



Property Investment Board

Date: WEDNESDAY, 19 JULY 2017
Time: 1.45 pm
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members: Deputy Alastair Moss (Chairman)
Deputy Tom Sleigh (Deputy Chairman)
Chris Boden
Sir Mark Boleat
Deputy Keith Bottomley
Deputy Michael Cassidy
John Chapman
Alderman Alison Gowman
Christopher Hill
Dhruv Patel
Deputy Philip Woodhouse
Tony Joyce (Co-Opted)
David Brooks Wilson (Co-Opted)
Alderman Peter Hewitt (Co-Opted)

Enquiries: Alistair MacLellan
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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**

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

3. **MINUTES**

To approve the public minutes and non-public summary of meeting held on 21 June 2017.

For Decision
(Pages 1 - 4)

4. **MIPIM PROPERTY CONFERENCE 2017**

Joint Report of the City Surveyor and the Director of the Built Environment.

For Decision
(Pages 5 - 10)

5. **BEECH STREET PROPERTY USES - UPDATE REPORT**

Joint Report of the City Surveyor and the Headmistress of the City of London School for Girls.

For Information
(Pages 11 - 14)

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 meeting held on 21 June 2017.

For Decision
(Pages 15 - 20)

ALL ESTATES

10. **CROSSRAIL SUBSOIL ACQUISITIONS - ALL ESTATES EXCLUDING BARBICAN**
Report of the City Surveyor.

For Information
(Pages 21 - 26)
11. **CITY SURVEYOR REVENUE OUTTURN REPORT 2016-17**
Report of the City Surveyor and the Chamberlain.

For Information
(Pages 27 - 34)
12. **VACANT ACCOMMODATION UPDATE AS AT 1 JUNE 2017**
Report of the City Surveyor.

For Information
(Pages 35 - 44)
13. **QUARTERLY DELEGATED AUTHORITIES UPDATE - 1ST APRIL 2017 TO 30TH JUNE 2017 - CITY FUND, CITY'S ESTATE & BRIDGE HOUSE ESTATES**
Report of the City Surveyor.

For Information
(Pages 45 - 60)
14. **CITY FUND, CITY'S ESTATE AND BRIDGE HOUSE ESTATES - PERFORMANCE MONITORING TO 31 MARCH 2017**
Report of the City Surveyor.

For Information
(Pages 61 - 66)
15. **CITY FUND AND BRIDGE HOUSE ESTATES - FINSBURY CIRCUS: CROSSRAIL ISSUE REPORT**
Joint Report of the Director of Open Spaces, City Surveyor and Comptroller and City Solicitor.

For Information
(Pages 67 - 76)
16. **PROJECT MANAGEMENT EVENT - KEY THEMES FOR ORGANISATIONAL ACTION**
Report of the Assistant Town Clerk & Cultural Hub Director.

For Information
(Pages 77 - 80)

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

Report of the Town Clerk.

For Information
(Pages 81 - 84)

18. **DELEGATIONS SOUGHT DURING THE SUMMER RECESS - ASSET
MANAGEMENT & DEVELOPMENT**

The City Surveyor to be heard.

For Decision

CITY'S ESTATE

19. **123/124 NEW BOND STREET- REDEVELOPMENT BEHIND A RETAINED
FAÇADE (CITY'S ESTATE)**

Report of the City Surveyor.

For Decision
(Pages 85 - 88)

20. **CITY'S ESTATE - RENT REVIEW REPORT - WHOLE 16-24 BREWERY ROAD, N7
RENT REVIEW - 25TH MARCH 2016**

Report of the City Surveyor.

For Decision
(Pages 89 - 94)

21. **CITY'S ESTATE LETTING REPORT - CUPOLA HOUSE, ALFRED PLACE - NEW
LETTING**

Report of the City Surveyor – *TO FOLLOW.*

For Decision

CITY FUND ESTATE

22. **CITY FUND LETTING REPORT - LEASE RENEWAL, 4TH FLOOR, 15/17 ELDON
STREET EC2M**

Report of the City Surveyor.

For Decision
(Pages 95 - 102)

23. **CITY FUND LETTING REPORT - LEASE RENEWAL, 26-27 LEADENHALL
MARKET EC3 - REISS LIMITED**

Report of the City Surveyor.

For Decision
(Pages 103 - 108)

BRIDGE HOUSE ESTATES

24. **BRIDGE HOUSE ESTATES - 21 LIME STREET - PURCHASE OF FREEHOLD DEVELOPMENT SITE: CONFIRMATION OF FINAL PRICE**
Report of the City Surveyor.

For Decision
(Pages 109 - 130)

25. **BRIDGE HOUSE ESTATES - LETTING REPORT PART 3RD FLOOR, BUILDING 3 & 4, 1-5 LONDON WALL BUILDINGS EC2**
Report of the City Surveyor.

For Decision
(Pages 131 - 136)

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

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