

PROPERTY INVESTMENT BOARD

Wednesday, 13 June 2018

Minutes of the meeting held at Guildhall, EC2 at 8.30 am

Present

Members:

Deputy Alastair Moss (Deputy Chairman)
Sir Mark Boleat
Alderman Alison Gowman
Christopher Hayward
Alderman Peter Hewitt
Deputy Philip Woodhouse
Stuart Corbyn
Tony Joyce
David Brooks Wilson

Officers:

John James	- Chamberlain's Department
Alan Bennetts	- Comptroller & City Solicitor's Department
Ola Obadara	- City Surveyor's Department
Nicholas Gill	- City Surveyor's Department
Fiona Pearson	- City Surveyor's Department
Tom Leathart	- City Surveyor's Department
Neil Robbie	- City Surveyor's Department
Julie Mayer	- Town Clerk's

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Deputy Tom Sleigh (Chairman) and Mr David Shaw.

Members noted three observers at this morning's meeting, whose appointments had not been confirmed by the Investment Committee: Mr Hudson, Mr Boden and Mr Meyers. The Chairman agreed that the Members could participate in the meeting.

The Chairman also welcomed Mr Michael Graham, the Head of Corporate Governance at Spelthorne District Council. Mr Graham had given a solicitors undertaking as to confidentiality and would be in attendance for the entire meeting.

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

Mr Hayward, Chairman of the Planning Committee left the meeting before 'Any other Business', when a live planning matter was discussed.

3. MINUTES

RESOLVED – That the public minutes and non-public summary of the meeting held on 16 May 2018 be approved, subject to noting that Mr Mark Boleat had submitted apologies to the last meeting.

4. CITY SURVEYOR'S DEPARTMENT QUARTERLY RISK REGISTER UPDATE

Members received a report of the City Surveyor which provided a quarterly update in respect of the Department's Risk Register.

During the discussion on this item, the following points were noted:

The City Surveyor agreed to check on the risk mitigation in place for structural damage to Tower Bridge, due to usage by heavy lorries and buses. After the meeting the Assistant Director Engineering provided the following:

“All buses and coaches are permitted under current signage and traffic orders. The big issue is the other HGVs, including articulated and tipper trucks. On the back of the recent re-decking project I replaced the ANPR average speed cameras which the police use to enforce speed. This is important as weight issues are magnified by vehicle speeds and dynamic effects.

We have recently brokered an agreement between TFL and Southwark Council highways department whereby Southwark can enforce weight enforcement on behalf of TFL, as one of the two “relevant” local highway authorities on the route (the other being Tower Hamlets)

As part of this, Southwark have had a trial ANPR camera for weight enforcement for northbound traffic on the south approach for several months now and this has worked well in recording offending vehicles and issuing fines. It does this by reading all number plates and then doing a real time “look up” of DVLA data where the registered maximum vehicle weights are recorded. If it spots a vehicle registered as >18T, this prompts a review and ticketing process.

The trial has been successful and Southwark are now procuring a permanent camera that will serve both directions. Southwark have agreed to cover the costs of running the system and maintaining it, from the revenue they collect from fines. The system doesn't work for non-UK vehicles, as these are not on DVLA database but these represent a small % of offending vehicles.

- The Chairman of Planning and Transportation Committee, also a Member of this Committee, was able to give assurance that recommendations of the City of London Police, the Metropolitan Police and the Security Services had been fully approved via the Committee process. The City Surveyor agreed to forward this assurance to the Corporate Asset Sub Committee (CASC)
- The City Surveyor confirmed that the risk in respect of wanton damage / terrorism was considered across the City's whole portfolio not just the

City bridges. The City Surveyor agreed to forward this assurance to CASC.

- The City Surveyor confirmed that savings in respect of the BRM contract with Skanska would not impact on maintenance of buildings.

RESOLVED, that – the report be noted.

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 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.

Item No.

7-18

Paragraph No.

3

8. NON PUBLIC MINUTES

RESOLVED, that - the non-public minutes of the meeting held on 16 May 2018 be approved.

9. ACTIONS BETWEEN MEETINGS

Members received a report of the Town Clerk setting out the actions taken, under delegated authority, since the last meeting of the Board.

10. CITY SURVEYOR'S DEPARTMENT BUSINESS PLAN PROGRESS 2017-20 - 4TH QUARTER 2017-18

Members received a report of the City Surveyor.

11. CITY FUND, CITY'S ESTATE AND BRIDGE HOUSE ESTATES: ARREARS OF RENT AS AT MARCH 2018 (QUARTER DAY MINUS 1)

Members received a report of the City Surveyor.

12. CITY'S ESTATE: 123/124 NEW BOND STREET - GATEWAY 5 REPORT - AUTHORITY TO START WORK

Members considered and approved a report of the City Surveyor

13. CITY'S ESTATE - LETTING REPORT - PART GROUND, MEZZANINE & BASEMENT, 57 - 61 CHARTERHOUSE STREET, LONDON, EC1

Members considered and approved a report of the City Surveyor.

14. CITY'S ESTATE: LETTING REPORT - NEW LEASE – OFFICE PREMISES AT 55 CHARTERHOUSE STREET, LONDON EC1M

Members considered and approved a report of the City Surveyor.

15. CITY FUND - STRATEGIC ESTATE PORTFOLIO, NFRC LTD, 31 WORSHIP STREET, LONDON EC2 - RENT REVIEW

Members considered and approved a report of the City Surveyor.

16. CITY FUND NEW LETTING REPORT - 4TH FLOOR, 6 BROAD STREET PLACE, LONDON EC2M

Members considered and approve a report of the City Surveyor.

17. BRIDGE HOUSE ESTATES - BRIDGE MASTER'S CAR PARK, TOWER BRIDGE ROAD, LONDON, SE1 4TW

Members considered and approved a report of the City Surveyor.

18. NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF T

There was a question while the public was excluded.

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

There were some items of business, requests for delegated authority and a presentation while the public were excluded.

The meeting ended at 10 am

Chairman

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