



Property Investment Board

Date: WEDNESDAY, 11 DECEMBER 2019
Time: 8.30 am
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members: Deputy Tom Sleigh (Chair)
Andrien Meyers (Deputy Chairman)
Chris Boden
John Chapman
Alderman Alison Gowman
Sheriff Christopher Hayward
Michael Hudson
Deputy Jamie Ingham Clark
Shravan Joshi
Deputy Edward Lord
Dhruv Patel
Deputy Philip Woodhouse
Stuart Corbyn (Co-opted Member)
Tony Joyce (Co-opted Member)
David Shaw OBE (Co-opted Member)
David Brooks Wilson (Co-opted Member)
Deputy Alastair Moss (Co-opted Member)
Claudine Blamey (Co-opted Member)

Enquiries: Richard Holt
Richard.Holt@cityoflondon.gov.uk

Breakfast will be served from 8.00am

N.B. 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 non-public summary of the Property Investment Board meeting held on 6 November 2019.

For Decision
(Pages 1 - 4)
4. **ACTIONS**
Report of the Town Clerk.

For Information
(Pages 5 - 6)
5. **BUSINESS IMPROVEMENT DISTRICTS STRATEGY**
Joint report of the City Surveyor and Director of the Built Environment.

For Decision
(Pages 7 - 18)
6. **CITY SURVEYOR'S BUSINESS PLAN 2019-24 QUARTER 2 2019/20**
Report of the City Surveyor.

For Information
(Pages 19 - 30)
7. **CITY SURVEYOR'S DEPARTMENTAL RISK REGISTER UPDATE**
Report of the City Surveyor.

For Information
(Pages 31 - 46)
8. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
9. **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**
10. **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

11. **NON-PUBLIC MINUTES**
To approve the non-public minutes of the Property Investment Board meeting held on 6 November 2019.

For Decision
(Pages 47 - 52)

12. **NON-PUBLIC ACTIONS**
Report of the Town Clerk.

For Information
(Pages 53 - 54)

ALL ESTATES

13. **CITY FUND, CITY'S ESTATE & BRIDGE HOUSE ESTATES - REVENUE WORKS PROGRAMME - PROGRESS REPORT**
Report of the City Surveyor.

For Information
(Pages 55 - 60)

14. **PROPERTY INVESTMENT BOARD ESTIMATES AND HIGH-LEVEL SUMMARY BUSINESS PLAN 2020/21**
Joint report of the City Surveyor and the Chamberlain.

For Decision
(Pages 61 - 92)

15. **CITY FUND, CITY'S ESTATE AND BRIDGE HOUSE ESTATES: ARREARS OF RENT AS AT SEPTEMBER 2019 QUARTER DAY MINUS 1**
Report of the City Surveyor.

For Decision
(Pages 93 - 98)

16. **RETAILS UNITS - INVESTMENT PROPERTY GROUP**
Report of the City Surveyor.

To follow.

17. **POWER PURCHASE AGREEMENT (PPA) FOR OFFSITE RENEWABLE ELECTRICITY - PROCUREMENT STAGE 1A MID TENDER PROGRESS REPORT**
Joint report of the Chamberlain and City Surveyor.

For Information
(Pages 99 - 102)

18. **1-5 LONDON WALL (BRIDGE HOUSE ESTATES) GLEN HOUSE (CITY'S ESTATE)
15-17 ELDON STREET (CITY FUND)- GATEWAY 6 CONSOLIDATED OUTCOME
REPORT**
Report of the City Surveyor.

For Decision
(Pages 103 - 106)

CITY'S ESTATE

19. **CITY'S ESTATE: 62 SOUTH MOLTON STREET - LEASE SURRENDER FOR
PREMIUM**
Report of the City Surveyor.

For Decision
(Pages 107 - 114)

20. **CITY'S ESTATE ANNUAL UPDATE REPORT**
Report of the City Surveyor.

To follow.

21. **CITY'S ESTATE: DEVELOPMENT AGREEMENT SURRENDER OF EXISTING
LEASES AND GRANT OF NEW 250 YEAR GROUND LEASE**
Report of the City Surveyor.

To follow.

For Decision

CITY FUND ESTATE

22. **CITY FUND - FLEET STREET ESTATE VACANT POSSESSION - LEASE
VARIATIONS**
Report of the City Surveyor.

For Information
(Pages 115 - 116)

23. **CITY FUND - WOOD STREET AND SNOW HILL POLICE STATIONS**
Report of the City Surveyor.

For Information
(Pages 117 - 144)

BRIDGE HOUSE ESTATES

24. **SUMMARY OF A CHARITY TRUSTEE'S ROLE - BRIDGE HOUSE ESTATES**
Standing Item.

For Information

(Pages 145 - 146)

25. **BRIDGE HOUSE ESTATES ANNUAL UPDATE REPORT**
Report of the City Surveyor.

For Decision
(Pages 147 - 162)

26. **REPORT ON ACTION TAKEN**
Report of the Town Clerk.

For Information
(Pages 163 - 164)

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

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