



Property Investment Board

Date: WEDNESDAY, 6 NOVEMBER 2019
Time: 8.30 am
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Part 1 - Public Agenda

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1. **APOLOGIES FOR ABSENCE**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **MINUTES**
For Decision
(Pages 1 - 4)
4. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
5. **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**
6. **EXCLUSION OF THE PUBLIC**
For Decision

Part 2 - Non-Public Agenda

Part 2 - Non-Public Agenda

7. **NON PUBLIC MINUTES**
For Decision
(Pages 5 - 10)
8. **NON-PUBLIC ACTIONS**
For Information
(Pages 11 - 12)

ALL ESTATES

9. **CITY'S ESTATE, CITY FUND & BRIDGE HOUSE ESTATES PROPERTY PERFORMANCE DASHBOARDS**
- For Information**
(Pages 13 - 18)
10. **ALL FUNDS - RENTAL ESTIMATES MONITORING REPORT**
- For Information**
(Pages 19 - 28)
11. **FORMER TENANTS RENT ETC. ARREARS WRITE OFFS**
- For Decision**
(Pages 29 - 34)

CITY'S ESTATE

12. **CITY'S ESTATE: GATEWAY 6 OUTCOME REPORT - 21 WHITEFRIARS STREET**
- For Decision**
(Pages 35 - 44)
13. **CITY'S ESTATE: LEASE RE-STRUCTURE FOR A PREMIUM & LEASEHOLD PURCHASE**
- For Decision**
(Pages 45 - 56)
14. **CITY'S ESTATE LETTING REPORT: SHOP ON GROUND, BASEMENT AND THREE UPPER FLOORS, 148 NEW BOND STREET, LONDON W1 - RENT REVIEW - 24TH JUNE 2019**
- For Decision**
(Pages 57 - 62)
15. **CITY'S ESTATE: SURRENDER OF EXISTING LEASE, AGREEMENT FOR LEASE AND GRANT OF A NEW LEASE AND TENANCY AT WILL AT THE COURTYARD, 220-226 TOTTENHAM COURT ROAD AND 1-7 ALFRED PLACE, WC1**
- For Decision**
(Pages 63 - 72)

CITY FUND

CITY FUND

16. **CITY FUND : LONDON WALL PLACE, EC2 - OVERAGE SETTLEMENT/GEARING BUY-DOWN**

BRIDGE HOUSE ESTATES

17. **BRIDGE HOUSE ESTATES: GATEWAY 6 OUTCOME REPORT : FINSBURY HOUSE**

For Decision
(Pages 77 - 84)

18. **BRIDGE HOUSE ESTATES: GATEWAY 1-2 - REFURBISHMENT OF ELECTRA HOUSE, 84 MOORGATE EC2**

For Decision

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

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

Item received too late for circulation in conjunction with the Agenda.

John Barradell
Town Clerk and Chief Executive

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PROPERTY INVESTMENT BOARD

Wednesday, 9 October 2019

Minutes of the meeting of the Property Investment Board held at Guildhall, EC2
on Wednesday, 9 October 2019 at 8.30 am

Present

Members:

Deputy Tom Sleight (Chair)
Andrien Meyers (Deputy Chairman)
Chris Boden
John Chapman
Michael Hudson
Deputy Jamie Ingham Clark
Shravan Joshi
Deputy Philip Woodhouse
Stuart Corbyn
Tony Joyce
David Shaw OBE
David Brooks Wilson
Deputy Alastair Moss
Claudine Blamey

In attendance:

Harry Chamberlayne - Associate Director Mayfair, Governor Estate

Officers:

Richard Holt - Town Clerk's Department
John James - Chamberlain's Department
Alan Bennetts - Comptroller & City Solicitor's Department
Paul Wilkinson - City Surveyor
Nicholas Gill - City Surveyor's Department
Ola Obadara - City Surveyor's Department
Andrew Cross - City Surveyor's Department
Tom Leathart - City Surveyor's Department
Neil Robbie - City Surveyor's Department
Peter Rowe - City Surveyor's Department
Tahir Ditta - City Surveyor's Department

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Alderman Alison Gowman, Deputy Edward Lord, Dhruv Patel and Sheriff Christopher Hayward.

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

There were no declarations.

3. **MINUTES**

The Board considered the public minutes and non-public summary of the last meeting of the Property Investment Board on the 11th of September 2019.

RESOLVED – That the public minutes and non-public summary of the meeting held on 11 September be approved as an accurate record.

4. **ACTIONS**

The Board received a report of the Town Clerk regarding actions arising from previous meetings.

RESOLVED- That the report be noted.

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

There were no questions.

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

There was no other business.

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.
9-17

Paragraph No.
3

8. **PRESENTATION BY GROSVENOR ESTATES "PROGRESS ON BUILDING UP THE MARKETING CAMPAIGN AND THE PUBLIC REALM IMPROVEMENTS FOR SOUTH MOLTON STREET".**

The Board received a presentation from Harry Chamberlayne Associate Director Mayfair from Governor Estate.

RESOLVED- That the report be noted.

9. **NON-PUBLIC MINUTES**

The Board considered the non-public minutes of the previous meeting of the Property Investment Board held on the 11th of September 2019.

RESOLVED – That the non-public minutes of the meeting held on 11 September 2019 be approved as an accurate record.

10. **NON-PUBLIC ACTIONS**

The Board received a report of the Town Clerk on the non-public actions of the previous meeting.

RESOLVED- That the report be noted.

11. **DELEGATED AUTHORITIES - DECISIONS AS AT 30TH SEPTEMBER**

The Board received a report of the City Surveyor which advised Members on the property transactions approved under delegated authority between the 1st July 2019 to 30th September 2019.

RESOLVED-That the report be noted.

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

The Board received a report of the City Surveyor which advised Members of action taken by the Town Clerk since the last meeting of the Board, in consultation with the Chair and Deputy Chairman in accordance with Standing Order Nos. 41(b).

RESOLVED- That the report be noted.

13. **CITY'S ESTATE – LEASE RE-STRUCTURE FOR A PREMIUM & LEASEHOLD PURCHASE**

The Board noted that the report had been withdrawn.

RESOLVED- That the report be withdrawn.

14. **FLEET STREET ESTATE: VACANT POSSESSION**

The Board received a report of the City Surveyor which provided Members with an update on the Fleet Street Estate Vacant Possession.

RESOLVED- That the report be noted.

15. **CITY FUND : LEADENHALL MARKET – PHASE 6 CYCLICAL EXTERNAL/ INTERNAL REPAIRS & REDECORATIONS – GATEWAY 5 AUTHORITY TO START WORK**

The Board considered a report of the City Surveyor on the Leadenhall Market Phase 6 Cyclical External and Internal Repairs & Redecorations.

RESOLVED- That the report be agreed.

16. **BRIDGE HOUSE ESTATES - GATEWAY 1-2 : TOWER CHAMBERS REFURBISHMENT, TOWER CHAMBERS, 74 MOORGATE & 115-116 LONDON WALL, EC2.**

The Board considered a report of the City Surveyor on the Refurbishment of Tower Chambers, 74 Moorgate.

RESOLVED- That the report be agreed.

17. **BRIDGE HOUSE ESTATES - PURCHASE OF 30 ENGATE STREET**

The Board received a report of the City Surveyor on the purchase of Leasehold of 30 Engate Street.

RESOLVED- That the report be agreed.

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

There were no questions.

19. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT AND WHICH THE BOARD AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

There was one item of business considered in the non-public session.

The meeting ended at 10.16 am

Chair

**Contact Officer: Richard Holt
Richard.Holt@cityoflondon.gov.uk**

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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