



## Property Investment Board

**Date:** MONDAY, 18 FEBRUARY 2013  
**Time:** 1.45pm  
**Venue:** COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

**Members:** Deputy Michael Cassidy (Chairman)  
Archie Galloway (Deputy Chairman)  
Deputy Ken Ayers (Chief Commoner)  
Mark Boleat (Ex-Officio Member)  
Ray Catt (Ex-Officio Member)  
Roger Chadwick  
Deputy Anthony Eskenzi  
Martin Farr  
Alderman Sir Robert Finch  
George Gillon  
Brian Harris  
Michael Hudson  
Deputy Keith Knowles  
Deputy Edward Lord

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Lunch will be served in the Guildhall Club at 1pm

**John Barradell**  
Town Clerk and Chief Executive

# AGENDA

## Part 1 - Public Agenda

1. **APOLOGIES FOR ABSENCE**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **MINUTES**  
To approve the public minutes and summary of the Property Investment Board meeting held on 16 January 2013.  

**For Decision**  
(Pages 1 - 4)
4. **ORACLE ENTERPRISE RESOURCE PLANNING (ERP) PROJECT (THE REPLACEMENT / UPGRADE OF CBIS AND MANHATTAN SYSTEMS)**  
Report of the City Surveyor.  

**For Information**  
(Pages 5 - 8)
5. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
6. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
7. **EXCLUSION OF THE PUBLIC**  
MOTION – That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act.

## Part 2 - Non-Public Agenda

8. **NON PUBLIC MINUTES**  
To approve the non-public minutes of the Property Investment Board meeting held on 16 January 2013.  

**For Decision**  
(Pages 9 - 16)

### ALL ESTATES

9. **MUSEUM OF LONDON - 150 LONDON WALL CAPITAL FUNDING**  
Report of the Town Clerk.  

**For Information**  
(Pages 17 - 22)
10. **FORMER TENANTS RENT ETC ARREARS WRITE OFFS**  
Report of the Comptroller and City Solicitor.  

**For Decision**  
(Pages 23 - 30)

11. **CITY'S RENTAL FORECASTS MONITORING REPORT**  
Report of the City Surveyor.  
**For Information**  
(Pages 31 - 42)
12. **VACANT ACCOMMODATION UPDATE AS AT 1 DECEMBER 2012**  
Report of the City Surveyor.  
**For Information**  
(Pages 43 - 76)
13. **FIRST REGISTRATION OF THE CITY'S FREEHOLD TITLES - PROGRESS SINCE FEB 2012**  
Joint report of the Comptroller and City Solicitor and the City Surveyor.  
**For Information**  
(Pages 77 - 84)
14. **CITY SURVEYOR'S BUSINESS PLAN 2012-15 QUARTER 3 2012/13 UPDATE**  
Report of the City Surveyor.  
**For Information**  
(Pages 85 - 100)

#### **CITY FUND ESTATE**

15. **42 NEW BROAD STREET EC2 - GRANT OF NEW LEASE**  
Report of the City Surveyor.  
**For Decision**  
(Pages 101 - 122)
16. **CITY FUND - STRATEGIC UPDATE**  
Report of the City Surveyor.  
**For Information**  
(Pages 123 - 184)

#### **BRIDGE HOUSE ESTATES**

17. **BRIDGE HOUSE ESTATES - LETTING REPORT**  
Report of the City Surveyor.  
**For Decision**  
(Pages 185 - 188)
18. **BRIDGE HOUSE ESTATES- STRATEGIC REVIEW**  
Report of the Town Clerk.  
**For Information**  
(Pages 189 - 228)

## CITY'S ESTATE

19. **CITY'S ESTATE - NEW LEASES OF SUITES K AND L, 1 EAST POULTRY AVENUE, SMITHFIELD MARKET**  
Report of the City Surveyor.  
**For Decision**  
(Pages 229 - 236)
20. **GATEWAY 3/4 - OPTIONS APPRAISAL - REFURBISHMENT OF VACANT OFFICE SPACE - 2ND AND 3RD FLOORS AND OFFICE RECEPTION AREA, GLEN HOUSE, 200-208 TOTTENHAM COURT ROAD, LONDON, W1**  
Report of the City Surveyor.  
**For Decision**  
(Pages 237 - 264)
21. **COMBINED GATEWAY 3/4/4C - OUTLINE OPTIONS & DETAILED OPTIONS APPRAISAL- REFURBISHMENT OF VACANT OFFICE BUILDING - 35/37 ALFRED PLACE, LONDON WC1**  
Report of the City Surveyor.  
**For Decision**  
(Pages 265 - 284)
22. **DEED OF VARIATION TO THE DEVELOPMENT AGREEMENT RELATING TO 5 - 7 GILTSPUR STREET, LONDON, EC1A**  
Report of the City Surveyor.  
**For Decision**  
(Pages 285 - 290)
23. **CITY'S ESTATE STRATEGIC REVIEW**  
Report of the City Surveyor.  
**For Information**  
(Pages 291 - 342)

## STRATEGIC ESTATES

24. **STRATEGIC PROPERTY ESTATE - UPDATE**  
Report of the City Surveyor.  
**For Information**  
(Pages 343 - 390)
25. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
26. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**