



Property Investment Board

Date: TUESDAY, 10 SEPTEMBER 2013
Time: 1.45pm
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members: Deputy Michael Cassidy (Chairman)
Brian Harris (Deputy Chairman)
Deputy Ken Ayers
Mark Boleat
Ray Catt
Roger Chadwick
Alderman Sir Robert Finch
George Gillon (Chief Commoner)
Deputy Keith Knowles
Edward Lord
Alastair Moss
Dhruv Patel
Tom Sleigh

Enquiries: Matthew Pitt
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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 10 July 2013.

For Decision
(Pages 1 - 4)
4. **APPOINTMENT OF ADDITIONAL MEMBER TO THE CORPORATE ASSET SUB (FINANCE) COMMITTEE**
To appoint one Member to the Corporate Asset Sub Committee.

For Decision
5. **PLANNING ISSUES IN THE CITY**
Presentation by the City Planning Officer.

For Information
6. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
7. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
8. **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

9. **NON PUBLIC MINUTES**
To approve the non-public minutes of the Property Investment Board meeting held on 10 July 2013.

For Decision
(Pages 5 - 12)

ALL ESTATES

10. **REPORT OF ACTION TAKEN BETWEEN MEETINGS**
Report of the Town Clerk.

For Information
(Pages 13 - 16)

11. **PROPERTY MARKET AND VALUATION PRESENTATION**
Presentation by representatives of Jones Lanes LaSalle.
For Information
12. **CITY SURVEYOR'S BUSINESS PLAN 2013-16: QUARTER 1 PROGRESS REPORT**
Report of the City Surveyor.
For Information
(Pages 17 - 36)
13. **VACANT ACCOMMODATION UPDATE AS AT 1 JUNE 2013**
Report of the City Surveyor.
For Information
(Pages 37 - 72)
14. **CITY'S RENTAL FORECASTS MONITORING REPORT**
Report of the City Surveyor.
For Information
(Pages 73 - 82)
15. **OUTSTANDING LEASE RENEWALS & RENT REVIEWS**
Report of the City Surveyor.
For Information
(Pages 83 - 86)

CITY'S ESTATE

16. **CITY'S ESTATE LETTING REPORT - 216-217 TOTTENHAM COURT ROAD, LONDON, W1**
Report of the City Surveyor.
For Decision
(Pages 87 - 92)

BRIDGE HOUSE ESTATES

17. **OUTCOME REPORT - TOWER BRIDGE ACCESS IMPROVEMENTS**
Report of the City Surveyor.
For Decision
(Pages 93 - 100)
18. **PROGRESS REPORT - BRIDGE MASTER'S CAR PARK, TOWER BRIDGE ROAD, LONDON, SE1 - PROPOSED DEVELOPMENT OF CAR PARK FOR REPLACEMENT OPERATIONAL FACILITIES, AFFORDABLE HOUSING AND RETAIL UNITS**
Report of the City Surveyor.
For Information
(Pages 101 - 108)

19. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
20. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE BOARD AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

PROPERTY INVESTMENT BOARD

Wednesday, 10 July 2013

Minutes of the meeting of the Property Investment Board held at Guildhall, EC2
on Wednesday, 10 July 2013 at 1.45pm

Present

Members:

Brian Harris (Deputy Chairman)
Deputy Ken Ayers
Mark Boleat
Edward Lord
Alastair Moss
Dhruv Patel
Tom Sleigh

Officers:

Matthew Pitt	- Town Clerk's Department
Susan Attard	- Town Clerk's Department
Daniel Hooper	- Town Clerk's Department
John James	- Chamberlain's Department
Alan Bennetts	- Comptroller & City Solicitor's Department
Nicholas Gill	- City Surveyor's Department
Tom Leathart	- City Surveyor's Department
Trevor Nelson	- City Surveyor's Department
Colin Wilcox	- City Surveyor's Department

1. APOLOGIES FOR ABSENCE

Apologies were received from Deputy Michael Cassidy, Ray Catt, Roger Chadwick, Alderman Sir Robert Finch, George Gillon and Deputy Keith Knowles.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

Alastair Moss declared an interest in relation to item 16 on the agenda, 43 Conduit Street, W1 due to his position as Chairman of the Planning and City Development Committee of Westminster City Council.

Edward Lord declared an interest in relation to item 9 on the agenda due to his membership of the Leathersellers Company.

3. MINUTES

The public minutes and summary of the meeting held on 11 June 2013 were approved.

4. **LAW COMMISSION CONSULTATION ON RIGHTS TO LIGHT**
The Board received a joint report of the City Surveyor and the Remembrancer regarding the Law Commission Consultation on Rights to Light.
5. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
There were no questions.
6. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
There were no urgent items.
7. **EXCLUSION OF THE PUBLIC**
RESOLVED – 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.
8. **NON PUBLIC MINUTES**
The non-public minutes of the meeting on 11 June were approved.
9. **STRATEGIC ASSET ALLOCATION REVIEW - CASH INVESTMENTS**
The Board received a report of the Chamberlain.
10. **FORMER TENANTS RENT ETC ARREARS WRITE OFFS**
The Board approved a report of the Comptroller and City Solicitor.
11. **REVENUE OUTTURN 2012/13**
The Board received a joint report of the Chamberlain and the City Surveyor.
12. **CITY FUND, CITY'S ESTATE AND BRIDGE HOUSE ESTATES - PERFORMANCE MONITORING TO 31 MARCH 2013**
The Board received a report of the City Surveyor.
13. **QUARTERLY DELEGATED AUTHORITIES UPDATE - 1 APRIL 2013 TO 30 JUNE 2013**
The Board received a report of the City Surveyor.
14. **ARREARS OF RENT: MARCH 2013**
The Board received a report of the City Surveyor.
15. **SURRENDER OF LEASES SUITES E, G, AND H, 10 LINDSEY STREET, SMITHFIELD MARKET, EC1 & GRANT OF NEW LEASE AT SUITES E, G, AND H, 10 LINDSEY STREET, SMITHFIELD MARKET, EC1**
The Board approved a report of the City Surveyor.
16. **CITY'S ESTATE - LETTING REPORT**
The Board approved a report of the City Surveyor.

17. **FROBISHER CRESCENT : UPDATE REPORT ON 3 RETAINED FLATS AND RELATED MATTERS**
The Board received a report of the City Surveyor.
18. **10-16 BEVIS MARKS LONDON EC3 - DISPOSAL OF LONG LEASEHOLD INTEREST**
The Board approved a report of the City Surveyor.
19. **GATEWAY 3, 4 & 4C OUTLINE OPTIONS APPRAISAL - REDEVELOPMENT OR REFURBISHMENT OF BRIDGE HOUSE 181 QUEEN VICTORIA STREET EC4 AND THE ADJOINING CAR PARK - TO FOLLOW**
The item was withdrawn.
20. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
There were no non-public questions.
21. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE BOARD AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
There was one urgent item regarding delegations during the summer recess.

The meeting ended at 2.22pm

Chairman

**Contact Officer: Matthew Pitt
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Agenda Item 9

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Agenda Item 18

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