple Station (LUL Works Area)</i>	<i>1 September 2017</i>

Regards,
Marjan

From: Marjan Gholamalipour
Sent: 12 January 2016 13:01
To: 'Martin Woodhouse'; Anthony Marley; 'Simon Poole'; 'Emma Barnett'; Rob Leslie-Carter
Cc: 'CHALLIS Mark' ([REDACTED] bdb-law.co.uk)
Subject: GBJ North/South Property/s106 Timeline

Following our discussion just now, attached please find the revised property acquisition and s106 programme for both north and south sides. Please let me know if anything is missing or wrong. As you are aware we need to assess this programme and confirm if the access dates provided in the construction contract are still valid. I'd be grateful to have your comments by COP tomorrow if possible.

Mark- copying you as I believe Martin will review this programme with you and how all the parties can achieve the timeframe.

Regards,
Marjan

Marjan Gholamalipour
Senior Project Manager

Arup
13 Fitzroy Street London W1T 4BQ United Kingdom
d: [REDACTED] m: [REDACTED]
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Jacob Gemma

From: Martin Lister <[REDACTED]@gardenbridge.london>
Sent: 03 February 2016 13:52
To: Brown Andy
Cc: Marjan Gholamalipour; Bee Emmott; Tony Marley
Subject: Re: GB| Property LBL sequencing [BDB-BDB1.FID9687441]
Attachments: image001.gif

Hi Andy,

Thanks for the quick response.

Georgie should now be on with drafting the leases.

Regards

martin

From: Brown Andy <[REDACTED]@tfl.gov.uk>
Date: Wednesday, 3 February 2016 at 11:18
To: Martin Lister <[REDACTED]@gardenbridge.london>
Cc: Marjan Gholamalipour <[REDACTED]@arup.com>, Bee Emmott <[REDACTED]@gardenbridge.london>, Tony Marley <[REDACTED]@monumentconsult.co.uk>
Subject: RE: GB| Property LBL sequencing [BDB-BDB1.FID9687441]

Hi Martin

I can ask Lambeth at Friday's meeting but I expect to get a pretty frosty response -- when I asked them about the drafting and sign-off of the report at last week's meeting, I got told in no uncertain terms that it was none of my business.

You definitely won't get sight of the draft report before they have taken legal advice on it, which Lambeth told us they were planning to seek today.

A draft of it may emerge over the next few weeks but I fear there is real possibility that you won't see it until it is near finalised and about to go to the Cabinet, i.e. on 14 March.

Obviously it is the Trust's call but I would suggest that BDB should be developing the CSCB/GBT sub-lease as best they can without sight of that Deed of Variation, so my answer to the end of Georgie's email would be 'yes'.

Thanks

Andy

Andy Brown

Programme Manager, Garden Bridge & Managing Director's Office - TfL Planning

Transport for London

10th Floor, Windsor House, 42-50 Victoria Street, London SW1H 0TL

Direct: [REDACTED] | Auto: [REDACTED]

Mobile: [REDACTED]

From: Martin Lister [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 03 February 2016 09:58
To: Brown Andy; Tony Marley
Cc: Marjan Gholamalipour
Subject: FW: GB| Property LBL sequencing [BDB-BDB1.FID9687441]

Andy, Tony,

Could you please ask Lambeth as to when the draft variation will be available. (do not think it is on the daily schedule) so we can get BDB firing on all cylinders.

Many thanks

martin

From: HERRICK Georgie <[REDACTED]@bdb-law.co.uk>
Date: Wednesday, 3 February 2016 at 09:47
To: Martin Lister <[REDACTED]@gardenbridge.london>, MURRAY Emily <[REDACTED]@bdb-law.co.uk>
Subject: RE: GB| Property LBL sequencing [BDB-BDB1.FID9687441]

Martin

Many thanks.

We need Lambeth to release the draft variation as soon as possible - as this will necessarily inform the draft underlease to GBT. I do not envisage that the HoTs would have changed substantially since Lambeth last issued them last year – aside from the mechanism (being variation as opposed to surrender and regrant) and the term (77 years as opposed to the initial 200 years proposed).

We have previously tried to elicit the draft variation early so that we can get on with the drafting while Lambeth obtains QC's advice, however, this was not advanced by Lambeth's lawyers.

Our main concern is timing – as we cannot behold either CSCB or LBL to a particular timeframe. The sooner we get draft documents in circulation the better - hopefully prior to the report going to Cabinet.

Do you want us to draft a revised form of underlease to GBT encompassing all the rights required for the bridge in anticipation of documents being released?

Kind regards

Georgie



BIRCHAM DYSON BELL

Georgie Herrick **Consultant**

T [REDACTED]
[REDACTED]

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For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

Admitted as a barrister and solicitor in the High Court of New Zealand
British Legal Awards 2015 'Property Team of the Year'
Legal 500 UK Awards 2015 'Public Sector Firm of the Year'

From: Martin Lister [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]

Sent: 03 February 2016 09:31

To: HERRICK Georgie <[REDACTED]@bdb-law.co.uk>; MURRAY Emily <[REDACTED]@bdb-law.co.uk>

Subject: FW: GB| Property LBL sequencing

Georgie, Emily,

Please find below the sequencing that has been agreed with Tfl and Ian C.

This is slightly different from the logic we discussed when we met and looks like we will need the extra time for the leases.

Lambeth remain difficult to pin down but they committed last week to drafting HOTTs, taking QC's advice on the HOTT's and discussing these with CSCB by the end of this week.

I will keep you updated with Lambeth progress.

Regards

martin

From: Brown Andy <[REDACTED]@tube.tfl.gov.uk>

Date: Tuesday, 2 February 2016 at 17:45

To: Marjan Gholamalipour <[REDACTED]@arup.com>

Cc: Martin Lister <[REDACTED]@gardenbridge.london>, George Kirwan <[REDACTED]@arup.com>, Rob Leslie-Carter <[REDACTED]@arup.com>, Anthony Marley <[REDACTED]@gardenbridge.london>, Simon Poole <[REDACTED]@gardenbridge.london>, Martin Woodhouse

<[REDACTED]@gardenbridge.london>, 'Emma Barnett' <[REDACTED]@adamshendry.co.uk>,

CAMERON Ian <[REDACTED]@bdb-law.co.uk>

Subject: RE: GB| Property LBL sequencing

Hi Marjan and thanks for this.

Yes, I understand the decision notice in advance of LBL Cabinet to be 28 calendar days i.e. four weeks.

The drop-dead date for agreeing the CSCB-GBT sublease package will indeed be 11 April, but the sooner the better and if it can be done in time for the LBL decision report on 14 March (step 7) then that would be ideal as it provides more information to Lambeth Council Members.

The terms of the LBL-CSCB variation need to be agreed earlier -- it is safest to assume that will be required for the LBL decision report on 14 March (step 7) again so that the Member(s) can take an informed decision.

And to be totally accurate step 12 is more than just signing the s106 -- it is signing the LBL-CSCB Deed of Variation, CSCB-GBT sub-lease, and the LBL-GBT s106 agreement.

And when will LBL provide draft HoT to CSCB...? This one is pretty hard to guess! But it needs to happen soon and I am applying as much pressure as I can via Richard speaking to Sean Harriss.

Thanks

Andy

From: Emma Barnett [mailto: [REDACTED]@adamshendry.co.uk]

Sent: 02 February 2016 17:37

To: Marjan Gholamalipour; CAMERON Ian; Brown Andy

Cc: Martin Lister; George Kirwan; Rob Leslie-Carter; 'Anthony Marley'; Simon Poole; Martin Woodhouse

Subject: Re: GB| Property LBL sequencing

Marjan

As I understand it, it is 28 calendar days.

Best wishes

Emma

Emma Barnett

Director

Adams Hendry Consulting Ltd.

7 St Peter Street, Winchester SO23 8BW

T [REDACTED]

www.adamshendry.co.uk



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VAT Registration Number: 807 9759 79.

From: Marjan Gholamalipour <[REDACTED]@arup.com>

Date: Tuesday, 2 February 2016 17:24

To: CAMERON Ian <[REDACTED]@bdb-law.co.uk>, 'Brown Andy' <[REDACTED]@tube.tfl.gov.uk>, Emma Barnett <[REDACTED]@adamshendry.co.uk>

Cc: Martin Lister <[REDACTED]@gardenbridge.london>, George Kirwan <[REDACTED]@arup.com>, Rob Leslie-Carter <[REDACTED]@arup.com>, 'Anthony Marley' <[REDACTED]@gardenbridge.london>, Simon Poole <[REDACTED]@gardenbridge.london>, Martin Woodhouse <[REDACTED]@gardenbridge.london>

Subject: GB| Property LBL sequencing

Dear all,

There has been few meetings discussing the property matters, to capture where we are now, I have summarised below where I believe we are. Please can you review and let me know if anything is wrong or missed out.

The key change since we last discussed is that as I understand the sub-lease and main lease agreements are not required to be signed prior to item 4 (below) and the drop dead date for this is prior to signing s106. Ian, Andy- can you confirm please.

1. 1 Feb: LBL to provide draft HoT to CSCB I don't think this took place, any idea when LBL are issuing this to CSCB?

- 2. **2 Feb:** GBT/CSCB meeting
- 3. **3 Feb:** LBL variation report drafted for QC advice
- 4. **5 Feb:** CSCB meet LBL to discuss HoT
- 5. **22 Feb:** LBL decision notice to be published in their forward plan (assume 28 calendar days not working days- Emma is this correct?)
- 6. **1 March:** targeting for LBL, CSCB, GBT sub-lease to be agreed. The drop dead date to have the lease agreed is 11 April i.e. before the s106 is signed. Is this correct?
- 7. **14 March** – LBL publish lease variation decision report (1 week ahead of Cabinet)
- 8. **21 March-** LBL Cabinet. Assume we go to cabinet
- 9. **21-25 March:** Call in period
- 10. **28 March- 8 April:** Scrutiny period
- 11. **11 April:** as per item 2, the drop dead date to have the GBT/CSCB sub-lease agreed
- 12. **11-15 April:** signing s106
- 13. **18April- 1 July:** s106 obligations discharged

Regards,

Marjan

Marjan Gholamalipour

Senior Project Manager

Arup

13 Fitzroy Street London W1T 4BQ United Kingdom

d: [redacted] m: [redacted]

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Jacob Gemma

From: Brown Andy
Sent: 03 February 2016 13:54
To: 'Martin Lister'
Cc: Marjan Gholamalipour; Bee Emmott; Tony Marley
Subject: RE: GB| Property LBL sequencing [BDB-BDB1.FID9687441]

Great, thanks Martin

Andy

From: Martin Lister [mailto:██████████@gardenbridge.london]
Sent: 03 February 2016 13:52
To: Brown Andy
Cc: Marjan Gholamalipour; Bee Emmott; Tony Marley
Subject: Re: GB| Property LBL sequencing [BDB-BDB1.FID9687441]

Hi Andy,

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Georgie should now be on with drafting the leases.

Regards

martin

From: Brown Andy <██████████@tube.tfl.gov.uk>
Date: Wednesday, 3 February 2016 at 11:18
To: Martin Lister <██████████@gardenbridge.london>
Cc: Marjan Gholamalipour <██████████@arup.com>, Bee Emmott <██████████@gardenbridge.london>, Tony Marley <██████████@monumentconsult.co.uk>
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Thanks

Andy

Andy Brown

Programme Manager, Garden Bridge & Managing Director's Office - TfL Planning

Transport for London

10th Floor, Windsor House, 42-50 Victoria Street, London SW1H 0TL

Direct: [REDACTED] | Auto: [REDACTED]

Mobile: [REDACTED]

From: Martin Lister [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]

Sent: 03 February 2016 09:58

To: Brown Andy; Tony Marley

Cc: Marjan Gholamalipour

Subject: FW: GB| Property LBL sequencing [BDB-BDB1.FID9687441]

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Many thanks

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Date: Wednesday, 3 February 2016 at 09:47

To: Martin Lister <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>, MURRAY Emily <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>

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Martin

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Do you want us to draft a revised form of underlease to GBT encompassing all the rights required for the bridge in anticipation of documents being released?

Kind regards

Georgie



BIRCHAM DYSON BELL

Georgie Herrick Consultant

T [REDACTED]
[REDACTED]

For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

Admitted as a barrister and solicitor in the High Court of New Zealand
British Legal Awards 2015 'Property Team of the Year'
Legal 500 UK Awards 2015 'Public Sector Firm of the Year'

From: Martin Lister [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]

Sent: 03 February 2016 09:31

To: HERRICK Georgie <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>; MURRAY Emily <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>

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Regards

martin

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Date: Tuesday, 2 February 2016 at 17:45

To: Marjan Gholamalipour <[\[REDACTED\]@arup.com](mailto:[REDACTED]@arup.com)>

Cc: Martin Lister <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>, George Kirwan <[\[REDACTED\]@arup.com](mailto:[REDACTED]@arup.com)>, Rob

Leslie-Carter <[\[REDACTED\]@arup.com](mailto:[REDACTED]@arup.com)>, Anthony Marley <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>,

Simon Poole <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>, Martin Woodhouse

<[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>, 'Emma Barnett' <[\[REDACTED\]@adamshendry.co.uk](mailto:[REDACTED]@adamshendry.co.uk)>,

CAMERON Ian <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>

Subject: RE: GB| Property LBL sequencing

Hi Marjan and thanks for this.

