



Property Investment Board

Date: WEDNESDAY, 12 NOVEMBER 2014
Time: 1.45 pm
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

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

Enquiries: David Arnold
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david.arnold@cityoflondon.gov.uk

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 Wednesday 15 October 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 Wednesday 15 October 2014.
For Decision
(Pages 5 - 10)
8. **REPORT OF ACTION TAKEN BETWEEN MEETINGS**
Report of the Town Clerk.
For Information
(Pages 11 - 12)
9. **CITY SURVEYOR'S BUSINESS PLAN 2014-17 QUARTER 2 2014/15 PROGRESS REPORT**
Report of the City Surveyor.
For Information
(Pages 13 - 26)
10. **CITY'S RENTAL FORECASTS MONITORING REPORT**
Report of the City Surveyor.
For Information
(Pages 27 - 36)

11. **MEMBERS' BRIEFING UPDATE FOR THE MUSEUM OF LONDON**
Report of the City Surveyor.

For Information
(Pages 37 - 44)
12. **CITY'S ESTATE: 8 GRAFTON STREET, 9-10 GRAFTON STREET AND 22-24 BRUTON LANE - RENEWAL OF SECTION 106 PLANNING AGREEMENT**
Report of the City Surveyor.

For Decision
(Pages 45 - 58)
13. **PRESENTATION: FORMER CHIP BOARD FACTORY, COLERAINE, NORTHERN IRELAND**
The City Surveyor to be heard.

For Information
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**

Part 3 - Confidential Agenda

16. **SERVICE BASED REVIEW**
Report of the City Surveyor.

For Decision

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PROPERTY INVESTMENT BOARD

Wednesday, 15 October 2014

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

Present

Members:

Deputy Michael Cassidy (Chairman)
Deputy Alastair Moss (Deputy Chairman)
Deputy Ken Ayers
George Gillon
Deputy Robert Howard
Michael Hudson
Deputy Keith Knowles
Dhruv Patel
Tom Sleigh

Officers:

David Arnold	Town Clerk's Department
Alistair MacLellan	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
Patrick Durcan	City Surveyor's Department
Iain Simmons	Department of the Built Environment

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Christopher Boden, Mark Boleat, Roger Chadwick, and Brian Harris.

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

Michael Hudson declared a non-pecuniary interest in item 10 of the agenda, a report for information regarding property transactions approved between 1 July and 30 September 2014.

3. MINUTES

RESOLVED – That the public minutes and summary of the meeting held on 17 September 2014 be approved.

4. **BANK STATION CAPACITY UPGRADE**

The Board received a report of the Director of the Built Environment regarding the Bank Station Capacity Upgrade. Members were informed that the report had been approved by the Planning and Transportation Committee during their meeting in October 2014.

In response to a question from the Chairman, the City Surveyor advised that details of the objection procedure were not ready yet but a report regarding 10 King William Street would be presented to the next appropriate meeting.

RESOLVED – That the report be noted.

5. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**

There were none.

6. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There was none.

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.
8 – 16

Paragraph No.
3

8. **NON PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 17 September 2014 be approved.

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

The Board received a report of the Town Clerk that provided Members with details of decisions taken by the Town Clerk, in consultation with the Chairman and Deputy Chairman, since the Board's last meeting on 17 September 2014.

RESOLVED – That the details of decisions taken between meetings be noted.

10. **QUARTERLY DELEGATED AUTHORITIES UPDATE - 1 JULY 2014 TO 30 SEPTEMBER 2014**

The Board received a report of the City Surveyor that advised Members of property transactions approved under his delegated authority between 1 July 2014 to 30 September 2014.

RESOLVED – That the report be noted.

11. **CITY FUND - LETTING REPORT**

The Board considered a City Fund Letting Report of the City Surveyor.

12. **160 ALDERSGATE STREET - SURRENDER AND RE-GRANT OF HEAD LEASE**

This item was withdrawn.

13. **123 NEW BOND STREET LEASE VARIATION**

The Board considered a City's Estate Letting Report of the City Surveyor.

14. **LEADENHALL MARKET STRATEGY UPDATE - PRESENTATION**

The Board received a verbal update from the City Surveyor regarding the Leadenhall Market strategy, which was adopted.

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

There were none.

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

The Board considered four items of urgent business.

The meeting ended at 2.50 pm

Chairman

**Contact Officer: David Arnold
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