

PROPERTY INVESTMENT BOARD

Wednesday, 15 February 2017

Minutes of the meeting of the Property Investment Board held at the Guildhall EC2 at 1.45 pm

Present

Members:

Deputy Alastair Moss (Chairman)
Chris Boden
Keith Bottomley
George Gillon
Deputy Brian Harris

Alderman Peter Hewitt
Ann Holmes
Edward Lord
Liz Peace (co-opted Member)

Officers:

Philippa Sewell	-	Town Clerk's Department
John Galvin	-	Town Clerk's Department
John James	-	Chamberlain's Department
Hazel Lerigo	-	Chamberlain's Department
Alan Bennetts	-	Comptroller & City Solicitor's Department
Paul Wilkinson	-	City Surveyor
Peter Collinson	-	City Surveyor's Department
Andrew Cross	-	City Surveyor's Department
Tom Leathart	-	City Surveyor's Department
Neil Robbie	-	City Surveyor's Department

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Deputy Chairman Tom Sleight, co-opted Member Tony Joyce, and Dhruv Patel.

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

There were no declarations.

3. MINUTES

RESOLVED – That the public minutes and non-public summary of the meeting held on 25 January 2017 be approved.

4. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD

There were no questions.

5. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There was no other business.

6. 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.
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Paragraph No.
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7. **NON PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 25 January 2017 be approved.

8. **BUILDING REPAIRS AND MAINTENANCE CONTRACT - UPDATE**

The Board considered a report and presentation of the City Surveyor which provided an update regarding progress in the procurement of the Buildings Repairs and Maintenance (BRM) Contract.

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

The Board received a report of the Town Clerk advising of two decisions taken under delegated authority since the last meeting.

RESOLVED – That the report be noted.

10. **DECISIONS TO BE SOUGHT UNDER DELEGATED AUTHORITY BEFORE THE NEXT MEETING**

The City Surveyor tabled a document outlining all property transactions that were likely to take place during the summer recess and seeking delegated authority to act before the next meeting of the Board.

RESOLVED – That delegated authority be granted to the Town Clerk, in consultation with the Chairman and Deputy Chairman, for all requested property matters.

11. **CITY'S RENTAL FORECASTS MONITORING REPORT**

The Board considered a report of the City Surveyor.

12. **CITY SURVEYOR'S DEPARTMENTAL RISK REGISTER - QUARTERLY UPDATE**

The Board considered a report of the City Surveyor.

13. **BUSINESS PLAN PROGRESS 2016-19 QUARTER 3 2016/17**

The Board considered a report of the City Surveyor.

14. **THE CITY SURVEYOR'S DRAFT HIGH LEVEL BUSINESS PLAN 2017/18**

The Board considered a report of the City Surveyor.

15. **REVIEW OF METRICS USED IN MAKING MAJOR PROPERTY DECISIONS**

The Board considered a joint report of the Chamberlain and the City Surveyor.

16. **FORMER TENANT RENT ETC. ARREARS - WRITE OFF**

The Board considered a report of the City Surveyor.

17. **CITY'S ESTATE - LETTING REPORT -SUITE M, PART SECOND FLOOR, 1 EAST POULTRY AVENUE, SMITHFIELD - RENT REVIEW**
The Board considered a report of the City Surveyor.
18. **CITY'S ESTATE - 123/124 NEW BOND STREET - GATEWAY 4 DETAILED OPTIONS APPRAISAL**
The Board considered a report of the City Surveyor.
19. **CITY FUND & CITY'S ESTATE HIGHWAY LAND DISPOSAL - 90 FETTER LANE, EC4**
The Board considered a report of the City Surveyor.
20. **CITY FUND - LETTING REPORT - 3RD FLOOR, CHRONICLE HOUSE, FLEET STREET**
The Board considered a report of the City Surveyor.
21. **TRIG LANE STAIRS AND CASTLE YARD WHARF ESSENTIAL REPAIRS TO THE FLOOD DEFENCE WALL**
The Board considered a report of the City Surveyor.
22. **REMODELLING OF BRIDGEMASTERS RETAIL UNITS, GATEWAY 5 ISSUES REPORT, REQUEST FOR DELEGATED AUTHORITY**
The Board considered a report of the City Surveyor.
23. **BRIDGE HOUSE ESTATES - LETTING REPORT - BRIDGEMASTERS RESTAURANT & WINE BAR**
The Board considered a report of the City Surveyor.
24. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
There were no questions.
25. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE BOARD AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
There were three items of other business.

The meeting closed at 2.45 pm

Chairman

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