Yes, I understand the decision notice in advance of LBL Cabinet to be 28 calendar days i.e. four weeks.

The drop-dead date for agreeing the CSCB-GBT sublease package will indeed be 11 April, but the sooner the better and if it can be done in time for the LBL decision report on 14 March (step 7) then that would be ideal as it provides more information to Lambeth Council Members.

The terms of the LBL-CSCB variation need to be agreed earlier -- it is safest to assume that will be required for the LBL decision report on 14 March (step 7) again so that the Member(s) can take an informed decision.

And to be totally accurate step 12 is more than just signing the s106 -- it is signing the LBL-CSCB Deed of Variation, CSCB-GBT sub-lease, and the LBL-GBT s106 agreement.

And when will LBL provide draft HoT to CSCB...? This one is pretty hard to guess! But it needs to happen soon and I am applying as much pressure as I can via Richard speaking to Sean Harriss.

Thanks

Andy

From: Emma Barnett [[mailto:\[REDACTED\]@adamshendry.co.uk](mailto:[REDACTED]@adamshendry.co.uk)]
Sent: 02 February 2016 17:37
To: Marjan Gholamalipour; CAMERON Ian; Brown Andy
Cc: Martin Lister; George Kirwan; Rob Leslie-Carter; 'Anthony Marley'; Simon Poole; Martin Woodhouse
Subject: Re: GB| Property LBL sequencing

Marjan

As I understand it, it is 28 calendar days.

Best wishes
Emma

Emma Barnett
Director

Adams Hendry Consulting Ltd.
7 St Peter Street, Winchester SO23 8BW

T [REDACTED]
www.adamshendry.co.uk



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VAT Registration Number: 807 9759 79.

From: Marjan Gholamalipour <[REDACTED]@arup.com>
Date: Tuesday, 2 February 2016 17:24
To: CAMERON Ian <[REDACTED]@bdb-law.co.uk>, 'Brown Andy' <[REDACTED]@tube.tfl.gov.uk>, Emma Barnett <[REDACTED]@adamshendry.co.uk>
Cc: Martin Lister <[REDACTED]@gardenbridge.london>, George Kirwan <[REDACTED]@arup.com>, Rob Leslie-Carter <[REDACTED]@arup.com>, 'Anthony Marley' <[REDACTED]@gardenbridge.london>, Simon Poole <[REDACTED]@gardenbridge.london>, Martin Woodhouse <[REDACTED]@gardenbridge.london>
Subject: GB| Property LBL sequencing

Dear all,

There has been few meetings discussing the property matters, to capture where we are now, I have summarised below where I believe we are. Please can you review and let me know if anything is wrong or missed out.

The key change since we last discussed is that as I understand the sub-lease and main lease agreements are not required to be signed prior to item 4 (below) and the drop dead date for this is prior to signing s106. Ian, Andy- can you confirm please.

1. **1 Feb:** LBL to provide draft HoT to CSCB **I don't think this took place, any idea when LBL are issuing this to CSCB?**
2. **2 Feb:** GBT/CSCB meeting
3. **3 Feb:** LBL variation report drafted for QC advice
4. **5 Feb:** CSCB meet LBL to discuss HoT
5. **22 Feb:** LBL decision notice to be published in their forward plan **(assume 28 calendar days not working days- Emma is this correct?)**
6. **1 March:** targeting for LBL, CSCB, GBT sub-lease to be agreed. **The drop dead date to have the lease agreed is 11 April i.e. before the s106 is signed. Is this correct?**
7. **14 March** – LBL publish lease variation decision report **(1 week ahead of Cabinet)**
8. **21 March-** LBL Cabinet. **Assume we go to cabinet**
9. **21-25 March:** Call in period
10. **28 March- 8 April:** Scrutiny period
11. **11 April:** as per item 2, the drop dead date to have the GBT/CSCB sub-lease agreed
12. **11-15 April:** signing s106
13. **18April- 1 July:** s106 obligations discharged

Regards,
Marjan

Marjan Gholamalipour
Senior Project Manager

Arup
13 Fitzroy Street London W1T 4BQ United Kingdom
d: [REDACTED] m: [REDACTED]
www.arup.com



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Jacob Gemma

From: Bee Emmott <[REDACTED]@gardenbridge.london>
Sent: 28 January 2016 17:23
To: Richard de Cani (MD Planning)
Cc: Brown Andy; Anthony Marley; PERRIN Bob; CHALLIS Mark
Subject: Re: GB

Thanks Richard. WCC meeting next Tuesday 10am - work?

Mark I'll give you a call.

On 28 Jan 2016, at 16:42, Richard de Cani (MD Planning) <[REDACTED]@tfl.gov.uk> wrote:

Spoke to Westminster

They said the 2 issues needed to be sorted for everything else to flow

These are

Loss of 9 spaces- I said no money for this so we were asking Westminster to take this on the chin

They said one for the leader

They need an indemnity for any future legal action. Nothing else will do

Bee we spoke about this and you were going to suggest a capped indemnity

Both of these will need sorting with the leader at the meeting next week so you need a clear position on the indemnity ahead of that

Ideally with graham in advance of that as he will be going

Bee

When is the Westminster meeting - is it helpful for me to come ?

Thanks Richard
Sent from my iPhone

On 27 Jan 2016, at 16:23, Brown Andy <[REDACTED]@tube.tfl.gov.uk> wrote:

Just got back to my desk -- will send them to Richard now
Andy

From: Anthony Marley [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 27 January 2016 16:22
To: Richard de Cani (MD Planning)
Cc: Bee Emmott; PERRIN Bob; CHALLIS Mark; Brown Andy
Subject: Re: GB

I shall do so by 18:30.

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,

South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]
e: [REDACTED] [gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)

On 27 Jan 2016, at 16:07, Richard de Cani (MD Planning)
<[REDACTED]@tfl.gov.uk> wrote:

I am seeing graham tomorrow morning so can you send me a copy of the email –andy is not around right now
thanks

From: Anthony Marley
[mailto:[REDACTED]@gardenbridge.london]
Sent: 27 January 2016 16:03
To: Richard de Cani (MD Planning)
Cc: Bee Emmott; PERRIN Bob; CHALLIS Mark; Brown Andy
Subject: Re: GB
1 Highways layout difficulty reconciling WCC and TFL
2 Sn 96 to amend cOunter terrorism.
I have more to send to him tonight on JR fighting fund and 237 programme adherence.
Andy has copies of last nights.

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,
South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]
e: [REDACTED] [gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)

On 27 Jan 2016, at 15:51, Richard de Cani (MD Planning)
<[REDACTED]@tfl.gov.uk> wrote:

What are the two new things ?

From: King, Graham
[mailto:[REDACTED]@westminster.gov.uk]
Sent: 27 January 2016 15:49
To: Richard de Cani (MD Planning)
Cc: Brown Andy; Taylor-Ray Judy
Subject: RE: GB
This is getting harder rather than easier as in the last 24 hours two new problems have been raised by GBT.
We are trying to resolve those as well so as we know what needs discussing.
I hope to offer some dates for next week by the end of this one.
IN the meantime if you have 10 minutes after WEP tomorrow perhaps I can bring you up to date.
Graham

From: Richard de Cani (MD Planning)
[mailto:[REDACTED]@tfl.gov.uk]
Sent: 27 January 2016 15:46
To: King, Graham
Cc: Brown Andy; Taylor-Ray Judy
Subject: RE: GB
Graham - any news ?
Thanks Richard

From: King, Graham
[mailto: [REDACTED]@westminster.gov.uk]
Sent: 25 January 2016 10:10
To: Richard de Cani (MD Planning)
Cc: Brown Andy; Taylor-Ray Judy
Subject: RE: GB
Richard
I am checking dates and diaries and we will get back to you.
Graham

From: Richard de Cani (MD Planning)
[mailto: [REDACTED]@tfl.gov.uk]
Sent: 22 January 2016 17:23
To: King, Graham
Cc: Brown Andy; Taylor-Ray Judy
Subject: RE: GB
Graham – it would be good to get a meeting in the diary the week after next if you were happy with that. We should probably bring the lawyers as well. Just to check everything is going to plan.
Happy to host here if you can let me know who from your side should come along
Thanks Richard

From: King, Graham
[mailto: [REDACTED]@westminster.gov.uk]
Sent: 22 January 2016 09:58
To: Richard de Cani (MD Planning)
Subject: Re: GB
Richard
It appears one of our Cabinet Members responsible for property issues has raised some queries on the indemnity point and proof that GBT have exhausted all avenues in securing rights etc.
A response to BDB on both points is being prepared and I will let you know next week what the issues are.
Graham
Sent from Samsung Mobile

----- Original message -----
From: "King, Graham"
< [REDACTED]@westminster.gov.uk >
Date: 22/01/2016 09:09 (GMT+00:00)
To: "Richard de Cani (MD Planning)"
< [REDACTED]@tfl.gov.uk >
Cc: Brown Andy
< [REDACTED]@tube.tfl.gov.uk >
Subject: Re: GB

Richard
I will ask colleagues on the status of legal discussion on GB and see who best should attend any meeting.

I am not aware if any urgent issues from our side.

Graham

Sent from Samsung Mobile

----- Original message -----

From: "Richard de Cani (MD Planning)"

<[REDACTED][tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)>

Date: 22/01/2016 08:53 (GMT+00:00)

To: "King, Graham"

<[REDACTED][westminster.gov.uk](mailto:[REDACTED]@westminster.gov.uk)>

Cc: Brown Andy

<[REDACTED][tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)>

Subject: GB

Graham – I thought the presentation to the group this week was excellent and you did a great job at explaining the case for change. I realised afterwards I should have paused and let you discuss the PCL data so apologies if I just carried on !

Separate issue – Garden Bridge. Lots of engagement with lawyers on the detail and I think we will need to get together to help give this a final push over the line. There are a number of issues that we need to sort out and I wondered how next week was for you in terms of getting together ?

I know there is a lot of legal input at the moment with Nabarros etc but perhaps just an officer discussion first of all ? Who would it be from your side ?

Thanks Richard

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Jacob Gemma

From: Bee Emmott <[REDACTED]@gardenbridge.london>
Sent: 28 January 2016 15:33
To: Brown Andy
Subject: Re: GBT funding for challenges to WCC decisions

Yep thanks

On 28 Jan 2016, at 13:44, Brown Andy <[REDACTED]@tube.tfl.gov.uk> wrote:

Did Richard feed back to you after his chat with Graham King?
At your meeting with the Leader you need to be able to assure them you can provide a suitable indemnity for dealing with e.g. a JR
You may be able to argue successfully that this should be capped at e.g. £250k (for the reasons we have discussed -- the Trust can't give unlimited assurance to help Westminster resist any challenge no matter how strong) but it cannot be something complicated like a 'fund' or putting money in an account -- it has to be a straight up indemnity (they need that word apparently)
That seems reasonable from WCC, and easy to implement?

We also need to sort the parking spaces issue before the s233/237/241 process can really get going, but Richard was firm that TfL can't help them with that and they need to swallow the loss of income. Graham said he would speak to the Leader about it.

Andy

From: Anthony Marley [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 27 January 2016 18:10
To: Richard de Cani (MD Planning)
Cc: Brown Andy; Bee Emmott
Subject: FW: GBT funding for challenges to WCC decisions

Copy of email to GK re JR fighting fund.

GBT wish to avoid an uncapped liability to WCC to cover legal costs etc, as the trustees are not happy to have this at large. The proposal is to make funds available, to enable an initial defence and assess whether any challenge should/could be defeated. There seems little point in GBT being liable for uncapped WCC fees in the event that GBT no longer wish to pursue the bridge.

I hope this is clear, let me know if otherwise

Anthony Marley MSc MIET MAPM

Programme Director, Garden Bridge Trust,

South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]
e: [REDACTED]@gardenbridge.london

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From: Anthony Marley
Sent: 27 January 2016 18:05
To: [REDACTED]@westminster.gov.uk
Cc: Bee Emmott <[REDACTED]@gardenbridge.london>
Subject: GBT funding for challenges to WCC decisions

Graham,

I gather that WCC wish to be able to access funds from GBT to meet costs, in the event that there may be a JR challenge upon any of the decisions being undertaken.

Rather than provide an indemnity, would it be acceptable for GBT to either put WCC in funds via a solicitors' undertaking or make a payment on account to WCC, with the specific intention this lies dormant unless and until a JR application is made. Upon application for a JR, WCC would use the monies as funding to effect a defence.

I was thinking of a sum of £250k to afford this in the first instance.

Grateful for your guidance.

Thanks

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,
South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]

e: [REDACTED] [gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,
South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]

e: [REDACTED] [gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)

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Jacob Gemma

From: Bee Emmott <[REDACTED]@gardenbridge.london>
Sent: 27 January 2016 17:42
To: Brown Andy; Richard de Cani (MD Planning)
Subject: RE: Items

Thanks Andy

From: Brown Andy [[mailto:\[REDACTED\]@tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)]
Sent: 27 January 2016 16:33
To: Richard de Cani (MD Planning)
Cc: Bee Emmott
Subject: RE: Items

Richard

I've changed the text below, filling in the gaps with my understanding.

