



Property Investment Board

Date: TUESDAY, 21 JANUARY 2020
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 11th of December 2019.

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

For Information
(Pages 7 - 8)
5. **EASTERN CLUSTER BUSINESS PARTNERSHIP (CITY FUND)**
Report of the City Surveyor.

For Decision
(Pages 9 - 12)
6. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
7. **ANY OTHER BUSINESS THAT THE CHAIR 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 11th of December 2019.

For Decision
(Pages 13 - 20)
10. **NON-PUBLIC ACTIONS**
Report of the Town Clerk.

For Information

ALL ESTATES

11. **ALL FUNDS - USE OF DEVELOPMENT MANAGERS AND JOINT VENTURES**
Report of the City Surveyor.

For Decision
(Pages 23 - 32)

12. **CITY'S ESTATE, CITY FUND & BRIDGE HOUSE ESTATES OUTSTANDING LEASE RENEWALS & RENT REVIEWS - 1ST JULY 2019 TO 31ST DECEMBER 2019**
Report of the City Surveyor.

For Information
(Pages 33 - 36)

13. **CITY'S ESTATE, BRIDGE HOUSE ESTATES AND CITY FUND: VACANT ACCOMMODATION UPDATE AS AT 1ST DECEMBER 2019**
Report of the City Surveyor.

For Information
(Pages 37 - 42)

14. **CITY FUND, CITY'S ESTATE & BRIDGE HOUSE ESTATES - QUARTERLY DELEGATED AUTHORITIES UPDATE - 1ST OCTOBER TO 31ST DECEMBER 2019**
Report of the City Surveyor.

For Information
(Pages 43 - 54)

15. **FIRST REGISTRATION OF THE CITY'S FREEHOLD TITLES – PROGRESS SINCE JANUARY 2019**
Report of the Comptroller and City Solicitor.

For Information
(Pages 55 - 58)

CITY'S ESTATE

16. **20/21 ALDERMANBURY - FUTURE USE AND BUILDING OPPORTUNITIES GATEWAY 4 ISSUE REPORT- REQUEST FOR DELEGATED AUTHORITY**
Report of the City Surveyor.

For Decision
(Pages 59 - 60)

17. **CITY'S ESTATE: RENT REVIEW: 25 STORE STREET**
Report of the City Surveyor.

For Decision
(Pages 61 - 66)

18. **CITY'S ESTATE: RENT REVIEW: 147 NEW BOND STREET**
Report of the City Surveyor.

For Decision
(Pages 67 - 72)

CITY FUND ESTATE

19. **CITY FUND STRATEGY REPORT**
Report of the City Surveyor.

For Decision
(Pages 73 - 106)

BRIDGE HOUSE ESTATES

20. **SUMMARY OF A CHARITY TRUSTEE'S ROLE - BRIDGE HOUSE ESTATES**
Standing item.

For Information
(Pages 107 - 108)

21. **BRIDGE HOUSE ESTATES, SOUTHWARK BRIDGE ROAD/NEWINGTON CAUSEWAY (MINISTRY OF SOUND SITE) - MEMORANDUM OF UNDERSTANDING: JOINT APPOINTMENT OF DEVELOPMENT MANAGER TO PREPARE SCHEME FOR PRE-APPLICATION WITH LONDON BOROUGH OF SOUTHWARK**
Report of the City Surveyor.

For Decision
(Pages 109 - 118)

22. **BRIDGE HOUSE ESTATES CYCLICAL WORKS 2020-21**
Report of the City Surveyor.

For Information
(Pages 119 - 122)

STRATEGIC PROPERTY ESTATE

23. **STRATEGIC PROPERTY ESTATE (CITY FUND & CITY'S ESTATE) -ANNUAL UPDATE & STRATEGY FOR 2020**
Report of the City Surveyor.

For Decision
(Pages 123 - 134)

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