



Property Investment Board

Date: WEDNESDAY, 19 FEBRUARY 2014
Time: 1.45pm
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members: Deputy Michael Cassidy (Chairman)
Brian Harris (Deputy Chairman)
Deputy Ken Ayers
Mark Boleat
Roger Chadwick
George Gillon (Chief Commoner)
Michael Hudson
Deputy Keith Knowles
Alastair Moss
Dhruv Patel
Tom Sleigh

Enquiries: Matthew Pitt
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Lunch will be served in the Guildhall Club at 1pm

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 summary of the Property Investment Board meeting held on 15 January 2014.

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 15 January 2014.

For Decision
(Pages 5 - 10)

ALL ESTATES

8. **CITY'S RENTAL FORECASTS MONITORING REPORT AS AT 31 DECEMBER 2013**
Report of the City Surveyor.

For Information
(Pages 11 - 20)
9. **ARREARS OF RENT AS AT 24 DECEMBER 2013**
Report of the City Surveyor.

For Information
(Pages 21 - 28)

10. **CITY SURVEYOR'S BUSINESS PLAN 2013-16: QUARTER 3 2013/14 PROGRESS REPORT**
Report of the City Surveyor.

For Information
(Pages 29 - 52)

CITY FUND ESTATE

11. **OUTLINE OPTIONS APPRAISAL - 20 ST DUNSTAN'S HILL, EC3**
Report of the City Surveyor.

For Decision
(Pages 53 - 72)

CITY'S ESTATE

12. **CITY'S ESTATE LETTING REPORT: BOSTON HOUSE, 63-64 NEW BROAD STREET, EC2**
Report of the City Surveyor.

For Decision
(Pages 73 - 78)

13. **CITY'S ESTATE LETTING REPORT: 85 GRESHAM STREET & 6-8 EASTCHEAP**
Report of the City Surveyor (to follow).

For Decision

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

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

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PROPERTY INVESTMENT BOARD

Wednesday, 15 January 2014

Minutes of the meeting of the Property Investment Board held at Guildhall, EC2
on Wednesday, 15 January 2014 at 1.45pm

Present

Members:

Brian Harris (Deputy Chairman)
Deputy Ken Ayers
Mark Boleat
Alastair Moss
Tom Sleigh

In Attendance

Deputy John Chapman
Michael Hudson

Officers:

Matthew Pitt	- Town Clerk's Department
John James	- Chamberlain's Department
Alan Bennetts	- Comptroller & City Solicitor's Department
Peter Bennett	- City Surveyor
Nicholas Gill	- City Surveyor's Department
Tom Leathart	- City Surveyor's Department
Trevor Nelson	- City Surveyor's Department
Colin Wilcox	- City Surveyor's Department

1. APOLOGIES FOR ABSENCE

Apologies were received from Deputy Michael Cassidy, Roger Chadwick, George Gillon, Keith Knowles and Dhruv Patel.

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

There were no declarations.

3. MINUTES

The minutes of the meeting held on 3 December 2013 were 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 were no urgent items.

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.

<u>Item No.</u>	<u>Paragraph No.</u>
7 – 23	3
24 & 25	-

7. **NON PUBLIC MINUTES**
The minutes of the meeting held on 3 December 2013 were approved.
8. **REPORT OF ACTION TAKEN BETWEEN MEETINGS**
The Board received a report of the Town Clerk.
9. **AUTHORITY TO START WORK ON THREE INVESTMENT PORTFOLIO PROPERTIES**
The Board approved a report of the City Surveyor.
10. **PROJECT B.E - TRANSFER OF ASSETS**
The Board received a joint report of the Chamberlain and the City Surveyor.
11. **STRATEGIC PROPERTY ESTATE - ANNUAL UPDATE**
The Board received a report of the City Surveyor.
12. **FIRST REGISTRATION OF THE CITY'S FREEHOLD TITLES - PROGRESS SINCE FEBRUARY 2013**
The Board received a report of the Comptroller and City Solicitor.
13. **QUARTERLY DELEGATED AUTHORITIES UPDATE - 1 OCTOBER 2013 TO 31 DECEMBER 2013**
The Board received a report of the City Surveyor.
14. **OUTSTANDING LEASE RENEWALS & RENT REVIEWS AS AT DECEMBER 2013**
The Board received a report of the City Surveyor.
15. **VACANT ACCOMMODATION UPDATE AS AT 1 DECEMBER 2013**
The Board received a report of the City Surveyor.
16. **ORACLE - AUTHORITY TO START WORK**
The Board received a report of the Chamberlain.
17. **4-14 TABERNACLE STREET - GATEWAY 3/4/4B: MAJOR REFURBISHMENT OF VACANT OFFICE BUILDING**
The Board deferred a decision on this item.

18. **GATEWAY 3/4 OPTIONS APPRAISAL: ENABLING WORKS RE THE LONDON FILM SCHOOL TENANCY AT THE BARBICAN EXHIBITION HALL 1**
The Board approved a report of the City Surveyor.
19. **CITY FUND STRATEGIC REVIEW - ANNUAL UPDATE**
The Board received a report of the City Surveyor.
20. **16 HOXTON SQUARE LTD - UPDATE & SALE OF LONG LEASE**
The Board approved a report of the City Surveyor.
21. **BRIDGE HOUSE ESTATE - LETTING REPORT**
The Board approved a report of the City Surveyor.
22. **BRIDGEMASTER'S HOUSE - POTTERS FIELD REDEVELOPMENT PHASE II - GATEWAY 4C - DETAILED DESIGN - UPDATE REPORT**
The Board received a report of the City Surveyor.
23. **BRIDGE HOUSE ESTATES STRATEGIC REVIEW - ANNUAL UPDATE**
The Board received 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 no urgent items.

The meeting ended at 3.01pm

Chairman

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Agenda Item 7

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Agenda Item 8

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Agenda Item 9

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Agenda Item 12

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