Basically, the noise testing wasn't the perfect result we'd hoped for (I understand the glazing was badly installed in one location which also didn't help) but that just means we need to change the noise strategy to say something else which ITV will accept, which GBT can do.

Andy

From: Richard de Cani (MD Planning)
Sent: 27 January 2016 16:08
To: Brown Andy; 'Bee Emmott'
Subject: Items

Both – can you help me fill in the gaps

Thanks Richard

Sean, Sue and Sandra

Unfortunately I can't make the meeting tomorrow morning but the rest of the team will be there.

From our perspective, I think there are four main points for discussion which I have set out below

- **ITV**

The Trust carried out the scheduled noise / secondary glazing testing last week. The Trust has a detailed meeting with ITV tomorrow (Thursday) to discuss the outcomes of this testing, which are broadly that some secondary glazing will be required in one room in the ITV building, and the noise levels in the Noise and Vibration Mitigation Strategy need some minor revisions. With the results of those tests, the Noise and Vibration Mitigation Strategy can be confirmed in a form that satisfies ITV and submitted to Lambeth.

Earlier this week Bee circulated the drawing showing land ownership around the south landing building. This is all subject to agreement with CSCB. This was the information we

were waiting for before scheduling a LBL / ITV / GBT meeting that will hopefully move those negotiations forward. Can Lambeth now arrange that meeting and ideally it would take place before 12 February (to allow time for ITV to write a letter to Lambeth confirming they are not objecting to discharge of conditions)?

• **Land**

How are things progressing on drafting of the Member decision report for the lease variation, and the agreement of Heads of Terms with Coin Street?

And is there more clarity on whether the Member is likely to be willing to take the lease variation decision personally or if it will need to go to Cabinet on 21 March?

GBT can update on their discussions with CSCB about the terms of the sub lease

• **Planning conditions**

I understand from the Trust that five conditions will go to the 9 February Committee meeting (two on the South Landing Building; and three operational conditions), and the rest (including the Counter Terrorism Strategy) will all go to the 8 March Committee meeting. The Trust will submit all material for discharging remaining conditions by this Friday.

The Trust is still waiting for information from CSCB on their servicing and delivery arrangements; it would be helpful if Lambeth could also approach CSCB direct on this.

• **Guarantees**

I believe we have agreed all the overarching principles of the GLA's guarantee in previous discussions - lawyers just need to put these into effect in the drafting.

Our lawyers are still waiting for detailed comments on the s106 guarantee document, and I understand the Trust's lawyers are waiting for comments on the s106 agreement itself. What is the best way for both sets of lawyers to speak to Lambeth - should they contact James or Greg directly rather than via TLT or Camden?

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Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 28 January 2016 16:11
To: [REDACTED]@lambeth.gov.uk; [REDACTED]@lambeth.gov.uk; [REDACTED]@lambeth.gov.uk; 'Bee Emmott'; Brown Andy; 'Martin Woodhouse'; 'Anthony Marley'
Subject: RE: Items for meeting tomorrow

Sean, Sue and Sandra

My apologies again that I couldn't attend this morning's meeting.

Following up on the process to finalise the land arrangements, I understand that this is a Key Decision for Lambeth but we don't know yet whether this can be taken by a single Member or will need to be taken to the 21 March Cabinet meeting. If we assume this does need to go to the 21 March meeting, I gather that a public notice needs to be made (with the paper itself complete as well) by 22 February - is that correct?

If that is the case, it would be very helpful to understand exactly what needs to be in place by the time the paper is submitted.

Could we arrange a time to speak tomorrow about this

Many thanks

Richard

From: Richard de Cani (MD Planning)
Sent: 27 January 2016 17:23
To: [REDACTED]@lambeth.gov.uk; [REDACTED]@lambeth.gov.uk; [REDACTED]@lambeth.gov.uk; 'Bee Emmott'; Brown Andy; Martin Woodhouse; 'Anthony Marley'
Subject: Items for meeting tomorrow

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- **Guarantees**

I believe we have agreed all the overarching principles of the GLA's guarantee in previous discussions - lawyers just need to put these into effect in the drafting.

Our lawyers are still waiting for detailed comments on the s106 guarantee document, and I understand the Trust's lawyers are waiting for comments on the s106 agreement itself. What is the best way for both sets of lawyers to speak to Lambeth - should they contact James or Greg directly rather than via TLT or Camden?

Thanks

Richard

Jacob Gemma

From: Rupert Furness <[REDACTED]@dft.gsi.gov.uk>
Sent: 10 February 2016 10:56
To: 'Bee Emmott'; Richard de Cani (MD Planning)
Subject: RE: Lambeth planning committee last night

Many thanks Bee,

I was aware of the letting of the contract, which Richard and I have discussed, but it's very useful to have this further detail.

**Rupert Furness | Deputy Director, Head of London Transport Division, Department for Transport
5/22 GMH | [REDACTED] | [REDACTED]**

From: Bee Emmott [mailto:[REDACTED]@gardenbridge.london]
Sent: 10 February 2016 10:07
To: Rupert Furness ; 'Richard de Cani (MD Planning)'
Subject: RE: Lambeth planning committee last night

Rupert

In advance of your meeting with Lord Ahmad, I wanted to let you know that we awarded the main construction contract yesterday which is a major step for the project.

We will continue to further pre-construction activities: obtaining consents and licenses and carry out a number of Surveys. However, with the contract awarded, we can now begin major works for construction of the bridge. This will include environmental monitoring, utility diversions and procurement of the HQS Wellington pontoon, brow, ramp and dolphins for relocation in March.

We will also complete detailed design and procure significant components of bridge construction including platforms/cofferdams. We will also procure the pier formwork and significantly will make our first major steel order for the bridge. Major mock ups will be produced in Cimolai's workshop (Italy), to start creating the bridges facade. In addition we will begin fabrication of the specialist transport barge in Cimolai's yard.

We have already begun tree tagging and with the appointment of Bouygues, along with our Planting contractor Willerby, the selection and cultivation of trees and plants for the bridge will enter the next stage.

Then, the procurement will commence of the carbon steel and Cupro-nickel, fabrication of the sections and materials/plant. The cofferdams, plant and materials necessary to enable start on site are on a lead time and will need procured in due course to ensure our construction programme is met.

Very happy to discuss any of this further if helpful.

Thanks

Bee

From: Rupert Furness [mailto:[REDACTED]@dft.gsi.gov.uk]
Sent: 10 February 2016 09:09
To: 'Richard de Cani (MD Planning)' <[REDACTED]@tfl.gov.uk>; Bee Emmott <[REDACTED]@gardenbridge.london>
Subject: RE: Lambeth planning committee last night

Thanks Richard, very helpful. I'll let you know how it goes with Lord Ahmad later (the meeting is due to be at 2.15).

I was also annoyed by the line at the end of the Guardian article saying:

Last month it was revealed by parliament's spending watchdog that the chancellor, George Osborne, had offered Johnson funding for the bridge without oversight from the Department for Transport.

...which is incorrect, but I don't think our Press Office will feel it's worth doing anything about it.

**Rupert Furness | Deputy Director, Head of London Transport Division, Department for Transport
5/22 GMH | [REDACTED] | [REDACTED]**

From: Richard de Cani (MD Planning) [[mailto:\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)]

Sent: 10 February 2016 08:51

To: Rupert Furness <[\[REDACTED\]@dft.gsi.gov.uk](mailto:[REDACTED]@dft.gsi.gov.uk)>; 'Bee Emmott' <[\[REDACTED\]@gardenbridgetrust.org](mailto:[REDACTED]@gardenbridgetrust.org)>

Subject: RE: Lambeth planning committee last night

Rupert

5 conditions were taken for approval last night – 3 of those relate to operations of the new bridge – which have been the most contentious. These are servicing and delivery, waste management and coach and taxi management. These were all approved which is great.

The 2 conditions relating to design of the south landing building were deferred and need to go back to committee in March or April. The primary issue here is around toilets. The original planning consent does not include any space for public toilets – Lambeth didn't originally want them. Lambeth Councillors at the Planning Committee in 2014 said they wanted to see some provision in the design. The proposal that has been developed with the Council is for 8 toilets. Last night the debate was about the layout of these toilets – unisex or single sex and the extent of baby changing facilities. The layout proposed (which officers had agreed and follows Lambeth standards) members didn't like and they asked for it to be changed. So this needs to go back. Frustrating but not a huge issue in the scale of things. Clearly will be presented as a victory by those who are opposed but this is part and parcel of discharging conditions for infrastructure.

On the RIBA front – we are frustrated with this. RIBA wrote to the Mayor on Friday night – we are in the process of finalising replies from the Mayor and Mike Brown but they decided to go public with their letter before getting our response.

Mikes response is in the process of being finalised but so you are aware of our position, the current draft is pasted below

STARTS

I have been copied in to your exchange of letters with the Mayor about the Garden Bridge procurement process. I wanted to write to you personally to give you some reassurance about the process by which we carried out the procurement of the design team for that project.

You will have seen the reference in the Mayor's letter to the audit that my predecessor Sir Peter Hendy CBE commissioned in response to a request from the London Assembly. This audit was extremely thorough and examined all aspects of the procurement process. A copy of the report is available on our website and has been subject to further scrutiny by the London Assembly. When I started in my post as Commissioner in July 2015 I re-examined all of the background information relating to this audit and am satisfied that the process which we followed was transparent and fair to all parties concerned.

The original design exercise, which was procured back in early 2013, invited three bidders to participate: Heatherwick Studio, Wilkinson Eyre and Marks Barfield. At that time we did not have a suitable procurement framework in place for this kind of work and these three designers were selected as a result of their design experience and their suitability for responding to our brief.

The approach we adopted was entirely consistent with those for other projects we were progressing as well as broader best practice for procuring contracts beneath the OJEU procurement threshold. We identified a short list of suitable practices and invited them to respond to our brief and assessed their submissions against that brief. Everybody was treated fairly and there was no bias in our assessment and as a result there was no criticism or challenge from any of the other bidding parties.

anybody else.

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Jacob Gemma

From: Bee Emmott <[REDACTED]@gardenbridge.london>
Sent: 29 January 2016 09:59
To: Brown Andy
Cc: Anthony Marley
Subject: Re: LBL meeting Thursday

Indeed! There is a general feeling tat no one is driving it their end and there is no sense of urgency...

On 29 Jan 2016, at 09:15, Brown Andy <[REDACTED]@tube.tfl.gov.uk> wrote:

Only thing to add is that following the meeting I was quite concerned about the likelihood of the Lambeth land process going forward on the timescales required and Richard has since written to Sean, Sue and Sandra to set out what is required and ask for a chat with Sean to understand that in more detail
Andy

From: Bee Emmott [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 29 January 2016 09:14
To: Anthony Marley
Cc: Brown Andy
Subject: Re: LBL meeting Thursday
Yes I sent Sean an email yesterday to suggest a call this afternoon.

On 29 Jan 2016, at 09:13, Anthony Marley <[REDACTED]@gardenbridge.london> wrote:

Would it be useful to apprise them of ITV progress yesterday? They will no doubt verify with itv and hopefully be assuaged on that front.

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,
South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]
e: [REDACTED]@gardenbridge.london

On 29 Jan 2016, at 08:45, Bee Emmott <[REDACTED]@gardenbridge.london> wrote:

Will brief fully before our call at 1.
In short:
- Planning on track, awaiting formal comment from ITV on sec glazing testing
- Land -lbl issuing revised heads of terms to coin street next week. Though they did suggest they weren't keen to issue until everything was resolved eg ITV and connecting to SLB, but our meeting with ITV yesterday and their report on what they've agreed with Lambeth should unlock this
- lbl confirmed the variation is a key decision but they do not know which member will take it. Lbl confirmed it will likely be taken to cabinet anyway. They are drafting the cabinet report next week to get QC advice on
- Lbl v concerned with seeming lack of progress with itv and reiterated the importance of a letter of support
- we chased s106 comments

- GLA are progressing guarantee drafting to include some planning conditions in addition to the s106 obligations

Actions

1. To send a programme (update of version previously sent by Martin). This needs to include suggested dates to resolve cscb, itv, planning, IBM

I will ask Simon to provide - think he provided first version

2. To send list of construction dates (eg hoarding on site, queens walk closed etc). Have asked Hannah for this

I suggest Bdb reach out to cscb re the lease between GBT/cscb as that could move fwd? I have chased Iain t for response to Pauls letter in advance of Tuesday as well.

Andy anything to add?

Bee

On 29 Jan 2016, at 08:12, Anthony Marley

<[REDACTED]gardenbridge.london> wrote:

Lambeth meeting

We had the start of a discussion and the gist was that it had not gone very well and minimal/no progress had been made.

Could you please advise direction as to how to progress the leases and how I should direct and manage BDB et al to engage with Lambeth.

Hopefully the itv letter of no objection may be a catalyst for this relationship.

Sorry for seeking notes, need to brief wider

Anthony Marley MSc MIET MAPM

Programme Director, Garden Bridge Trust,

South Wing, Somerset House, Strand, London,

WC2R 1LA

m: [REDACTED]

e: [REDACTED]gardenbridge.london

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Jacob Gemma

From: Brown Andy
Sent: 29 January 2016 09:17
To: 'Jane Hywood'
Subject: RE: Login details at GBT

That's brilliant -- thanks Jane!

