



## Property Investment Board

**Date:** WEDNESDAY, 9 OCTOBER 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  
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**

## **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 11 September.  

**For Decision**  
(Pages 1 - 6)
4. **ACTIONS**  
Report of the Town Clerk.  

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

8. **PRESENTATION BY GROSVENOR ESTATES "PROGRESS ON BUILDING UP THE MARKETING CAMPAIGN AND THE PUBLIC REALM IMPROVEMENTS FOR SOUTH MOLTON STREET".**  
Member of staff from the Grosvenor Estate to be heard.  

**For Information**
9. **NON PUBLIC MINUTES**  
To approve the non-public minutes of the Property Investment Board meeting held on 11 September.  

**For Decision**  
(Pages 9 - 12)
10. **NON-PUBLIC ACTIONS**  
Report of the Town Clerk.  

**For Information**  
(Pages 13 - 14)

## **ALL ESTATES**

11. **DELEGATED AUTHORITIES - DECISIONS AS AT 30TH SEPTEMBER**  
Report of the City Surveyor.

**For Information**  
(Pages 15 - 26)

12. **REPORT OF ACTION TAKEN BETWEEN MEETINGS**  
Report of the Town Clerk.

**For Information**  
(Pages 27 - 28)

## **CITY'S ESTATE**

13. **CITY'S ESTATE – LEASE RE-STRUCTURE FOR A PREMIUM & LEASEHOLD PURCHASE**  
Report of the City Surveyor.

*To follow.*

**For Decision**

## **CITY FUND ESTATE**

14. **FLEET STREET ESTATE: VACANT POSSESSION**  
Report of the City Surveyor.

**For Information**  
(Pages 29 - 42)

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

**For Decision**  
(Pages 43 - 60)

## **BRIDGE HOUSE ESTATES**

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

**For Decision**  
(Pages 61 - 76)

17. **BRIDGE HOUSE ESTATES - PURCHASE OF 30 ENGATE STREET**  
Report of the City Surveyor.

18. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
19. **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT AND WHICH THE BOARD AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

## PROPERTY INVESTMENT BOARD

**Minutes of the meeting of the Property Investment Board held at Guildhall, EC2  
on Wednesday, 11 September 2019 at 8.30 am**

### **Present**

#### **Members:**

Deputy Tom Sleigh (Chair)  
Andrien Meyers (Deputy Chairman)  
Chris Boden  
John Chapman  
Alderman Alison Gowman  
Michael Hudson  
Deputy Jamie Ingham Clark  
Shravan Joshi  
Deputy Edward Lord  
Stuart Corbyn  
Tony Joyce  
David Brooks Wilson  
Claudine Blamey

#### **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
Tom Leathart	- City Surveyor's Department
Neil Robbie	- City Surveyor's Department
Andrew Cross	- City Surveyor's Department
Ola Obadara	- City Surveyor's Department
James Rooke	- City Surveyor's Department

### **1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Christopher Hayward, Deputy Phillip Woodhouse, David Shaw and Deputy Alastair Moss.

The Chair welcomed Claudine Blamey to her first meeting of the Property Investment Board.

### **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 non-public summary and public minutes of the meeting on 17 July 2019.

Further to the comment within the minutes of the previous meeting the Chair noted an upcoming event on the Fleet Street Business Partnership at which the Investment Property Director would be on the panel and the Chair would be speaking. In addition, the Chair extended an invitation to Members of the Board.

**RESOLVED** – That the public minutes and non-public summary of the Property Investment Board meeting held on 17 July 2019 be approved.

4. **ACTIONS**

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

**RESOLVED-** That the report be noted.

5. **BUSINESS PLAN 2019-24 QUARTER 1 2019/20**

The Board received a report of the City Surveyor on the Departmental Business Plan 2019-24 Quarter 1 2019/20. The report provided Members with an update to the end of year 2018/19 progress report which included energy efficiency and the MSCI return benchmark performance. In addition, the report outlined details of progress in quarter 1 (April – June) 2019/20 against the 2019-24 business plan, an update on the commercial property market, and a financial statement. The City Surveyor introduced the report highlighting the MSCI statistics, overspend from the previous year and overall positive performance of the Department.

