



Property Investment Board

Date: WEDNESDAY, 14 JANUARY 2015
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

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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 10 December 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 10 December 2014.

For Decision
(Pages 5 - 16)
8. **QUARTERLY DELEGATED AUTHORITIES UPDATE - 1 OCTOBER 2014 TO 31 DECEMBER 2014 QUARTER 4**
Report of the City Surveyor.

For Information
(Pages 17 - 30)
9. **OUTSTANDING LEASE RENEWALS & RENT REVIEWS**
Report of the City Surveyor.

For Information
(Pages 31 - 38)
10. **CITY FUND STRATEGIC REVIEW - ANNUAL UPDATE**
Report of the City Surveyor. This report will also be submitted to the Investment Committee on 16 January 2015, the Policy and Resources Committee on 22 January 2015, and the Finance Committee on 17 February 2015.

For Information
(Pages 39 - 74)

11. **BRIDGE HOUSE ESTATES STRATEGIC REVIEW - ANNUAL UPDATE**
Report of the City Surveyor. This report will also be submitted to the Investment Committee on 16 January 2015, the Policy and Resources Committee on 22 January 2015, and the Finance Committee on 17 February 2015.
For Information
(Pages 75 - 100)
12. **CITY FUND & CITY'S ESTATE HIGHWAY DISPOSAL - BARTS SQUARE, EC1**
Report of the City Surveyor.
For Decision
(Pages 101 - 110)
13. **DISPOSAL OF BERNARD MORGAN HOUSE**
Report of the City Surveyor.
For Decision
(Pages 111 - 118)
14. **QUEENSBRIDGE HOUSE, QUEENS QUAY AND 25 LITTLE TRINITY LANE, EC4 - RIVERSIDE WALKWAY**
Report of the City Surveyor, to be submitted to the Planning and Transportation Committee on 13 January 2015.
For Information
(Pages 119 - 122)
15. **FIRST REGISTRATION OF THE CITY'S FREEHOLD TITLES - PROGRESS SINCE JANUARY 2014**
Joint report of the City Surveyor and the Comptroller and City Solicitor, to be considered by the Policy and Resources Committee on 22 January 2015 and submitted to the Corporate Asset Sub Committee on 29 January 2015.
For Information
(Pages 123 - 132)
16. **42 NORTH ROAD - POLICE ACCOMMODATION UPDATE (TO FOLLOW)**
Report of the City of London Police.
For Decision

CITY'S ESTATE LETTING REPORTS

17. **NEW LETTING**
Report of the City Surveyor.
For Decision
(Pages 133 - 138)
18. **DEVELOPMENT AGREEMENT AND SALE OF FREEHOLD**
Report of the City Surveyor, to be considered by the Finance Committee on 13 January 2015.
For Decision
(Pages 139 - 156)

19. **SURRENDER AND NEW LETTING**

Report of the City Surveyor, to be considered by the Finance Committee on 13 January 2015.

For Decision
(Pages 157 - 168)

20. **RENT REVIEW**

Report of the City Surveyor.

For Decision
(Pages 169 - 172)

CITY FUND LETTING REPORT

21. **RENT REVIEW**

Report of the City Surveyor.

For Decision
(Pages 173 - 176)

BRIDGE HOUSE ESTATES LETTING REPORT

22. **RENT REVIEW**

Report of the City Surveyor.

For Decision
(Pages 177 - 182)

23. **LETTING UPDATE REPORT TO LONDON FILM SCHOOL - EXHIBITION HALL 1, BARBICAN CENTRE (TO FOLLOW)**

Report of the City Surveyor.

For Decision

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

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