Andy

-----Original Message-----

From: Jane Hywood [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 29 January 2016 09:16
To: Brown Andy
Subject: Login details at GBT

Dear Andy,

When you are on a GBT computer, you can login with the following details.

Login : [REDACTED]
Password : [REDACTED]

Thanks.

Kind regards

Jane Hywood
Finance Manager, Garden Bridge Trust
Somerset House, Strand, London, WC2R 1LA

t: [REDACTED]
m: [REDACTED]
e: [REDACTED]@[gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)

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-----Original Message-----

From: Bee Emmott
Sent: 29 January 2016 08:30
To: Jane Hywood <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>
Cc: [REDACTED]@[tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)
Subject: Re: Andy brown

Jane - Andy

> On 29 Jan 2016, at 07:53, Jane Hywood <[REDACTED]@gardenbridge.london> wrote:

>

> Hi Bee please can you send me Andy Brown email address so I can send him login details. Thanks

>

> Sent from my iPhone

Jacob Gemma

From: Martin Woodhouse <[REDACTED]@gardenbridge.london>
Sent: 09 February 2016 16:02
To: Brown Andy; Bee Emmott
Subject: RE: South Prop arrangements and PLA [BDB-BDB1.FID9687441]

Andy

I'll discuss with BDB tomorrow to get them thinking, I am sure we could write something along those lines if LBL required it from us to give confidence.

There is also the CSCB renewal option to consider for the 90 years (if valid).

Regards
Martin

From: Brown Andy [mailto:[REDACTED]@tfl.gov.uk]
Sent: 09 February 2016 15:35
To: Martin Woodhouse; Bee Emmott
Subject: RE: South Prop arrangements and PLA [BDB-BDB1.FID9687441]

Did we agree after last week's meeting that if this were the case the best thing would be for the Trust to write to Lambeth explaining the situation but avoiding a reference to the PLA's requirements having shifted

i.e. a letter setting out clearly (but probably fairly succinctly):

- what lease durations have been agreed with Westminster and the PLA
- that the PLA lease is either 76 years or has a break clause allowing it to be terminated after 76 years (I'm not sure which one it is)

GBT can terminate in the event on a rolling break

- that given those durations and / or break clauses elsewhere on the bridge, there is no need for the GBT's sub-lease from CSCB to be longer than 76 years, and therefore a variation of LBL's headlease with CSCB (rather than a full disposal leading to surrender and regrant) would be sufficient to meet the Trust's requirements for delivery of the bridge, if LBL determines it would prefer that route

If that still seems like a plan shall we discuss it with Lambeth on Thursday morning?

Best to check they want something like that before they receive it and then complain about it. But it will need some finessing at the meeting to avoid talking about what the PLA have and haven't had discussed with them!

Andy

From: Martin Woodhouse [mailto:[REDACTED]@gardenbridge.london]
Sent: 09 February 2016 11:21

To: Brown Andy; Bee Emmott
Subject: FW: South Prop arrangements and PLA [BDB-BDB1.FID9687441]

FYI

From: PERRIN Bob [mailto: [REDACTED]@bdb-law.co.uk]
Sent: 09 February 2016 11:17
To: Martin Woodhouse
Cc: HERRICK Georgie
Subject: RE: South Prop arrangements and PLA [BDB-BDB1.FID9687441]

Martin

We have not alerted the PLA to the likelihood that the south bank lease to GBT will be limited to 75/76 years which is the primary consequence of the variation route nor do we think it necessary to do so.

The intention is that GBT has a rolling tenant break in each of its leases under which it may terminate its leases subject to removal of the Bridge and making good following removal - see clause 10.3 of the draft Lease/RWL recently copied to you.

Regards

Bob

Bob Perrin
Partner
T [REDACTED]
M [REDACTED]
W www.bdb-law.co.uk

For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

British Legal Awards 2015 'Property Team of the Year'
Legal 500 UK Awards 2015 'Public Sector Firm of the Year'

-----Original Message-----

From: Martin Woodhouse [mailto: [REDACTED]@gardenbridge.london]
Sent: 05 February 2016 12:27
To: PERRIN Bob < [REDACTED]@bdb-law.co.uk>; HERRICK Georgie < [REDACTED]@bdb-law.co.uk>
Subject: South Prop arrangements and PLA

Bob

There was a question this morning from LBL whether the PLA had been made aware and / or expressed a view on the proposed variation arrangements as proposed by LBL.

I suspect they haven't, do you foresee any issues here ?

Regards
Martin

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Jacob Gemma

From: Brown Andy
Sent: 03 February 2016 13:26
To: 'Wendy Blair'
Cc: Harrison-Cook Victoria; Beaney Joanne; Bee Emmott; Fran Edwards
Subject: RE: The Connection at St Martin's

No worries, just wanted to check

That's great -- will let you know if I get anything more back from Fiona re: funding from the GLA
Andy

From: Wendy Blair [mailto: [REDACTED]@gardenbridge.london]

Sent: 03 February 2016 13:25

To: Brown Andy

Cc: Harrison-Cook Victoria; Beaney Joanne; Bee Emmott; Fran Edwards

Subject: RE: The Connection at St Martin's

Yes they have. Sorry - I was having IT issues that prevented me sending the final one and wanted to get back to you quickly.

W

From: Brown Andy [mailto: [REDACTED]@tube.tfl.gov.uk]

Sent: 03 February 2016 13:22

To: Wendy Blair < [REDACTED]@gardenbridge.london >

Cc: Harrison-Cook Victoria < [REDACTED]@tfl.gov.uk >; Beaney Joanne < [REDACTED]@tfl.gov.uk >; Bee Emmott < [REDACTED]@gardenbridge.london >; Fran Edwards < [REDACTED]@gardenbridge.london >

Subject: RE: The Connection at St Martin's

That's great, thanks Wendy. More than enough for me to explain things to Fiona.

One quick check: have The Connection actually signed the agreement that Bee sent to them (and which you attached)?

Thanks

Andy

From: Wendy Blair [mailto: [REDACTED]@gardenbridge.london]

Sent: 03 February 2016 12:54

To: Brown Andy; Fran Edwards

Cc: Harrison-Cook Victoria; Beaney Joanne; Bee Emmott

Subject: RE: The Connection at St Martin's

Hi Andy

We have an agreement (attached) with the Connection to help them establish a planting programme for their clients and have had an initial meeting where we (our lead from the planting contractor and I) worked through requirements and potential for a Willerby-led workshop to kick things off. They have since decided there are a few too many internal challenges around what was agreed at that meeting and I am due to meet them again this week to talk through alternative ideas.

In the meantime, they have launched a fundraising campaign in support of their gardening programme: <https://secure.thebiggive.org.uk/projects/view/23725/horticulture-for-homeless-people>. As you will see, the total requirement is quite small (£6k), so it would be great if there is some GLA funding or support that we could offer, particularly as Colin wrote an exceptional support letter (also attached) to Lib Peck during the October LBL discussion period.

Please do let me know if you have any questions or need anything further at this stage.

Regards

Wendy

From: Brown Andy [mailto: [REDACTED]@tube.tfl.gov.uk]

Sent: 03 February 2016 11:45

To: Fran Edwards < [REDACTED]@gardenbridge.london >; Wendy Blair

< [REDACTED]@gardenbridge.london >

Cc: Harrison-Cook Victoria < [REDACTED]@tfl.gov.uk >; Beaney Joanne

<[REDACTED]@tfl.gov.uk>; Bee Emmott <[REDACTED]@gardenbridge.london>

Subject: RE: The Connection at St Martin's

Thanks Fran

Wendy -- what's the latest with The Connection please?

Sorry to chase but I would quite like to go back to Fiona Fletcher Smith this week as I am seeing her about something else on Monday and would rather this wasn't outstanding at that meeting

Many thanks

Andy

From: Fran Edwards [mailto:[REDACTED]@gardenbridge.london]

Sent: 29 January 2016 10:34

To: Bee Emmott; Brown Andy

Cc: Harrison-Cook Victoria; Beaney Joanne

Subject: RE: The Connection at St Martin's

Hi Andy

Good to see you last night. There are some good pr opportunities for us with this project, and this is something that Wendy Blair, our Community Engagement Manager, is picking up on her return from leave on Monday.

When she is back I can get an update and send over the partnership agreement. We were planning to do something in the near future I believe.

Thanks and best wishes.

Fran

From: Bee Emmott

Sent: 29 January 2016 09:38

To: Brown Andy <[REDACTED]@tube.tfl.gov.uk>

Cc: Fran Edwards <[REDACTED]@gardenbridge.london>; Harrison-Cook Victoria

<[REDACTED]@tfl.gov.uk>; Beaney Joanne <[REDACTED]@tfl.gov.uk>

Subject: Re: The Connection at St Martin's

Thanks Andy - sounds great.

We have signed a partnership with connections at the end of last year and they were keen to make some form of announcement at some point over the next couple of months.

Fran - worth sending Andy the agreement or providing a summary of the partnership and go from there
Bee

On 29 Jan 2016, at 09:26, Brown Andy <[REDACTED]@tube.tfl.gov.uk> wrote:

Hi Fran and Bee

I mentioned at the end of last night that Fiona Fletcher Smith (from the GLA) and I had spoken earlier with Colin Glover from The Connection at St Martin's who is a big supporter of the bridge and very keen to explore getting more involved e.g. having his clients join in with the bridge's maintenance and perhaps establishing a social enterprise to do urban horticultural maintenance more widely. Lucy Dimes joined us for part of that conversation and was supportive of the idea.

Fiona is going to follow up with Colin and has indicated she may be able to find some funding to put in to this and to help him use our existing close links with the horticultural college, Capel Manor in Enfield.

Fran you mentioned that the Trust is already quite progressed in talks to reach a more formal agreement with The Connection -- have I remembered that right?

Before Fiona progresses too far I am quite keen to understand (a) what the nature of our current discussions with The Connection are, and (b) how the GLA might be able to be involved?

It's also obviously a big potential positive PR piece to get a charity like this involved in this way -- I have copied in Victoria and Jo from our press team so they are aware and please shout if we can help with that side at all.

Thanks

Andy

Andy Brown

Programme Manager, Garden Bridge & Managing Director's Office - TfL Planning

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Jacob Gemma

From: Emma Barnett <[REDACTED]@adamshendry.co.uk>
Sent: 09 February 2016 11:37
To: Richard de Cani (MD Planning)
Cc: Bee Emmott
Subject: Re: This evening

Yes – just responding to last minute questions from Lambeth.

Emma
Emma Barnett
Director

Adams Hendry Consulting Ltd.
7 St Peter Street, Winchester SO23 8BW

T [REDACTED]
www.adamshendry.co.uk



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From: De Cani Richard <[REDACTED]@tfl.gov.uk>
Date: Tuesday, 9 February 2016 11:23
To: Emma Barnett <[REDACTED]@adamshendry.co.uk>, Bee Emmott <[REDACTED]@gardenbridge.london>
Cc: Brown Andy <[REDACTED]@tube.tfl.gov.uk>
Subject: This evening

Both – just wanted to check everything is in hand for this evening ?
Thanks Richard

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Jacob Gemma

From: Brown Andy
Sent: 04 February 2016 15:18
To: 'Wendy Blair'
Subject: RE: Trustee at 9 February Cttee meeting

That all sounds great -- thank you for the info!

And yes I did. Please don't judge me for it :)

Andy

From: Wendy Blair [mailto:██████████@gardenbridge.london]
Sent: 04 February 2016 15:16
To: Brown Andy
Subject: Re: Trustee at 9 February Cttee meeting

Yes to volunteers and Connections clients being involved, but there is likely to be very limited tasks people will be able to do and it won't have the more formal education/therapy element that would come with the Connections programme. Not to mention that we're expecting a significant number of horticultural enthusiasts/Dan Pearson fans (we get one or two a week registering now to be involved)...

Due to the limited 'on the Bridge' opportunities, I have been trying to develop potential partnerships that will help us become a kind of green hub for the area in the short term and in the longer term, (hopefully!) regionally and nationally. I have been working on a partnership with St Mungo's/Putting Down Roots (they are great!) to see if together we could establish a 'gardening charities' group, sharing resource, experience, ideas etc, with early member targets being local groups like themselves, Roots & Shoots, Grounded Ecotherapy, Walworth Garden Farm, BOST etc. Since a number of these groups are opposed to the Bridge, the idea is we support St Mungo's/Putting Down Roots to establish the group and make it a worthwhile exercise/impossible to not be in. I need to pick up the conversation with them.

Happy to answer as many questions as you have! Better to be fully briefed. By the way, did you used to work for Daniel Moylan?

W

From: Brown Andy <██████████@tube.tfl.gov.uk>
Sent: 04 February 2016 14:22
To: Wendy Blair
Subject: RE: Trustee at 9 February Cttee meeting

OK thanks.

Presumably there will be volunteer gardening on the bridge -- is it realistic for Connection clients to be part of that initiative, in parallel with Willerby?

Sorry if I'm pushing on this. I just want to understand as much as possible before Fiona grills me on it!

