



Property Investment Board

Date: WEDNESDAY, 15 FEBRUARY 2017
Time: 1.45 pm
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members: Deputy Alastair Moss (Chairman)
Deputy Tom Sleigh (Deputy Chairman)
Chris Boden
Mark Boleat
Keith Bottomley
David Brooks Wilson (Co-Opted Member)
Deputy Michael Cassidy
Deputy Roger Chadwick
George Gillon
Deputy Brian Harris
Alderman Peter Hewitt
Ann Holmes
Tony Joyce (Co-Opted Member)
Edward Lord
Dhruv Patel
Liz Peace (Co-Opted Member)

Enquiries: Philippa Sewell
tel. no.: 020 7332 1426
philippa.sewell@cityoflondon.gov.uk

Lunch will be served in Guildhall Club at 1PM
NB: Part of this meeting could be the subject of audio or video recording

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 non-public summary of the Property Investment Board meeting held on 25 January 2017.
For Decision
(Pages 1 - 4)
4. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
5. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
6. **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

7. **NON PUBLIC MINUTES**
To approve the non-public minutes of the Property Investment Board meeting held on 25 January 2017.
For Decision
(Pages 5 - 12)

ALL ESTATES

8. **REPORT OF ACTION TAKEN BETWEEN MEETINGS**
Report of the Town Clerk.
For Information
(Pages 13 - 16)
9. **DECISIONS TO BE SOUGHT UNDER DELEGATED AUTHORITY BEFORE THE NEXT MEETING**
Report of the City Surveyor (TO BE TABLED).
For Decision
10. **CITY'S RENTAL FORECASTS MONITORING REPORT**
Report of the City Surveyor.
For Information
(Pages 17 - 24)

11. **CITY SURVEYOR'S DEPARTMENTAL RISK REGISTER - QUARTERLY UPDATE**
Report of the City Surveyor.
For Information
(Pages 25 - 28)
12. **BUSINESS PLAN PROGRESS 2016-19 QUARTER 3 2016/17**
Report of the City Surveyor.
For Information
(Pages 29 - 40)
13. **THE CITY SURVEYOR'S DRAFT HIGH LEVEL BUSINESS PLAN 2017/18**
Report of the City Surveyor.
For Information
(Pages 41 - 48)
14. **BUILDING REPAIRS AND MAINTENANCE CONTRACT - UPDATE**
Report and presentation of the City Surveyor.
For Information
(Pages 49 - 50)
15. **REVIEW OF METRICS USED IN MAKING MAJOR PROPERTY DECISIONS**
Joint report of the Chamberlain and City Surveyor.
For Decision
(Pages 51 - 58)
16. **FORMER TENANT RENT ETC. ARREARS - WRITE OFF**
Report of the City Surveyor.
For Decision
(Pages 59 - 68)

CITY'S ESTATE

17. **CITY'S ESTATE - LETTING REPORT -SUITE M, PART SECOND FLOOR, 1 EAST POULTRY AVENUE, SMITHFIELD - RENT REVIEW**
Report of the City Surveyor.
For Decision
(Pages 69 - 72)
18. **CITY'S ESTATE - 123/124 NEW BOND STREET - GATEWAY 4 DETAILED OPTIONS APPRAISAL**
Report of the City Surveyor.
For Decision
(Pages 73 - 88)

CITY FUND ESTATE

19. **CITY FUND & CITY'S ESTATE HIGHWAY LAND DISPOSAL - 90 FETTER LANE, EC4**
Report of the City Surveyor.
For Decision
(Pages 89 - 94)
20. **CITY FUND - LETTING REPORT - 3RD FLOOR, CHRONICLE HOUSE, FLEET STREET**
Report of the City Surveyor (TO FOLLOW).
For Decision

BRIDGE HOUSE ESTATES

21. **TRIG LANE STAIRS AND CASTLE YARD WHARF ESSENTIAL REPAIRS TO THE FLOOD DEFENCE WALL**
Report of the City Surveyor.
For Decision
(Pages 95 - 106)
22. **REMODELLING OF BRIDGEMASTERS RETAIL UNITS, GATEWAY 5 ISSUES REPORT, REQUEST FOR DELEGATED AUTHORITY**
Report of the City Surveyor.
For Decision
(Pages 107 - 108)
23. **BRIDGE HOUSE ESTATES - LETTING REPORT - BRIDGEMASTERS RESTAURANT & WINE BAR**
Report of the City Surveyor (TO FOLLOW).
For Decision
24. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
25. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE BOARD AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**