A Member commented on the continuing measurement of Key Performance Indicator (KPI) 2 energy efficiency by energy consumption. Further to this a Member of the Board outlined the key elements required to improve buildings energy efficiency including, a carbon reduction plan, intensity measures and establishment of appropriate KPI's. The City Surveyor explained the steps the Department was taking to action the 40% energy reduction plan namely the introduction of sub-metering, the appointment of external consultants JLL and education programme to service departments. In addition, it was noted that a 12% energy usage reduction had been achieved at the Guildhall with a similar level of reduction targeted for at other sites.

The Chair of the Board queried what measurements the City Surveyor's Department took for air quality within buildings. The City Surveyor explained that the Department did not have a specific monitoring system in place for measuring air quality within buildings which it manages it did measure some key factors including harmful particulates and carbon monoxide levels. A Member of the Board noted that while the collecting of data regarding air quality was important it was also key to use this data appropriately to effectively manage the risks. The Chair requested officers develop proposals for improving air quality within buildings the City of London Corporation manages.

Members noted that the issue of reducing energy usage and renewability was a wider issue which would encompass the work of a number of Committees commenting that it was important to challenge these Committees to engage with the issue of renewability. Further to this Members agreed that an informal strategy session for the Members of the Property Investment Board and the Corporate Asset Sub-Committee would be useful to consider a joint policy on the building sustainability.

**RESOLVED-** That the report be noted.

6. **CITY SURVEYOR'S DEPARTMENTAL RISK REGISTER UPDATE**

The Board received a report of the City Surveyor on the departmental risk register. The report provided Members with a quarterly update on the management of risks within the City Surveyor's Department.

Members discussed the issues regarding the allocation of responsibility of the risks regarding the repairs and maintenance of the City Bridges. It was noted that the Bridge House Estates governance review would consider the allocation of these risks and provide clarity on the Committee responsible.

Replying to a query from the Chair it was confirmed that the risks were allocated and confirmed at an Officer Board. The Chair commented that the future increased level of marketing of the City of London Corporation's Investment Property Group, as proposed by at the Property Investment Board Strategy Session, could help to improve the risk on the recruitment and retention of staff.

**RESOLVED-** That the report be noted.

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

There were no questions.

8. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There was no other business.

9. **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.  
10-17

Paragraph No.  
3

10. **NON-PUBLIC MINUTES**

**RESOLVED** – That the non-public minutes of the meeting held on 17 July 2019 be approved.

11. **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.

12. **CITY'S ESTATE, CITY FUND & BRIDGE HOUSE ESTATES OUTSTANDING LEASE RENEWALS & RENT REVIEWS –1ST JANUARY 2019 TO 30TH JUNE 2019**

The Board received a report of the City Surveyor on the Outstanding Lease Renewals & Rent Reviews 1st January 2019 to 30th June 2019 for the City's Estate, City Fund & Bridge House Estates property portfolio.

**RESOLVED-** That the report be noted.

13. **RENTAL FORECASTS QUARTERLY REPORT**

The Board received a report of the City Surveyor on the Quarterly Rental Forecasts.

**RESOLVED-** That the report be noted.

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

The Board received a report of the Town Clerk on the actions taken between meetings of the Board in accordance with Standing Order No. 41(b).

**RESOLVED-** That the report be noted.

15. **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.

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

There were no non-public questions received.

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

There were two items of non-public business.

**The meeting ended at 9.58 am**

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Chair

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



Property Investment Board Committee

Public Actions Sheet

Action Number	Date	Action	Responsible Officer	Progress Update	Date Due
2/2019/P	12 <sup>th</sup> June 2019	Members requested report on the short- and medium-term outcomes of the 2020 MIPIM conference	City Surveyor's Department	<i>Report to be received by the Board after the 2020 MIPIM conference</i>	<i>June 2020</i>
6/2019/P	11 <sup>th</sup> September 2019	Town Clerk to forward details of the Fleet Street Business Partnership event	Town Clerk's Department (Richard Holt)	<i>Details of the event emailed to the Board</i>	<i>26<sup>th</sup> September</i>
7/2019/P	11 <sup>th</sup> of September	The Chair requested Officers develop proposals for improving air quality within buildings the City of London Corporation manages.	City Surveyor's Department (James Rooke)	<i>Officers have met with Skanska, CoL AQ team and Co-opted Member Claudine Blamey to progress this action.</i>	<i>6<sup>th</sup> November</i>

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