Andy

P.S. You may already be aware of this but there is a St Mungo's project called Putting Down Roots which, among other things, does the maintenance for a garden I walk past regularly on Melior Street, very close to London Bridge station. There may be some lessons to learn / pitfalls to avoid (although it looks pretty successful every time I walk past it) or even opportunities for collaboration from that?

From: Wendy Blair [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 04 February 2016 13:12
To: Brown Andy
Subject: Re: Trustee at 9 February Cttee meeting

Pretty close to zero - the Willerby contract is for the first five years and there are only about seven or eight positions for gardeners, so an apprentice or two seems the most likely outcome.

Colin and I did have that conversation way back when we first started to figure out what we could do together. His and my ultimate aspiration from then was to (by starting small, internally), get a social enterprise off the ground so - best case - they would be so successful by the time the contract re-let comes around that they would be able to bid. They have already done something very similar in the hospitality sector. Colin was in the catch-up meeting and remembered our thinking as we worked through ideas (but hadn't recalled that when he was speaking to Fiona at the event).

W

From: Brown Andy <[\[REDACTED\]@tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)>
Sent: 04 February 2016 13:00
To: Wendy Blair
Subject: RE: Trustee at 9 February Cttee meeting

Thanks Wendy -- that's useful to know re: Connection

Is there zero chance of their clients doing gardening on the bridge itself? I think that's the kind of thing Colin was saying to Fiona, so is what she'll have in mind

Andy

From: Wendy Blair [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 04 February 2016 12:58
To: Brown Andy
Subject: Re: Trustee at 9 February Cttee meeting

Hi Andy

Thank you! No angst really, but if nothing else I am pleased that our rather lengthy conversation (apologies again for taking up your time!) wasn't wasted. I will let Emma know so she is not surprised when you raise it tomorrow.

Also, I have now met with Connections and the thinking has moved on a bit from where we were previously (a gardening programme within their organisation that we would look at pushing out if successful) to looking for a small site nearby that could be 'greened' by Connections clients through a programme supported by us (with workshops led by Dan P and Willerby). It's bigger

scale and even better, but might slightly change your brief to Fiona? Depending on potential sites I think we may ultimately need to put together a small steering group (Connections, WCC, GLA, us etc) to make it happen. Meanwhile, we're jointly putting together a short proposal that can be used to inspire/convince relevant organisations to help when the time is right. They are aiming to get an early draft to me in the next couple of weeks. Let me know if you have any questions.

Thanks
Wendy

From: Brown Andy <[REDACTED]@tfl.gov.uk>
Sent: 04 February 2016 11:52
To: Wendy Blair
Subject: Trustee at 9 February Cttee meeting

Hi Wendy

I explained to Richard your change of plan for who will present at the Planning Committee on 9 February and he said it sounds very sensible to have Emma cover things with a Trustee(s) in the audience.

He suggested he could go through with Emma in advance what points he thinks it is important to make in a broader, narrative sense during that 2 minute slot. I think that would be helpful and I'm sure it will come up in the course of our meetings with Emma tomorrow.

Thanks (and sorry if it has caused you a lot of angst!)

Andy

Andy Brown
Programme Manager, Garden Bridge & Managing Director's Office - TfL Planning

Transport for London
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Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 01 February 2016 08:05
To: 'Bee Emmott'
Subject: RE: Tues

It is called benugo - just walked past it

Have you got the indemnity sorted ?

-----Original Message-----

From: Bee Emmott [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 01 February 2016 08:04
To: Richard de Cani (MD Planning)
Subject: Re: Tues

Yep perfect.

Bee

> On 29 Jan 2016, at 19:59, Richard de Cani (MD Planning) <[\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)> wrote:
>
> Perhaps for coffee at 930 nearby ?
>
> There is a cafe next to wait rose just by Westminster City hall on vic street. So a few along from TfL - next to Leon. Is that ok ?
>
> Sent from my iPhone
>
>> On 29 Jan 2016, at 19:06, Bee Emmott <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)> wrote:
>>
>> Yes good idea. Where?
>>
>>> On 29 Jan 2016, at 18:29, Richard de Cani (MD Planning) <[\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)> wrote:
>>>
>>> Ok
>>>
>>> Is it worth having 15mins before Westminster to chat about tactics etc ?
>>>
>>> Sent from my iPhone
>>>
>>>> On 29 Jan 2016, at 18:26, Bee Emmott <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)> wrote:
>>>>
>>>> Yes 1pm
>>>>
>>>>> On 29 Jan 2016, at 18:15, Richard de Cani (MD Planning) <[\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)> wrote:
>>>>>
>>>>> Bee
>>>>>
>>>>> Is the iain lunch on Tuesday?
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>>>>> Sent from my iPhone
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>>>>> ***** The contents of this e-mail and any attached

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>>>> *****

>>>> *****

>>>>

Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 27 January 2016 14:13
To: 'Bee Emmott'
Cc: Brown Andy
Subject: RE: Update on conditions

Glaaaaaaaaaaaaaaaaaaaaaaaaaaacial pace of progress

From: Bee Emmott [mailto: [REDACTED]@gardenbridge.london]
Sent: 27 January 2016 14:12
To: Richard de Cani (MD Planning)
Cc: Brown Andy
Subject: Re: Update on conditions

Spoke to Iain on Monday as he hadn't responded on cscb servicing for Lambeth. I asked him about moving forward and he said he had some HoT in his inbox that he was going to look at this week.

On 27 Jan 2016, at 13:42, Richard de Cani (MD Planning) < [REDACTED]@tfl.gov.uk > wrote:

Are cscb engaging on anything at the moment ?

From: Bee Emmott [mailto: [REDACTED]@gardenbridge.london]
Sent: 27 January 2016 13:23
To: Richard de Cani (MD Planning); Brown Andy
Subject: RE: Update on conditions

We are picking up with CSCB on the first point.

Re the SLB design – I have asked what Lambeth need to be re-assured - it will likely need Arup/HS input.

Bee

From: Richard de Cani (MD Planning) [mailto: [REDACTED]@tfl.gov.uk]
Sent: 27 January 2016 13:00
To: Bee Emmott < [REDACTED]@gardenbridge.london >; Brown Andy < [REDACTED]@tube.tfl.gov.uk >
Subject: RE: Update on conditions

Seems like a lot of loose ends with the SLB – whats the plan ?

From: Bee Emmott [mailto: [REDACTED]@gardenbridge.london]
Sent: 27 January 2016 12:58
To: Brown Andy
Cc: Richard de Cani (MD Planning)
Subject: FW: Update on conditions

fyi

From: Emma Barnett [mailto: [REDACTED]@adamshendry.co.uk]
Sent: 27 January 2016 11:19
To: Adam Down < [REDACTED]@gardenbridge.london >; Michael Wood < [REDACTED]@gardenbridge.london >; Marjan Gholamalipour

<[REDACTED]@arup.com>; [REDACTED] Lund <[REDACTED]@heatherwick.com>
Cc: Simon Poole <[REDACTED]@gardenbridge.london>; Bee Emmott
<[REDACTED]@gardenbridge.london>; Martin Lister <[REDACTED]@gardenbridge.london>;
Anthony Marley <[REDACTED]@gardenbridge.london>; Rob Leslie-Carter <[REDACTED]@arup.com>
Subject: Update on conditions

Dear All

I have just spoken to Lambeth and they have confirmed that the CT Strategy has been pulled from February Committee – it will now go to March. We are still on track for the two South Landing conditions and the three Ops conditions going to Feb Committee.

The Committee reports are due to be finalised today. LBL have confirmed that they still have some concerns particularly around CSCB's use of the Oxo service yard – they raised the point that CSCB only have 1 marshall when we have 3 on the IBM/ITV walkway! They are clearly looking for confirmation that CSCB will have additional marshalls – something that will need to be discussed with CSCB as a matter of urgency over the next few days. I will let you know as soon as I receive the precise requirements from Lambeth. They are also seeking further comfort that the service yard has the capacity (i.e. specific figures) to deal with the servicing requirements from a potential A3 use in the flexible space. They suggested potentially doing a survey to monitor use of the loading bay.

On the SLB materials, they still remain to be convinced by the colour of the paviours on the podium level. They have looked at the images provided showing their use at the O2, however they felt this works because it uses a palette of three colours. They are also concerned that the paving material is too rough for use on benches.

They have made it clear that we will need to respond to all of these issues over the next few days so that they can all be tied up in an update report to Committee.

Best wishes
Emma

Emma Barnett
Director

Adams Hendry Consulting Ltd.
7 St Peter Street, Winchester SO23 8BW

T [REDACTED]
www.adamshendry.co.uk

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Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 27 January 2016 13:43
To: 'Bee Emmott'; Brown Andy
Subject: RE: Update on conditions

Are cscb engaging on anything at the moment ?

From: Bee Emmott [mailto: [REDACTED]@gardenbridge.london]
Sent: 27 January 2016 13:23
To: Richard de Cani (MD Planning); Brown Andy
Subject: RE: Update on conditions

We are picking up with CSCB on the first point.

Re the SLB design – I have asked what Lambeth need to be re-assured - it will likely need Arup/HS input.

Bee

From: Richard de Cani (MD Planning) [mailto: [REDACTED]@tfl.gov.uk]
Sent: 27 January 2016 13:00
To: Bee Emmott < [REDACTED]@gardenbridge.london>; Brown Andy < [REDACTED]@tube.tfl.gov.uk>
Subject: RE: Update on conditions

Seems like a lot of loose ends with the SLB – whats the plan ?

From: Bee Emmott [mailto: [REDACTED]@gardenbridge.london]
Sent: 27 January 2016 12:58
To: Brown Andy
Cc: Richard de Cani (MD Planning)
Subject: FW: Update on conditions

fyi

From: Emma Barnett [mailto: [REDACTED]@adamshendry.co.uk]
Sent: 27 January 2016 11:19
To: Adam Down < [REDACTED]@gardenbridge.london>; Michael Wood < [REDACTED]@gardenbridge.london>; Marjan Gholamalipour < [REDACTED]@arup.com>; [REDACTED] Lund < [REDACTED]@heatherwick.com>
Cc: Simon Poole < [REDACTED]@gardenbridge.london>; Bee Emmott < [REDACTED]@gardenbridge.london>; Martin Lister < [REDACTED]@gardenbridge.london>; Anthony Marley < [REDACTED]@gardenbridge.london>; Rob Leslie-Carter < [REDACTED]@arup.com>
Subject: Update on conditions

Dear All

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requirements from a potential A3 use in the flexible space. They suggested potentially doing a survey to monitor use of the loading bay.

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They have made it clear that we will need to respond to all of these issues over the next few days so that they can all be tied up in an update report to Committee.

Best wishes
Emma

Emma Barnett
Director

Adams Hendry Consulting Ltd.
7 St Peter Street, Winchester SO23 8BW

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Jacob Gemma

From: Bee Emmott <[REDACTED]@gardenbridge.london>
Sent: 01 February 2016 14:28
To: Brown Andy; Anthony Marley
Cc: Martin Lister; Simon Poole
Subject: RE: Updated daily grid for next two months

Thanks Andy

From: Brown Andy [[mailto:\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)]
Sent: 01 February 2016 11:39
To: Bee Emmott ; Anthony Marley
Cc: Martin Lister ; Simon Poole
Subject: Updated daily grid for next two months

Hi Bee and Tony

Please find attached an updated daily grid for the next two months, following our chat earlier

As mentioned please feel free to make or suggest any changes / corrections / improvements as you see fit!

Thanks

Andy

Andy Brown

Programme Manager, Garden Bridge & Managing Director's Office - TfL Planning

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Jacob Gemma

From: Anthony Marley <[REDACTED]@gardenbridge.london>
Sent: 09 February 2016 08:34
To: Richard de Cani (MD Planning); Giles Clifford; Bee Emmott
Cc: [REDACTED]@bdb-law.co.uk; Ritchie Charles; Griffin Kate; [REDACTED]@bdb-law.co.uk; Payne Malcolm; Michael Hallowell; Gemma Whittaker
Subject: RE: Urgent - Fw: Garden Bridge [MACS-LIVE_LIB.FID2690254]. Bouygues warranty and PCGs

Richard,
as discussed earlier, GBT understand clearly the requirement for a PCG and agreed Collateral Warranties. To this end we met again with WLG and LU yesterday morning.

The issue with the PCG is that Bouygues and Cimolai need to seek full board approval from their respective Paris/Perdenone boards to provide. As we are unsighted when these are scheduled we have provided a 56 day period from execution for the PCGs to be forthcoming. The form of collateral warranty can be finalised and agreed, once the LUL DA is resolved. This was discussed at yesterday's meeting and progress made on the contentious issue of LU standards application, we will have a reversion by this week with WLG, from whom we have sought the form of collateral warranty to review with Bouygues.

It is recognised that a failure to provide a PCG or resolve the CW would make it difficult for the project to proceed as GBT would not be able to secure the guarantees that are required from GLA or the land from LUL.

If we found ourselves in that position, the project would be reviewed and the contract must therefore be able to be terminated. We have the ability to do so with 28 days' notice at GBT's convenience.

There has been no resistance to the provision of these warranties from the contract JV and I was assured again last week there should be no contention; of course, should this not be resolved by end of April 2016 we would review the contract, well before any guarantee became effective.

I trust this helps.

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,
South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]
e: [REDACTED]@[gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)



Are you one of the 80% of Londoners who want the Garden Bridge? If so, please send your message of support [here](#).

