



Property Investment Board

Date: WEDNESDAY, 20 MAY 2015

Time: 1.45 pm

Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members: Membership to be confirmed at the Investment Committee meeting on 14 May 2015.

Enquiries: David Arnold
tel. no.: 020 7332 1174
david.arnold@cityoflondon.gov.uk

Lunch will be served in the Guildhall Club at 1pm
NB: Part of this meeting could be subject to audio or 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. **RESOLUTION OF THE INVESTMENT COMMITTEE (*TO FOLLOW*)**
To receive the resolution of the Investment Committee dated 14 May 2015 appointing the Board and to ratify the election of Chairman and Deputy Chairman of the Board taken at this meeting.

For Information
4. **MINUTES**
To approve the public minutes and summary of the Property Investment Board meeting held on 25 March 2015.

For Decision
(Pages 1 - 4)
5. **TERMS OF REFERENCE, FREQUENCY OF MEETINGS AND 2015/16 WORK PROGRAMME**
Report of the Town Clerk.

For Decision
(Pages 5 - 12)
6. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
7. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
8. **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

9. **NON PUBLIC MINUTES**
To approve the non-public minutes of the Property Investment Board meeting held on 25 March 2015.

For Decision
(Pages 13 - 20)
10. **ACTION TAKEN BETWEEN MEETINGS**
Report of the Town Clerk.

For Information
(Pages 21 - 24)

11. **RISK REGISTER FOR BRIDGE HOUSE ESTATES**
 Joint report of the Town Clerk, Chamberlain, City Surveyor, and Director of Culture, Heritage and Libraries.
For Decision
 (Pages 25 - 34)
12. **DEPARTMENTAL RISK UPDATE**
 Report of the City Surveyor.
For Information
 (Pages 35 - 56)
13. **CITY'S RENTAL FORECASTS MONITORING REPORT**
 Report of the City Surveyor.
For Information
 (Pages 57 - 66)
14. **MARCHÉ INTERNATIONAL DES PROFESSIONNELS D'IMMOBILIER (MIPIM PROPERTY CONFERENCE) 2015**
 Report of the City Surveyor.
For Decision
 (Pages 67 - 78)
15. **CITY SURVEYOR'S BUSINESS PLAN 2014-17 – 4TH QUARTER PROGRESS**
 Report of the City Surveyor.
For Information
 (Pages 79 - 100)
16. **DELEGATED AUTHORITIES AS AT 31 MARCH 2015**
 Report of the City Surveyor.
For Information
 (Pages 101 - 116)
17. **SALE OF BERNARD MORGAN HOUSE**
 Report of the City Surveyor.
For Decision
 (Pages 117 - 122)
18. **GATEWAY 5 AUTHORITY TO START WORK: QUEEN VICTORIA STREET – REFURBISHMENT OF BRIDGE HOUSE AND ADJOINING CAR PARK (TO FOLLOW)**
 Report of the City Surveyor.
For Decision

CITY'S ESTATE

19. **DISPOSAL OF SYLVACOTE & AVENUE COTTAGES, PARK LANE, ASHTEAD**
 Report of the City Surveyor.
For Decision
 (Pages 123 - 132)

20. **LETTING REPORT – AMENDMENT TO THE SHOP LEASE VARIATION, NEW BOND STREET, W1**
Report of the City Surveyor.

For Decision
(Pages 133 - 140)

CITY FUND ESTATE

21. **LETTING REPORT – NEW LEASE FOR 5TH FLOOR OFFICES, GARLICK HILL, EC4**
Report of the City Surveyor.

For Decision
(Pages 141 - 146)

22. **RENT REVIEW – ALDERMANBURY SQUARE, EC2**
Report of the City Surveyor.

For Decision
(Pages 147 - 152)

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

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