



Property Investment Board

Date: WEDNESDAY, 10 DECEMBER 2014
Time: 1.45 pm
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members:

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

Enquiries: David Arnold
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Lunch will be served in Guildhall Club at 1PM
NB: Part of this meeting could be the subject of audio video 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 and summary of the Property Investment Board meeting held on 12 November 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 12 November 2014.

For Decision
(Pages 5 - 10)
8. **REPORT OF ACTION TAKEN BETWEEN MEETINGS**
Report of the Town Clerk.

For Information
(Pages 11 - 14)
9. **REVENUE AND CAPITAL BUDGETS - 2014/15 AND 2015/16**
Joint Report of the Chamberlain and the City Surveyor.

For Decision
(Pages 15 - 48)
10. **CITY'S ESTATE STRATEGIC REVIEW**
Report of the City Surveyor.

For Information
(Pages 49 - 74)

11. **STRATEGIC PROPERTY ESTATE - UPDATE**
Report of the City Surveyor.

For Decision
(Pages 75 - 102)
12. **ARREARS OF RENT**
Report of the City Surveyor.

For Information
(Pages 103 - 110)
13. **FORMER TENANTS RENT ETC ARREARS WRITE OFFS**
Joint report of the Comptroller and the City Solicitor and the City Surveyor.

For Decision
(Pages 111 - 118)
14. **1 ALIE STREET, E1 (CITY FUND) - ACTION TAKEN UNDER CLAUSE 9.7 OF THE PROCUREMENT REGULATIONS.**
Report of the City Surveyor, to be considered by the Finance Committee on 9 December 2014.

For Information
(Pages 119 - 122)
15. **PURCHASE OF FREEHOLD DEVELOPMENT SITE**
Report of the City Surveyor.

For Decision
(Pages 123 - 144)
16. **CITY OF LONDON POLICE ACCOMMODATION STRATEGY - DISPOSAL OF SURPLUS ASSETS**
Report of the City Surveyor, approved by the Corporate Asset Sub Committee on 21 November 2014.

For Decision
(Pages 145 - 166)
17. **GATEWAY 5 AUTHORITY TO START WORK - 1-5 LONDON WALL PHASE 3**
Report of the City Surveyor, to be considered by the Projects Sub Committee on 9 December 2014.

For Decision
(Pages 167 - 186)
18. **26/31 SHOREDITCH HIGH STREET, E1 REFURBISHMENT**
Report of the City Surveyor.

For Decision
(Pages 187 - 200)

19. **4-14 TABERNACLE STREET - GATEWAY 4C/5 A MAJOR REFURBISHMENT OF VACANT OFFICE BUILDING (CITY FUND)**
Report of the City Surveyor, to be considered by the Projects Sub Committee on 9 December 2014.
For Decision
(Pages 201 - 216)
20. **CITY FUND - LETTING REPORT: OVER-RIDING LEASE**
Report of the City Surveyor.
For Decision
(Pages 217 - 226)
21. **CITY'S ESTATE - LETTING REPORT: TWO LEASE RENEWALS**
Report of the City Surveyor.
For Decision
(Pages 227 - 234)
22. **CITY'S ESTATE - LETTING REPORT: RENT REVIEW**
Report of the City Surveyor.
For Decision
(Pages 235 - 238)
23. **CITY'S ESTATE - LETTING REPORT: LEASE RENEWAL**
Report of the City Surveyor.
For Decision
(Pages 239 - 244)
24. **LONDON FRUIT AND WOOL EXCHANGE (TO FOLLOW)**
Report of the City Surveyor.
For Decision
- City's Estate Letting Reports (TO FOLLOW)**
25. **NEW LETTING AND SURRENDER/RENEWAL**
Report of the City Surveyor.
For Decision
26. **NEW LETTING**
Report of the City Surveyor.
For Decision
27. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
28. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE BOARD AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

PROPERTY INVESTMENT BOARD

Wednesday, 12 November 2014

Minutes of the meeting of the Property Investment Board held at Guildhall, EC2
on Wednesday, 12 November 2014 at 1.45 pm

Present

Members:

Deputy Michael Cassidy (Chairman)
Deputy Alastair Moss (Deputy Chairman)
Deputy Ken Ayers
Mark Boleat
Roger Chadwick
George Gillon
Michael Hudson
Deputy Keith Knowles, MBE

Officers:

David Arnold	Town Clerk's Department
Neil Davies	Town Clerk's Department
Laura Donegani	Town Clerk's Department
John James	Chamberlain's Department
Alan Bennetts	Comptroller & City Solicitor's Department
Anna Simpson	Comptroller & City Solicitor's Department
Peter Bennett	City Surveyor
Nicholas Gill	City Surveyor's Department
Trevor Nelson	City Surveyor's Department
Colin Wilcox	City Surveyor's Department
Tom Leathart	City Surveyor's Department

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Christopher Boden, Brian Harris, Deputy Robert Howard, and Dhruv Patel.

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

Roger Chadwick declared a non-pecuniary interest in Item 13 on the agenda as a member of The Honourable The Irish Society. George Gillon and Deputy Keith Knowles also declared a non-pecuniary interest in Item 13 as past-members of The Honourable The Irish Society.

3. MINUTES

RESOLVED – That the public minutes and summary of the meeting held on 15 October 2014 be approved.

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

There were none.

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

There was none.

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.

7 – 13

16

Paragraph No.

3

3 & 4

7. **NON PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 15 October 2014 be approved.

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

The Board received a report of the Town Clerk that provided Members with details of a decision taken by the Town Clerk, in consultation with the Chairman and Deputy Chairman, since the Board's last meeting on 15 October 2014.

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

9. **CITY SURVEYOR'S BUSINESS PLAN 2014-17 QUARTER 2 2014/15 PROGRESS REPORT**

The Board received a report of the City Surveyor that provided details of progress in Quarter 2 of 2014/15 against the 2014-17 Business Plan.

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

The Board received a report of the City Surveyor that provided the latest quarterly update of rental forecasts.

11. **MEMBERS' BRIEFING UPDATE FOR THE MUSEUM OF LONDON**

The Board received a Members' Briefing update from the City Surveyor regarding Essential Maintenance works to the Museum of London Building.

12. **CITY'S ESTATE: 8 GRAFTON STREET, 9-10 GRAFTON STREET AND 22-24 BRUTON LANE - RENEWAL OF SECTION 106 PLANNING AGREEMENT**

The Board considered a City's Estate report of the City Surveyor regarding 8 Grafton Street, 9-10 Grafton Street and 22-24 Bruton Lane.

Deputy Alastair Moss took the Chair at this point.

13. **PRESENTATION: FORMER CHIP BOARD FACTORY, COLERAINE, NORTHERN IRELAND**

The Board received a presentation from the City Surveyor regarding a site in Coleraine, Northern Ireland.

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

There were none.

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

The Board considered three items of non-public urgent business.

16. **SERVICE BASED REVIEW**

The Board considered a confidential report of the City Surveyor regarding the Service Based Review.

The meeting ended at 15:25.

Chairman

**Contact Officer: David Arnold
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