From: Richard de Cani (MD Planning) [mailto: [REDACTED]@tfl.gov.uk]
Sent: 09 February 2016 06:56
To: Giles Clifford
Cc: [REDACTED]@bdb-law.co.uk; Ritchie Charles ; Griffin Kate ; [REDACTED]@bdb-law.co.uk; Anthony Marley ; Payne Malcolm ; Michael Hallowell ; Gemma Whittaker
Subject: Re: Urgent - Fw: Garden Bridge [MACS-LIVE_LIB.FID2690254]. Bouygues warranty and PCGs

Giles

I raised this with the trust last night and am waiting for a response

Richard

Sent from my iPhone

On 9 Feb 2016, at 06:46, Giles Clifford < [REDACTED]@wragge-law.com > wrote:

Karen,

When we met yesterday we were all in agreement as to the significance of the PCGs to the LUL warranty as a major element of the package that gives protection for LUL under the development agreement against the risks of the bridge construction.

We did not have this email in front of us when we met - it was only sent while we were in the meeting.

The email below casts real doubt on whether those PCGs will be available.

Our client is considering its response but I should flag to you and your client that it is highly likely that the lack of a guarantee to the warranty would mean that the Bouygues package as a whole is not an acceptable basis for LUL to permit works.

If we have understood Ann Minogue's email correctly, the implication for the project would at the very least mean delay in sign-off of the consent to start works while the contractor parents consider the giving of the guarantee, and if they do not give it could be more fundamental.

I understand that GBT is planning to sign the construction contract this morning.

Can you please make sure that those in charge of that decision are aware of the implications if they proceed without a robust ability to procure the PCG for the correct form of LUL warranty.

Kind regards

Giles

From: Minogue, Ann (AEM) [mailto: [REDACTED]@macfarlanes.com]
Sent: Monday, February 08, 2016 12:36 PM
To: Gemma Whittaker; Michael Hallowell
Cc: Giles Clifford; [REDACTED]@tfl.gov.uk' < [REDACTED]@tfl.gov.uk >; 'Pattison Jennifer' ([REDACTED]@tfl.gov.uk) < [REDACTED]@tfl.gov.uk >; 'Anthony Marley' < [REDACTED]@gardenbridge.london >; 'KIRKHAM Karen' < [REDACTED]@bdb-law.co.uk >; Minogue, Ann (AEM) < [REDACTED]@macfarlanes.com >
Subject: Garden Bridge [MACS-LIVE_LIB.FID2690254]

Dear Michael/Gemma

I gather that you spoke to Anthony on Friday 5 February 2016 in relation to the mechanism now included in the construction contract for delivery of collateral warranties to London Underground Limited and Greater London Authority given the fact that the forms of the collateral warranties - and particularly the provisions for parent company guarantees contained in both of them together with clause 3 of the LUL collateral warranty have not yet been agreed.

The construction contract provides that the parties will use reasonable endeavours to agree these provisions within 56 days of the date of the contract agreement - and in the case of the obligations under clause 3 provided that the construction contract is itself varied to accommodate the requirements of clause 3. If the parties do not agree these provisions then the contractor shall within a further period of 28 days provide collateral warranties in favour of LUL and the GLA without such provisions.

If the contractor does not use reasonable endeavours then there is an ability to terminate although obviously the Trust would hope that this would not occur.

In addition, of course, the Trust also has the ability to terminate the Construction Contract at any time for convenience on 28 days' notice.

Please call me if you have any queries.

Regards.

Ann

[Ann Minogue](#)
[Partner](#)
[Macfarlanes LLP](#)

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Jacob Gemma

From: Brown Andy
Sent: 10 February 2016 19:08
To: Bee Emmott
Subject: Re: VIP Draft Request MGLA050216-4646 - Jane Duncan

Do you and/or Paul happen to have Jane Duncan's email address?

Richard has asked me for it

Thanks

Andy

Andy Brown
TfL Planning

T: [REDACTED] | M: [REDACTED] | Email: [REDACTED] [tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)

From: Bee Emmott
Sent: 10 February 2016 18:21
To: Brown Andy
Subject: Re: VIP Draft Request MGLA050216-4646 - Jane Duncan
Thanks Andy

On 10 Feb 2016, at 17:55, Brown Andy <[\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)> wrote:

Bee

Should be attached -- shout if not and I can keep looking

Andy

From: PlanningFOI
Sent: Monday, February 08, 2016 01:04 PM
To: Brown Andy
Cc: Hill Rhiannon; PlanningFOI
Subject: FW: VIP Draft Request MGLA050216-4646 - Jane Duncan

Hi Andy,
I think this is one for you – Please see attached.
Thanks
Amanda

Amanda Auguste I Business Support
TfL Planning I Transport for London

T: [REDACTED] Auto: [REDACTED] E: [REDACTED] [tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)

From: Mayoral Correspondence
Sent: 08 February 2016 12:35
To: PlanningFOI
Cc: Hill Rhiannon; Auguste Amanda
Subject: FW: VIP Draft Request MGLA050216-4646 - Jane Duncan

Hi Amanda / Rhiannon

Please see the attached from Jane Duncan about the Garden Bridge.

I would be grateful if you could provide a response by **Thursday 11 February**.

Kind Regards

Hanifah Shah

Correspondence Officer

Government Relations

Transport for London

11th floor Windsor House (11G2), 42-50 Victoria St, London SW1H 0TL

Email [redacted] [tfl.gov.uk](mailto:[redacted]@tfl.gov.uk)

Phone [redacted] **Auto** [redacted]

From: Bhavik Depala [[mailto:\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)]

Sent: 08 February 2016 09:41

To: Mayoral Correspondence

Subject: VIP Draft Request MGLA050216-4646 - Jane Duncan

Hi,

This is one for the Mayor to sign please.

Mayor's office have noted that Richard de Cani needs to look at this and draft response.

Thank you.

If you're not on the electoral register, you won't be able to vote for The Mayor of London or London Assembly this May.

You must have registered under the individual registration system to have your say in the elections. Find out more: <http://londonelects.org.uk/news-centre/news-listing/way-you-register-vote-changing>

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Jacob Gemma

From: Rebecca Olajide <[REDACTED]@gardenbridge.london>
Sent: 04 February 2016 11:49
To: Brown Andy
Subject: RE: Weekly Lambeth meetings

You're welcome!

From: Brown Andy [[mailto:\[REDACTED\]@tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)]
Sent: 04 February 2016 11:42
To: Rebecca Olajide
Subject: RE: Weekly Lambeth meetings

Thanks! :)

From: Rebecca Olajide [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 04 February 2016 11:38
To: Brown Andy; Bee Emmott
Cc: Taylor-Ray Judy
Subject: RE: Weekly Lambeth meetings

Hello Andy,

Thanks for your email- I'll be in touch with Lambeth following tomorrow's meeting to secure some future meeting dates

Best wishes

Rebecca

From: Brown Andy [[mailto:\[REDACTED\]@tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)]
Sent: 04 February 2016 09:57
To: Rebecca Olajide <[REDACTED]@gardenbridge.london>; Bee Emmott <[REDACTED]@gardenbridge.london>
Cc: Taylor-Ray Judy <[REDACTED]@tfl.gov.uk>
Subject: Weekly Lambeth meetings

Hi Rebecca

Judy pointed out to me that the Lambeth weekly meetings with Sean Harriss et al only run through to next week

I think realistically we still need to have these weekly meetings -- possibly until the end of March. Bee do you agree?

Is there any chance you could speak to Sean's office (maybe tomorrow, after we've had our 9am meeting) to schedule some more in please?

I'm only raising it now on the basis that the sooner we schedule them, the greater the likelihood of Richard being able to attend.

Many thanks

Andy

Andy Brown

Programme Manager, Garden Bridge & Managing Director's Office - TfL Planning

Transport for London

10th Floor, Windsor House, 42-50 Victoria Street, London SW1H 0TL

Direct: [REDACTED] | Auto: [REDACTED]

Mobile: [REDACTED]

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Jacob Gemma

From: Emma Barnett <[REDACTED]@adamshendry.co.uk>
Sent: 03 February 2016 19:03
To: Richard de Cani (MD Planning)
Cc: Brown Andy; Bee Emmott
Subject: Re: Westminster Council update

Thanks Richard - I have already sent them to Matthew Mason at WCC.

Emma

Sent from my iPhone

On 3 Feb 2016, at 18:26, Richard de Cani (MD Planning) <[REDACTED]@tfl.gov.uk> wrote:

[Emma – these are the scn 96a letters from tfl and pla](#)

From: Brown Andy
Sent: 03 February 2016 14:23
To: Richard de Cani (MD Planning)
Subject: RE: Westminster Council update
[Richard -- both letters attached](#)
[Andy](#)

From: Richard de Cani (MD Planning)
Sent: 03 February 2016 13:52
To: Brown Andy
Subject: Re: Westminster Council update
Yes pls or Kate

Sent from my iPhone

On 3 Feb 2016, at 13:51, Brown Andy <[REDACTED]@tube.tfl.gov.uk> wrote:

I dug out the PLA letter (attached) but couldn't find the LU one. Want me to ask Richard Carden if he has a copy of it?

[Andy](#)

From: Richard de Cani (MD Planning)
Sent: 03 February 2016 13:50
To: Bee Emmott
Cc: Emma Barnett; CHALLIS Mark; PERRIN Bob; Anthony Marley; Brown Andy; Adam Down; CAMERON Ian
Subject: Re: Westminster Council update
I would also send them ours and the plas letter

Sent from my iPhone

On 3 Feb 2016, at 13:19, Bee Emmott <[REDACTED]@gardenbridge.london> wrote:

[Thanks Emma](#)

[Westminster suggested we nudge for a response from them](#)

on the s96a letter once we have provided all of these letters.
Could you nudge Matthew once letters issued end this week?

From: Emma Barnett [mailto: [REDACTED]@adamshendry.co.uk]
Sent: 03 February 2016 13:04
To: CHALLIS Mark < [REDACTED]@bdb-law.co.uk>;
PERRIN Bob < [REDACTED]@bdb-law.co.uk>;
 [REDACTED]@tfl.gov.uk' < [REDACTED]@tfl.gov.uk>; Bee Emmott
< [REDACTED]@gardenbridge.london>; Anthony Marley
< [REDACTED]@gardenbridge.london>
Cc: [REDACTED]@tube.tfl.gov.uk'
< [REDACTED]@tube.tfl.gov.uk>; Adam Down
< [REDACTED]@gardenbridge.london>; CAMERON Ian
< [REDACTED]@bdb-law.co.uk>

Subject: Re: Westminster Council update

That's fine Mark.

Bee - I am not sure what is required on the s96A. We have written to them and asked them the question – what are they looking for? If you could clarify, that would be appreciated.

Many thanks

Emma

Emma Barnett

Director

Adams Hendry Consulting Ltd.

7 St Peter Street, Winchester SO23 8BW

T [REDACTED]
www.adamshendry.co.uk

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From: CHALLIS Mark < [REDACTED]@bdb-law.co.uk>
Date: Wednesday, 3 February 2016 12:51
To: Emma Barnett < [REDACTED]@adamshendry.co.uk>, PERRIN Bob < [REDACTED]@bdb-law.co.uk>, De Cani Richard < [REDACTED]@tfl.gov.uk>, Bee Emmott < [REDACTED]@gardenbridge.london>, " [REDACTED]@gardenbridge.london" < [REDACTED]@gardenbridge.london>
Cc: " [REDACTED]@tube.tfl.gov.uk" < [REDACTED]@tube.tfl.gov.uk>, Adam Down < [REDACTED]@gardenbridge.london>, CAMERON Ian < [REDACTED]@bdb-law.co.uk>

Subject: RE: Westminster Council update

Yes, except 96a – is that ok

Will help if required, of course

Mark

Mark Challis Partner, Government and Infrastructure

T [REDACTED]
[REDACTED]

W www.bdb-law.co.uk

For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

British Legal Awards 2015 'Property Team of the Year'
Legal 500 UK Awards 2015 'Public Sector Firm of the Year'

From: Emma Barnett [[mailto:\[REDACTED\]@adamshendry.co.uk](mailto:[REDACTED]@adamshendry.co.uk)]

Sent: 03 February 2016 12:42

To: CHALLIS Mark <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>;

PERRIN Bob <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>;

[REDACTED] <[\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)> <[\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)>;

[REDACTED] <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>

<[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>;

[REDACTED] <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>

<[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>

Cc: [REDACTED] <[\[REDACTED\]@tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)>

<[\[REDACTED\]@tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)>;

[REDACTED] <[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>

<[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>; CAMERON Ian

<[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>

Subject: Re: Westminster Council update

Thanks Mark – shall I assume you are dealing with this?

Best wishes

Emma

Emma Barnett

Director

Adams Hendry Consulting Ltd.

