



## Property Investment Board

**Date:** WEDNESDAY, 16 OCTOBER 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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[Matthew.Pitt@cityoflondon.gov.uk](mailto:Matthew.Pitt@cityoflondon.gov.uk)

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 September 2013.  

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

**For Decision**
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 10 September 2013.  

**For Decision**  
(Pages 5 - 8)

## ALL ESTATES

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

**For Information**  
(Pages 9 - 10)
10. **QUARTERLY DELEGATED AUTHORITIES UPDATE - 1 JULY 2013 TO 30 SEPTEMBER 2013**  
Report of the City Surveyor.  

**For Information**  
(Pages 11 - 24)

## CITY FUND ESTATE

11. **CITY FUND & CITY'S ESTATE REVISED HIGHWAY AIRSPACE DISPOSAL – WALBROOK SQUARE, EC4**  
Report of the City Surveyor.  
**For Decision**  
(Pages 25 - 32)
12. **CITY FUND & CITY'S ESTATE HIGHWAY DISPOSAL - NO.1 THREADNEEDLE STREET, EC2**  
Report of the City Surveyor.  
**For Decision**  
(Pages 33 - 42)

## CITY'S ESTATE

13. **CITY'S ESTATE - LETTING REPORT**  
Report of the City Surveyor.  
**For Decision**  
(Pages 43 - 54)
14. **DISPOSAL OF FREEHOLD SUBJECT TO 2,000 YEAR LEASE 51-52 NEW BOND STREET, LONDON W1**  
Report of the City Surveyor.  
**For Decision**  
(Pages 55 - 60)
15. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
16. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE BOARD AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

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## PROPERTY INVESTMENT BOARD

Tuesday, 10 September 2013

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

### Present

#### Members:

Deputy Michael Cassidy (Chairman)  
Deputy Ken Ayers  
Roger Chadwick  
Alderman Sir Robert Finch  
George Gillon (Chief Commoner)  
Deputy Keith Knowles  
Edward Lord  
Alastair Moss  
Tom Sleigh

#### Officers:

Matthew Pitt	- Town Clerk's Department
John James	- Chamberlain's Department
Alan Bennetts	- Comptroller & City Solicitor's Department
Peter Bennett	- City Surveyor
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 Mark Boleat, Ray Catt, Brian Harris and Dhruv Patel.

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

There were no declarations.

#### 3. MINUTES

The public minutes and summary of the meeting held on 10 July 2013 were approved.

#### 4. APPOINTMENT OF ADDITIONAL MEMBER TO THE CORPORATE ASSET SUB (FINANCE) COMMITTEE

The Chairman requested that any Member willing to serve on the Corporate Asset Sub (Finance) Committee come forward. There being no Members who came forward, the vacancy remained unfilled.

5. **PLANNING ISSUES IN THE CITY**

The Board received a presentation of the City Planning Officer updating Members on planning issues in the City.

In response to a Member's question, the City Planning Officer responded that flexible leases, aimed at small and medium enterprises (SMEs) would be attractive to new occupiers. He also highlighted the importance of maintaining the City's breadth of offer to cater for different size businesses from multi-national corporations to SMEs.

In response to a Member's question, the City Planning Officer responded that it was important to achieve balance in the listing of buildings. He was concerned that certain parts of the City could become frozen in time if listing became too prevalent.

6. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**

There were no questions.

7. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no urgent items.

8. **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.

<u>Item no.</u>	<u>Paragraph no.</u>
9-18	3
19 & 20	-

9. **NON PUBLIC MINUTES**

The non-public minutes of the meeting held on 10 July 2013.

10. **REPORT OF ACTION TAKEN BETWEEN MEETINGS**

The Board received a report of the Town Clerk detailing all action taken using delegated authority and urgency procedures since the last meeting.

11. **PROPERTY MARKET AND VALUATION PRESENTATION**

The Board received a presentation from representatives of the City's valuers Jones Lang La Salle.

12. **CITY SURVEYOR'S BUSINESS PLAN 2013-16: QUARTER 1 PROGRESS REPORT**

The Board received a report of the City Surveyor.

13. **VACANT ACCOMMODATION UPDATE AS AT 1 JUNE 2013**

The Board received a report of the City Surveyor.

14. **CITY'S RENTAL FORECASTS MONITORING REPORT**  
The Board received a report of the City Surveyor.
15. **OUTSTANDING LEASE RENEWALS & RENT REVIEWS**  
The Board received a report of the City Surveyor.
16. **CITY'S ESTATE LETTING REPORT - 216-217 TOTTENHAM COURT ROAD, LONDON, W1**  
The Board approved a report of the City Surveyor.
17. **OUTCOME REPORT - TOWER BRIDGE ACCESS IMPROVEMENTS**  
The Board received a report of the City Surveyor.
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**  
The Board received a report of the City Surveyor.
19. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**  
There were no questions.
20. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE BOARD AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**  
The following items of urgent business were raised –
  - Delegated Authority Requests - 99 New Bond Street, W1 & 200 Aldersgate, EC1

**The meeting ended at 3.15pm**

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Chairman

**Contact Officer: Matthew Pitt**  
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**Matthew.Pitt@cityoflondon.gov.uk**

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# Agenda Item 8

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

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# Agenda Item 14

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