



## Property Investment Board

**Date:** WEDNESDAY, 17 JANUARY 2018  
**Time:** 8.30 am  
**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  
Alderman Peter Hewitt  
Christopher Hill  
Dhruv Patel  
Deputy Philip Woodhouse  
Stuart Corbyn (Co-opted)  
Tony Joyce (Co-opted)  
David Shaw OBE (Co-opted)  
David Brooks Wilson (Co-opted)

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**Breakfast will be served at 8.00am**  
**N.B. Part of this meeting could be the subject of audio or visual 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 of the Property Investment Board meeting held on 13 December.

**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.

**For Decision**

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

7. **NON PUBLIC MINUTES**  
To approve the non-public minutes of the Property Investment Board meeting held on 13 December.

**For Decision**  
(Pages 5 - 14)

## **ALL ESTATES**

8. **REPORT OF ACTION TAKEN BETWEEN MEETINGS**  
Report of The Town Clerk.

**For Information**  
(Pages 15 - 16)

9. **FIRST REGISTRATION OF THE CITY'S FREEHOLD TITLES - PROGRESS SINCE JANUARY 2017**  
Report of The City Surveyor.

**For Information**  
(Pages 17 - 22)

10. **QUARTERLY DELEGATED AUTHORITIES UPDATE: 1ST OCTOBER 2017 TO 31ST DECEMBER 2017 - CITY FUND, CITY'S ESTATE & BRIDGE HOUSE ESTATES**

Report of The City Surveyor.

**For Information**  
(Pages 23 - 40)

11. **OUTSTANDING LEASE RENEWALS & RENT REVIEWS: 1ST JULY 2017 TO 31ST DECEMBER 2017 - CITY FUND, CITY'S ESTATE AND BRIDGE HOUSE ESTATES**

Report of The City Surveyor.

**For Information**  
(Pages 41 - 46)

12. **VACANT ACCOMMODATION UPDATE: AS AT 1ST DECEMBER 2017 - CITY FUND, CITY'S ESTATE AND BRIDGE HOUSE ESTATES**

Report of The City Surveyor.

**For Information**  
(Pages 47 - 56)

### **BRIDGE HOUSE ESTATES**

13. **BRIDGE HOUSE ESTATES: ANNUAL STRATEGY UPDATE**

Report of The City Surveyor.

**For Decision**  
(Pages 57 - 74)

14. **BRIDGE HOUSE ESTATES: ELECTRA HOUSE AND TOWER CHAMBERS, 74-92 MOORGATE AND 115-116 LONDON WALL, EC2 - RENT REVIEWS ADDENDUM**

Report of The City Surveyor.

**For Information**  
(Pages 75 - 76)

15. **BRIDGE HOUSE ESTATES: 1/5 LONDON WALL BUILDINGS EC2 - PROPOSED LEASEHOLD DISPOSAL**

Report of The City Surveyor.

**For Information**  
(Pages 77 - 82)

### **CITY'S ESTATE**

16. **CITY'S ESTATE: GUILDHALL HOUSE, 85 GRESHAM STREET - GATEWAY 7 OUTCOME REPORT**

Report of The City Surveyor.

**For Decision**  
(Pages 83 - 90)

17. **CITY'S ESTATE: 35-37 ALFRED PLACE - GATEWAY 7 OUTCOME REPORT**  
Report of The City Surveyor.

**For Decision**  
(Pages 91 - 98)

18. **CITY'S ESTATE: 193 FLEET STREET - GATEWAY 7 OUTCOME REPORT**  
Report of The City Surveyor.

**For Information**  
(Pages 99 - 104)

19. **CITY'S ESTATE: 14-14A BREWERY ROAD, N7 - RENT REVIEW REPORT**  
Report of The City Surveyor.

**For Decision**  
(Pages 105 - 108)

20. **CITY'S ESTATE: 4TH FLOOR, BOSTON HOUSE, 63-64 NEW BROAD STREET - NEW LETTING REPORT**  
Report of The City Surveyor.

**For Decision**  
(Pages 109 - 114)

21. **CITY'S ESTATE: THE COLLEGE ARMS PUBLIC HOUSE, 18 STORE STREET - NEW LETTING REPORT**  
Report of The City Surveyor.

*To Follow*

**For Decision**

### **CITY FUND ESTATE**

22. **CITY FUND: ANNUAL UPDATE REPORT**  
Report of The City Surveyor.

**For Information**  
(Pages 115 - 156)

23. **CITY FUND: 17 FLEET STREET EC4 - NEW LETTING REPORT**  
Report of The City Surveyor.

**For Decision**  
(Pages 157 - 164)

24. **CITY FUND: 4-7 SALISBURY COURT, EC4 - RENT REVIEW**  
Report of The City Surveyor.

**For Decision**  
(Pages 165 - 170)

25. **CITY FUND (SPE): 4/5 BONHILL - RENT REVIEW - CALDERBANK LETTER**  
Report of The City Surveyor.

**For Decision**  
(Pages 171 - 176)

26. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**

27. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE BOARD AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**