7 St Peter Street, Winchester SO23 8BW

T [REDACTED]
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From: CHALLIS Mark <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>

Date: Tuesday, 2 February 2016 19:18

To: PERRIN Bob <[\[REDACTED\]@bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>, De Cani

Richard <[\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)>, Bee Emmott

<[\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>,<

"[REDACTED] gardenbridge.london"
<[REDACTED] gardenbridge.london>, Emma Barnett
<[REDACTED] adamshendry.co.uk>
Cc: "[REDACTED] tube.tfl.gov.uk"
<[REDACTED] tube.tfl.gov.uk>, Adam Down
<[REDACTED] gardenbridge.london>, CAMERON Ian
<[REDACTED] bdb-law.co.uk>

Subject: RE: Westminster Council update

Yes indeed

GBT (Martin Woodhouse) is updating the schedule of those consulted by GBT on the north bank as a priority. We'll explain the indemnity point to Nabarro – to the effect that GBT will hold in escrow (or with us on client account) £250,000 to cover WCC's costs exposure on a JR re 237/241/233. This is separate to the indemnity they will require to cover such statutory compensation as is payable under s237 TCPA 1990. They will insist on the latter being an unlimited indemnity because if GBT does not pay this compensation, WCC has to (under the Act).

Marc Frances, btw, was dealing at Nabarro whilst Chris Oakley was on holiday.

On 96a, this is with Emma, and has nothing to do with s237.

But we are happy to chase it that would help

Mark

Mark Challis Partner, Government and Infrastructure

T [REDACTED]

W www.bdb-law.co.uk

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50 Broadway London SW1H 0BL

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Legal 500 UK Awards 2015 'Public Sector Firm of the Year'

From: PERRIN Bob

Sent: 02 February 2016 19:04

To: [REDACTED] [tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)' <[REDACTED]@tfl.gov.uk>;

[REDACTED] [gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)'

<[REDACTED]@gardenbridge.london>;

[REDACTED] [gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)'

<[REDACTED]@gardenbridge.london>;

[REDACTED] [adamshendry.co.uk](mailto:[REDACTED]@adamshendry.co.uk)'

<[REDACTED]@adamshendry.co.uk>

Cc: [REDACTED] [tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)'

<[REDACTED]@tube.tfl.gov.uk>;

[REDACTED] [gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)'

<[REDACTED]@gardenbridge.london>; CHALLIS Mark

<[REDACTED]@bdb-law.co.uk>

Subject: Re: Westminster Council update

Richard

I understand Mark or his team is covering Item 3.

Regards

Bob

Bob Perrin
Partner

T [REDACTED]
M [REDACTED]
W www.bdb-law.co.uk

For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

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British Legal Awards 2015 'Property Team of the Year'

From: Richard de Cani (MD Planning)

[mailto:[REDACTED]@tfl.gov.uk]

Sent: Tuesday, February 02, 2016 06:38 PM

To: 'Bee Emmott' <[REDACTED]@gardenbridge.london>;
Anthony Marley <[REDACTED]@gardenbridge.london>;
Emma Barnett <[REDACTED]@adamshendry.co.uk>; PERRIN
Bob

Cc: Brown Andy <[REDACTED]@tube.tfl.gov.uk>; Adam
Down <[REDACTED]@gardenbridge.london>

Subject: RE: Westminster Council update

Thanks Bee for this – and I have seen Emma has done 1, so that's good – would be helpful to circulate that to everyone on this email

On 2 – who is drafting this letter ? Westminster referred to an arup note of December

Is this from you Emma but drafted by arup and anthony ? it will need a planners touch to make sure the language is correct

Bob – are you on to 3 ?

Would be good to have drafts of 2 and 3 circulated by cop

Thursday so we can all review them – I would like to see them because I know what Westminster are expecting

Richard

From: Bee Emmott

[mailto:[REDACTED]@gardenbridge.london]

Sent: 02 February 2016 14:29

To: Richard de Cani (MD Planning); Anthony Marley; Emma Barnett; 'PERRIN Bob'

Cc: Brown Andy; Adam Down

Subject: Westminster Council update

Richard and I met with Westminster this morning – Graham King, Matthew Mason and Sean Dwyer.

We met to discuss the issue around the loss of the 9 parking spaces and the indemnity point. However, we touched on a few key outstanding issues with actions that sit with GBT in order to unlock things.

1. A response from GBT to WCC responding to AGC's letter of objection, addressing each point. I understand from Adam that this has already been sent to Matthew Mason at WCC on 18th January. Emma - is this correct?
2. A response from GBT to WCC on the Temple Place/highways issue, demonstrating that we have exhausted all options and explaining the rationale to our final proposal. We need to

explain our position that we are unable to compensate the 9 parking spaces (we are a charity etc), as they have a precedent that assumes compensation for this. Who is doing this?

- 3. A response from GBT (BDB) to Nabarro addressing the 5 points in Mark Franks (?) email of 21st January to Bob Perrin. In this, we need to address the indemnity point, which Tony and I have discussed and agreed we can provide a capped indemnity of £250k. We need to explain the rationale behind our position (ie capped as we are a charity etc) and the level of risk of challenge (ie low) which informs our position. They are also keen to understand where we have got to with obtaining consent from various parties, namely the parties who have bought off plan in the AGC development. In the response, we need to also ask for a response from WCC to s96a - WCC suggested this won't be a problem. Bob – can you provide a draft?

We agreed all responses would be provided to WCC asap, but by the end of this week at the latest, in order to make the programmed 19th February WCC cabinet decision to operate 237/241. Graham will then ensure that member briefings take place next week, and we agreed we would all meet again w/c 15th to track progress (Emma, I will keep you in the loop re meeting as you should be there).

Richard – anything to add?

Thanks

Bee

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Jacob Gemma

From: Adam Down <[REDACTED]@gardenbridge.london>
Sent: 03 February 2016 09:57
To: Emma Barnett; Richard de Cani (MD Planning); Bee Emmott; Anthony Marley; 'PERRIN Bob'
Cc: Brown Andy
Subject: Re: Westminster Council update
Attachments: 160118 WCC Consultation Response.pdf; 151020 - L-WCC- Temple Station Buildings Conditions 19 20 28 29 and 33[1].pdf

All,

FYI and background - attached is the Waterway Properties letter sent to WCC as part of the Operations consultation, and the GBT response. Note AGC actually sent a very similar letter originally with 20 points raised but unhelpfully they re-ordered and re-worded their consultation comments directly to WCCC which required a re-draft of our response.

Best regards,
Adam

Adam Down
Operations Lead, Garden Bridge Trust,

South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]

e: [REDACTED]@gardenbridge.london

@TheGardenBridge

www.gardenbridge.london

Register Charity No:1155246

From: Emma Barnett <[REDACTED]@adamshendry.co.uk>
Date: Wednesday, 3 February 2016 09:24
To: "Richard de Cani (MD Planning)" <[REDACTED]@tfl.gov.uk>, Bee Emmott <[REDACTED]@gardenbridge.london>, Anthony Marley <[REDACTED]@gardenbridge.london>, 'PERRIN Bob' <[REDACTED]@bdb-law.co.uk>
Cc: Brown Andy <[REDACTED]@tube.tfl.gov.uk>, Adam Down <[REDACTED]@gardenbridge.london>
Subject: Re: Westminster Council update

Happy to respond on point 2 – I will need input from others as you say. I am not sure what note is being referred to – was Matthew Mason at the meeting? We did circulate plans showing the proposed permanent and temporary parking configurations in November/December.

Best wishes
Emma
Emma Barnett
Director

Adams Hendry Consulting Ltd.

T [REDACTED]
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From: De Cani Richard <[REDACTED]@tfl.gov.uk>
Date: Tuesday, 2 February 2016 18:38
To: Bee Emmott <[REDACTED]@gardenbridge.london>, Anthony Marley <[REDACTED]@gardenbridge.london>, Emma Barnett <[REDACTED]@adamshendry.co.uk>, 'PERRIN Bob' <[REDACTED]@bdb-law.co.uk>
Cc: Brown Andy <[REDACTED]@tube.tfl.gov.uk>, Adam Down <[REDACTED]@gardenbridge.london>
Subject: RE: Westminster Council update

Thanks Bee for this – and I have seen Emma has done 1, so that's good – would be helpful to circulate that to everyone on this email
On 2 – who is drafting this letter ? Westminster referred to an arup note of December
Is this from you Emma but drafted by arup and anthony ? it will need a planners touch to make sure the language is correct
Bob – are you on to 3 ?
Would be good to have drafts of 2 and 3 circulated by cop Thursday so we can all review them – I would like to see them because I know what Westminster are expecting
Richard

From: Bee Emmott [[mailto:\[REDACTED\]@gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)]
Sent: 02 February 2016 14:29
To: Richard de Cani (MD Planning); Anthony Marley; Emma Barnett; 'PERRIN Bob'
Cc: Brown Andy; Adam Down
Subject: Westminster Council update

Richard and I met with Westminster this morning – Graham King, Matthew Mason and Sean Dwyer. We met to discuss the issue around the loss of the 9 parking spaces and the indemnity point. However, we touched on a few key outstanding issues with actions that sit with GBT in order to unlock things.

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Richard – anything to add?

Thanks
Bee

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Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 03 February 2016 07:43
To: 'Anthony Marley'; 'Bee Emmott'
Cc: Brown Andy; Martin Woodhouse
Subject: RE: Westminster Council update

Anthony

But aren't we trying to get them to accept that it is – otherwise how is it sorted ?
The valuation detail is helpful so the letter needs to reference that
What's happening with the traffic letter - that is equally significant for Westminster
Richard

From: Anthony Marley [mailto: [REDACTED]@gardenbridge.london]
Sent: 03 February 2016 07:40
To: CHALLIS Mark
Cc: Richard de Cani (MD Planning); PERRIN Bob; Bee Emmott; [REDACTED]@adamshendry.co.uk; Brown Andy; Adam Down; CAMERON Ian
Subject: Re: Westminster Council update

I concur with Mark.

The £250k cap is sellable for a JR, but much harder for the 237 liability.

From memory the expected liability was 5/8 of not a lot, all calculable against the compensation code. We had a valuation done which stated £0 but proposed GBT make a nominal provision, which we did.

Martin,

can you provide the details of the valuation?

Anthony Marley MSc MIET MAPM
Programme Director, Garden Bridge Trust,
South Wing, Somerset House, Strand, London, WC2R 1LA

m: [REDACTED]
e: [REDACTED]@[gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)

On 2 Feb 2016, at 22:05, CHALLIS Mark <[REDACTED]@bdb-law.co.uk> wrote:

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Bee?

Mark



Mark Challis Partner, Government and Infrastructure

T [REDACTED]

[REDACTED]
W www.bdb-law.co.uk

For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

From: Richard de Cani (MD Planning) [mailto: [REDACTED]@tfl.gov.uk]

Sent: 02 February 2016 19:25

To: CHALLIS Mark < [REDACTED]@bdb-law.co.uk >

Cc: PERRIN Bob < [REDACTED]@bdb-law.co.uk >; [REDACTED]@gardenbridge.london;
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On 96a, this is with Emma, and has nothing to do with s237. But we are happy to chase it that would help

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Mark Challis Partner, Government and Infrastructure

T [REDACTED]
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W www.bdb-law.co.uk

For and on behalf of Bircham Dyson Bell LLP

50 Broadway London SW1H 0BL

*British Legal Awards 2015 'Property Team of the Year'
Legal 500 UK Awards 2015 'Public Sector Firm of the Year'*

From: PERRIN Bob

Sent: 02 February 2016 19:04

To: [REDACTED]@tfl.gov.uk' < [REDACTED]@tfl.gov.uk >;
[REDACTED]@gardenbridge.london' < [REDACTED]@gardenbridge.london >;
[REDACTED]@gardenbridge.london'
< [REDACTED]@gardenbridge.london >; [REDACTED]@adamshendry.co.uk'
< [REDACTED]@adamshendry.co.uk >

Cc: [REDACTED]@tube.tfl.gov.uk' < [REDACTED]@tube.tfl.gov.uk >;
[REDACTED]@gardenbridge.london' < [REDACTED]@gardenbridge.london >;

CHALLIS Mark < [REDACTED]@bdb-law.co.uk >

Subject: Re: Westminster Council update

Richard

I understand Mark or his team is covering Item 3.

Regards

Bob

Bob Perrin

Partner

T

M

W www.bdb-law.co.uk

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Legal 500 UK Awards 2015 'Public Sector Firm of the Year'
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From: Richard de Cani (MD Planning) [[mailto: \[REDACTED\]@tfl.gov.uk](mailto: [REDACTED]@tfl.gov.uk)]
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Sent: 03 February 2016 07:37
To: 'Bee Emmott'; CHALLIS Mark
Cc: PERRIN Bob; Anthony Marley; [REDACTED] adamshendry.co.uk; Brown Andy; Adam Down; CAMERON Ian
Subject: RE: Westminster Council update

We might not get Westminster to accept the latter but we need to try

If we don't then this is quite a big issue to resolve. The more we can demonstrate to them that the likelihood of any compensation being paid is very low, the better

That's where the reference to the engagement with beneficiaries etc need to come in plus a simple analysis of what loss in value would occur and to whom. This needs to go to them by Friday – so draft by end of tomorrow

Richard

From: Bee Emmott [mailto:[REDACTED]gardenbridge.london]
Sent: 02 February 2016 23:23
To: CHALLIS Mark
Cc: Richard de Cani (MD Planning); PERRIN Bob; Anthony Marley; [REDACTED] adamshendry.co.uk; Brown Andy; Adam Down; CAMERON Ian
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Mark
In their original request what do they ask for?
Both need to be wrapped up in the capped 250k.
Bee

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Partner

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Jacob Gemma

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Sent: 02 February 2016 15:34
To: Brown Andy; Bee Emmott; 'PERRIN Bob'
Cc: Adam Down; 'Emma Barnett'; Richard de Cani (MD Planning); Anthony Marley
Subject: RE: Westminster Council update
Attachments: Copy of Land Referencing Schedule 10 July 2015.xls; Garden_Bridge_Parcels_16 04 2015.pdf

Andy / Bee

A, correct

B, All those parties under the interest 35 on the attached copy of the land registry schedule and plan which was provided to Westminster as part of the full S237 suite of information. This details all parties consulted as part of the land referencing process. We have consent from a number of parties and a number who have provided consent after the pack was submitted. I am in the process of updating the schedule for WCC & Nabarro.

