



## Property Investment Board

**Date:** WEDNESDAY, 6 SEPTEMBER 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  
Sir Mark Boleat  
Deputy Keith Bottomley  
Deputy Michael Cassidy  
John Chapman  
Alderman Alison Gowman  
Christopher Hill  
Dhruv Patel  
Deputy Philip Woodhouse  
Alderman Peter Hewitt (Co-Opted)  
Tony Joyce (Co-Opted)  
David Brooks Wilson (Co-Opted)

**Enquiries:** Alistair MacLellan  
[alistair.maclellan@cityoflondon.gov.uk](mailto:alistair.maclellan@cityoflondon.gov.uk)

Lunch will be served in the Guildhall Club at 1pm

N.B. Some of this meeting may be subject to audio-visual recording.

John Barradell  
Town Clerk and Chief Executive

# **AGENDA**

## **Part 1 - Public Agenda**

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **MINUTES**  
To approve the public minutes of the meeting held on 19 July 2017.

**For Decision**  
(Pages 1 - 6)

## **ALL ESTATES**

4. **CITY SURVEYOR'S DEPARTMENT QUARTERLY RISK REGISTER UPDATE**  
Report of the City Surveyor.

**For Information**  
(Pages 7 - 18)

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.

**For Decision**

## **Part 2 - Non-Public Agenda**

8. **NON PUBLIC MINUTES**  
To approve the non-public minutes of the meeting held on 19 July 2017.

**For Decision**  
(Pages 19 - 26)

## **ALL ESTATES**

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

**For Information**  
(Pages 27 - 28)

10. **CITY SURVEYOR'S DEPARTMENT BUSINESS PLAN Q1 UPDATE**  
Report of the City Surveyor.
- For Information**  
(Pages 29 - 38)
11. **CITY'S ESTATE, CITY FUND AND BRIDGE HOUSE ESTATES - OUTSTANDING LEASE RENEWALS AND RENT REVIEWS - 1 JANUARY 2017 TO 30 JUNE 2017**  
Report of the City Surveyor.
- For Information**  
(Pages 39 - 44)
12. **CITY'S ESTATE, CITY FUND & BRIDGE HOUSE ESTATES - RENTAL FORECASTS MONITORING REPORT**  
Report of the City Surveyor.
- For Information**  
(Pages 45 - 54)
13. **CITY FUND AND CITY'S ESTATE - FORMER TENANTS RENT ETC ARREARS WRITE OFFS**  
Joint Report of the Comptroller and City Solicitor and the City Surveyor.
- For Decision**  
(Pages 55 - 62)

#### **CITY'S ESTATE**

14. **CITY'S ESTATE - 21 WHITEFRIARS STREET, EC4 REFURBISHMENT OF GROUND FLOOR AND FIFTH FLOOR OFFICES**  
Report of the City Surveyor.
- For Decision**  
(Pages 63 - 82)
15. **CITY'S ESTATE - FARRINGDON EAST CROSSRAIL STATION - JOINT VENTURE AGREEMENT**  
Report of the City Surveyor.
- For Decision**  
(Pages 83 - 90)

## **CITY FUND ESTATE**

16. **CITY FUND - ISSUES REPORT, FLEET HOUSE, 8-12 NEW BRIDGE STREET, LONDON, EC4**  
Report of the City Surveyor.  

**For Decision**  
(Pages 91 - 102)
17. **CITY FUND - ST BOTOLPH HOUSE, 138/139 HOUNDSDITCH, LONDON, EC3A - MINIMUM GROUND RENT REVIEW**  
Report of the City Surveyor.  

**For Decision**  
(Pages 103 - 108)
18. **CITY FUND - LETTING REPORT 10 QUEEN STREET PLACE, EC4R - GROUND RENT REVIEW**  
Report of the City Surveyor.  

**For Decision**  
(Pages 109 - 114)
19. **CITY FUND - LETTING REPORT 280 BISHOPSGATE, EC2 - GROUND RENT REVIEW**  
Report of the City Surveyor.  

**For Decision**  
(Pages 115 - 120)
20. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
21. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE BOARD AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**