The number of off plan parties in AGC who have provided their consent is 3.

Regards
Martin

From: Brown Andy [mailto:[REDACTED]@tube.tfl.gov.uk]
Sent: 02 February 2016 15:22
To: Bee Emmott; 'PERRIN Bob'; Martin Woodhouse
Cc: Adam Down; 'Emma Barnett'; Richard de Cani (MD Planning); Anthony Marley
Subject: RE: Westminster Council update

Thanks Bee

I am looking into the point about obtaining consent from parties who bought off plan in the AGC development -- I understand from talking to Martin Woodhouse this morning that:

- a) they do have the same Duke of Norfolk rights as everyone else, bought with the charge they purchased as part of their off-plan buy; but
- b) the Trust consulted every such individual buyer they could identify via the registry as part of the engagement they have already carried out, and got explicit consent from a number of them for the s237/241 process.

Martin -- please shout if I have misrepresented you there! Do you have a figure for how many off-plan AGC buyers were consulted and how many replies the Trust got?

Bob -- in case you don't have it, attached is the letter received back from the PLA, consenting to the s96a application. You may be able to draw heavily on this to provide a WCC draft reply.

Thanks

Andy

From: Emma Barnett [mailto:[REDACTED]@adamshendry.co.uk]
Sent: 02 February 2016 14:59
To: Bee Emmott; Richard de Cani (MD Planning); Anthony Marley; 'PERRIN Bob'

Cc: Brown Andy; Adam Down
Subject: Re: Westminster Council update

Bee

In response to point 1 – yes the letter has been sent. It was sent to WCC yesterday to coincide with Matthew Mason's return from leave.

Happy to attend the next meeting if that would help.

Best wishes
Emma

Emma Barnett
Director

Adams Hendry Consulting Ltd.
7 St Peter Street, Winchester SO23 8BW

T [REDACTED]
www.adamshendry.co.uk



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From: Bee Emmott <[REDACTED][gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>
Date: Tuesday, 2 February 2016 14:28
To: De Cani Richard <[REDACTED][tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)>, Anthony Marley <[REDACTED][gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>, Emma Barnett <[REDACTED][adamshendry.co.uk](mailto:[REDACTED]@adamshendry.co.uk)>, 'PERRIN Bob' <[REDACTED][bdb-law.co.uk](mailto:[REDACTED]@bdb-law.co.uk)>
Cc: Brown Andy <[REDACTED][tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk)>, Adam Down <[REDACTED][gardenbridge.london](mailto:[REDACTED]@gardenbridge.london)>
Subject: Westminster Council update

Richard and I met with Westminster this morning – Graham King, Matthew Mason and Sean Dwyer.

We met to discuss the issue around the loss of the 9 parking spaces and the indemnity point. However, we touched on a few key outstanding issues with actions that sit with GBT in order to unlock things.

1. A response from GBT to WCC responding to AGC's letter of objection, addressing each point. I understand from Adam that this has already been sent to Matthew Mason at WCC on 18th January. Emma - is this correct?

2. A response from GBT to WCC on the Temple Place/highways issue, demonstrating that we have exhausted all options and explaining the rationale to our final proposal. We need to explain our position that we are unable to compensate the 9 parking spaces (we are a charity etc), as they have a precedent that assumes compensation for this. Who is doing this?
3. A response from GBT (BDB) to Nabarro addressing the 5 points in Mark Franks (?) email of 21st January to Bob Perrin. In this, we need to address the indemnity point, which Tony and I have discussed and agreed we can provide a capped indemnity of £250k. We need to explain the rationale behind our position (ie capped as we are a charity etc) and the level of risk of challenge (ie low) which informs our position. They are also keen to understand where we have got to with obtaining consent from various parties, namely the parties who have bought off plan in the AGC development. In the response, we need to also ask for a response from WCC to s96a - WCC suggested this won't be a problem. Bob – can you provide a draft?

We agreed all responses would be provided to WCC asap, but by the end of this week at the latest, in order to make the programmed 19th February WCC cabinet decision to operate 237/241. Graham will then ensure that member briefings take place next week, and we agreed we would all meet again w/c 15th to track progress (Emma, I will keep you in the loop re meeting as you should be there).

Richard – anything to add?

Thanks

Bee

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Jacob Gemma

From: King, Graham <[REDACTED]@westminster.gov.uk>
Sent: 09 February 2016 18:34
To: Bee Emmott; Richard de Cani (MD Planning)
Cc: Mason, Matthew; Emma Barnett
Subject: RE: Westminster Council update

Thanks
I have circulated and we will review.
Graham

Sent from Samsung Mobile

----- Original message -----

From: Bee Emmott
Date: 09/02/2016 17:13 (GMT+00:00)
To: "King, Graham" ,"Richard de Cani (MD Planning)"
Cc: "Mason, Matthew" ,Emma Barnett
Subject: RE: Westminster Council update

Graham

Please find attached the final of the three exchanges we agreed to provide – a response from BDB to Nabarro's email dated 22nd January – this was circulated last Friday.

Let me know if you need anything else.

Best wishes

Bee

From: King, Graham [mailto:[REDACTED]@westminster.gov.uk]
Sent: 09 February 2016 15:41
To: Richard de Cani (MD Planning)
Cc: Mason, Matthew ; Emma Barnett ; Bee Emmott
Subject: Re: Westminster Council update

Thanks
Circulated to officers
Graham

Sent from Samsung Mobile

----- Original message -----

From: "Richard de Cani (MD Planning)" <[REDACTED]@tfl.gov.uk>
Date: 09/02/2016 15:37 (GMT+00:00)
To: "King, Graham" <[REDACTED]@westminster.gov.uk>
Cc: "Mason, Matthew" <[REDACTED]@westminster.gov.uk>, Emma Barnett

<[redacted]@adamshendry.co.uk>, 'Bee Emmott' <[redacted]@gardenbridge.london>
Subject: FW: Westminster Council update

Graham – letter on AGC points

All you are waiting for now is the BDB response to Nabarro's which Ian Cameron sent on Friday

Richard

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Jacob Gemma

From: CAMERON Ian <[REDACTED]@bdb-law.co.uk>
Sent: 09 February 2016 14:06
To: Richard de Cani (MD Planning); 'Bee Emmott'; Emma Barnett
Cc: Brown Andy
Subject: RE: Westminster
Attachments: Garden Bridge - response to Westminster's queries

Richard, copy of my email from Friday to Nabarro attached.

Ian



Ian Cameron Legal Director, Government and Infrastructure

T [REDACTED]
[REDACTED]
W www.bdb-law.co.uk

For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL

British Legal Awards 2015 'Property Team of the Year'
Legal 500 UK Awards 2015 'Public Sector Firm of the Year'

From: Richard de Cani (MD Planning) [[mailto:\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)]
Sent: 09 February 2016 11:24
To: 'Bee Emmott' ; Emma Barnett ; CAMERON Ian
Cc: Brown Andy
Subject: Westminster

Just wanted to check the three letters have gone back to Westminster clarifying the position

If so – can we have copies of the final BDB one on indemnities

I will then contact Graham King asking for a meeting next Wednesday or Thursday

Thanks Richard

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Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 29 January 2016 16:33
To: 'Bee Emmott'; Brown Andy
Subject: RE: Why aren't you on this list?!

I think you need to pick that up with him on both points

From: Bee Emmott [mailto:██████████@gardenbridge.london]
Sent: 29 January 2016 16:32
To: Richard de Cani (MD Planning); Brown Andy
Subject: RE: Why aren't you on this list?!

Thanks Richard

In the meeting before xmas when we raised the possibility of a variation, Iain said CSCB wouldn't have a problem...

He already has our legal advice on ACV but I will share again.

Bee

From: Richard de Cani (MD Planning) [mailto:██████████@tfl.gov.uk]
Sent: 29 January 2016 16:08
To: Bee Emmott <██████████@gardenbridge.london>; Brown Andy <██████████@tube.tfl.gov.uk>
Subject: FW: Why aren't you on this list?!

Both – see below

This is concerning

Two things come from this

1 – CSCB to accept the variation – this is for Lambeth to do

2 – Can you share your legal advice on the ACV issue Bee to make sure he is happy. This might need to be done formally but you need to pick this up with him.

Richard

From: Richard de Cani (MD Planning)
Sent: 29 January 2016 16:07
To: 'Iain Tuckett'
Subject: RE: Why aren't you on this list?!

Iain

I think this has to be a variation now – that is the only way forward we have. We (the GLA) as guarantor are happy with this approach and so are the other parties including GBT. From your perspective it puts you in no worse position than you are now.

In terms of the ACV – the legal advice showed that a sublease from CSCB to GBT would not cause the moratorium because both organisations fall within the definition of the Act. I will ask the GBT to reconfirm this with you.

It would be extremely helpful if you were able to progress the HOT with the GBT because these can happen in parallel with the Lambeth drafting – it will just help us save time.

Richard

From: Iain Tuckett [[mailto:\[REDACTED\]@coinstreet.org](mailto:[REDACTED]@coinstreet.org)]
Sent: 29 January 2016 14:46
To: Richard de Cani (MD Planning)
Subject: RE: Why aren't you on this list?!

I met Sue and Sandra at a meeting in City Hall this morning. They advised that Lambeth intends to send us new heads of terms in respect of the riverside walkway and park in the middle of next week. I have agreed to meet them on Friday, 5 February for an initial discussion of these. Sandra told me that they have concluded that a *variation to our existing lease* (rather than a new extended lease) is the way to go. I'm not sure how that impacts on the Garden Bridge Trust - which has previously said it needs a long (c.200 year) sublease - but Coin Street will also have to consider whether a 77 year arrangement is adequate from our point of view – and my initial view is that it will not be. I asked Sandra whether she had considered the impact on the Asset of Community Value issue. I was told that Lambeth was satisfied that the variation of an existing lease did not constitute a 'disposal' under the ACV. I then asked whether she had checked that a disposal of a sublease by CSCB would not trigger a 6-month moratorium period and was told that this was for us to consider! I said that our solicitors had been explicit that Lambeth would need to confirm to us that whatever arrangements were proposed, we would require Lambeth to confirm that ACV requirements would be met. I will forward the new HoTs to our solicitors when they are received but there is little point in us spending more time on the sublease while Lambeth is still veering all over the place on fundamental issues.

From: Richard de Cani (MD Planning) [[mailto:\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)]
Sent: 29 January 2016 12:41
To: Iain Tuckett
Subject: RE: Why aren't you on this list?!

The undervalued world of planning Iain !

How are you getting on with those HoT ????

From: Iain Tuckett [[mailto:\[REDACTED\]@coinstreet.org](mailto:[REDACTED]@coinstreet.org)]
Sent: 29 January 2016 12:33
To: Richard de Cani (MD Planning)
Subject: Why aren't you on this list?!

http://www.londonlovesbusiness.com/business-news/london-transport/the-30-tfl-employees-who-earn-more-than-150000-thats-more-than-the-pms-salary/11680.article?utm_source=Sign-Up.to&utm_medium=email&utm_campaign=17719-322978-London+Loves+Business+Newsletter+29%2F01%2F16

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Jacob Gemma

From: Brown Andy
Sent: 28 January 2016 14:01
To: 'Bee Emmott'
Subject: RE:

Hi Bee -- please can I stress what I mentioned yesterday that I can't turn our Treasury department on a sixpence for this amount of money, so the sooner the better...!

From: Bee Emmott [<mailto:██████████@gardenbridge.london>]
Sent: 25 January 2016 18:52
To: Brown Andy
Subject:

Andy
Letter will be signed and circulated tomorrow.
Bee

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Jacob Gemma

Subject: TfL/Garden Bridge Trust/Westminster City Council meeting
Location: MD's Meeting Room, 10th Floor, Windsor House, 42-50 Victoria Street, London, SW1H 0TL

Start: Wed 17/02/2016 11:00
End: Wed 17/02/2016 12:00

Recurrence: (none)

Meeting Status: Accepted

Organizer: Richard de Cani (MD Planning)
Required Attendees: 'Bee Emmott'; Brown Andy; 'Emma Barnett'; [REDACTED]@westminster.gov.uk'; [REDACTED]@westminster.gov.uk'

Jacob Gemma

From: Richard de Cani (MD Planning)
Sent: 28 January 2016 17:37
To: Bee Emmott; Taylor-Ray Judy
Subject: Westminster

Judy

Can I do 10 Am at Westminster next Tuesday ?

I don't need to attend surface board
Richard

Sent from my iPhone