



## 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 11<sup>th</sup> 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 11<sup>th</sup> 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**

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## PROPERTY INVESTMENT BOARD

Wednesday, 11 December 2019

Minutes of the meeting of the Property Investment Board held at Guildhall, EC2  
on Wednesday, 11 December 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 Edward Lord  
Deputy Philip Woodhouse  
Stuart Corbyn  
Tony Joyce  
David Shaw OBE  
David Brooks Wilson  
Deputy Alastair Moss  
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
Ola Obadara	- City Surveyor's Department
Nicholas Gill	- City Surveyor's Department
Andrew Cross	- City Surveyor's Department
Tom Leathart	- City Surveyor's Department
Neil Robbie	- City Surveyor's Department
Simon McGinn	- City Surveyor's Department

#### 1. APOLOGIES FOR ABSENCE

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

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

Deputy Edward Lord made a declaration as a Trustee's for the Trust for London which was listed as an incumbent tenant at 4 Chiswell Street.

3. **MINUTES**

**RESOLVED** – That the public minutes and non-public summary of the meeting held on 6 November 2019 be approved as an accurate record.

4. **ACTIONS**

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

The Board discussed the listed action on air quality. The City Surveyor explained that Skanska had quoted the £40,000 for an air quality surveyor. Members noted that any development on this would be subject to prioritisation and the difficulty in updating older buildings in line with air quality standards. A Member of the Board suggested that sustainability be incorporated into the JLL Strategy. The Chair requested that a verbal update be prepared for the spring of 2020 on a corporate strategy on sustainability, noting that this would also be provided to the Corporate Asset Sub Committee. The City Surveyor explained that a draft sustainability strategy was being produced incorporating a list of ideas for improving staff health and wellbeing.

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

5. **BUSINESS IMPROVEMENT DISTRICTS STRATEGY**

The Board considered a report of the City Surveyor on City of London Corporation's Business Improvement Districts (BID) Strategy. The City Surveyor introduced the report and summarised the central components of the BID Strategy.

Replying to a request from a Member of the Board the City Surveyor agreed to remove the reference to income generation in BID Strategy.

The Board questioned the City's funding arrangements for BIDs. It was confirmed that the funds required to support BIDs had been allocated in the current budget but would need to be agreed for individual BIDs on a case by case basis. The City Surveyor noted that the BID Strategy supports many of the key goals of the Corporate Plan. A Member noted that the approval from the Board should be subject to funding being available.

In response to query from a Member the City Surveyor explained that the engagement with the ballot would be the primary measure of the success of the BID Strategy.

**RESOLVED-** The Board agreed to consider requests to become joint funding partner for the life of a voluntary partnership only where significant assets managed by Property Investment Board are in the partnership area, and where its involvement will aid the establishment of a Business Improvement Districts for the area.

6. **CITY SURVEYOR'S BUSINESS PLAN 2019-24 QUARTER 2 2019/20**

The Board received a report of the City Surveyor on the City Surveyor's Departmental Business Plan. The report provided details of progress in quarter



2 (July – September) 2019/20 against the 2019-24 Business Plan, an update on the commercial property market, and a financial statement.

A Member commented that the rent from 15/17 Eldon Street accrued to Central Risk however the shortfall due to the early surrender of this property come from Local Risk. The Chamberlain agreed it would all be reclassified to Central Risk.

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

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

The Board received a report of the City Surveyor on the City Surveyor's Department Risk Register. The report provided the Board with a quarterly update on the management of risks within the City Surveyor's Department. The Chair noted that the three red risks were outside of the Property Investment Board's Terms of Reference.

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

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

There were no questions.

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

There was no other business.

10. **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.  
11-26

Paragraph No.  
3

11. **NON-PUBLIC MINUTES**

**RESOLVED –** That the non-public minutes of the Property Investment Board meeting held on 6 November 2019 be approved as an accurate record.

12. **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.

13. **CITY FUND, CITY'S ESTATE & BRIDGE HOUSE ESTATES - REVENUE WORKS PROGRAMME - PROGRESS REPORT**

The Board received a report of the City Surveyor on the Revenue Works Programme for the City Fund, City's Estate and Bridge House Estates.

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

14. **PROPERTY INVESTMENT BOARD ESTIMATES AND HIGH-LEVEL SUMMARY BUSINESS PLAN 2020/21**

The Board considered a joint report of the Chamberlain and City Surveyor budget estimates and final high-level summary Business Plan for the Property Investment Board for 2020/21.

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

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

The Board considered a report of the City Surveyor on the Arrears of Rent as at September 2019 for the City Fund, City's Estate and Bridge House Estates.

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

16. **RETAILS UNITS - INVESTMENT PROPERTY GROUP**

The Board received a report of the City Surveyor on City's retail premises as managed by the Investment Property Group.

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

17. **POWER PURCHASE AGREEMENT (PPA) FOR OFFSITE RENEWABLE ELECTRICITY - PROCUREMENT STAGE 1A MID TENDER PROGRESS REPORT**

The Board received a joint report of the Chamberlain and City Surveyor on the Power Purchase Agreement.

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

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

The Board considered a Gateway 6 Consolidated Outcome report of the City Surveyor on 1-5 London Wall (Bridge House Estates) Glen house (City's Estate) and 15-17 Eldon Street (City Fund).

**RESOLVED-** That the report be agreed

19. **CITY'S ESTATE : 62 SOUTH MOLTON STREET - LEASE SURRENDER FOR PREMIUM**

The Board considered a report of the City Surveyor on the City's Estate: 62 South Molton Street Surrender of Existing Lease of retail shop from V & A Fashion Inc. Ltd.

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

20. **CITY'S ESTATE ANNUAL UPDATE REPORT**

The Board considered a report of the City Surveyor on the City Estate Annual Update.

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

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

The Board considered a report of the City Surveyor on a Development Agreement surrender of existing leases and grant of new 250-year Ground Lease in the City's Estate.

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

22. **CITY FUND - FLEET STREET ESTATE VACANT POSSESSION - LEASE VARIATIONS**

The Board received a report of the City Surveyor on the Fleet Street Estate Vacant Possession Lease Variations within City Fund.

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

23. **CITY FUND- WOOD STREET AND SNOW HILL POLICE STATIONS**

The Board received a report of the City Surveyor on the Wood Street and Snow Hill Police Stations Delegated Authority for the approval of recommended Disposal Offers within City Fund.

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

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

The Board noted the Standing Item on the Summary of a Charity Trustee's role for the Bridge House Estates.

25. **BRIDGE HOUSE ESTATES ANNUAL UPDATE REPORT**

The Board considered a report of the City Surveyor on the Bridge House Estates Annual Update.

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

26. **REPORT ON ACTION TAKEN**

The Board received a report of the Town Clerk on action by the Town Clerk, in consultation with the Chair and Deputy Chairman, with Standing Order Nos. 41(b).

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

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

There were no questions.

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

There were two items of urgent business in the non-public session.

**The meeting ended at 10.18 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>
8/2019/P	11 <sup>th</sup> December 2019	The Chair requested that a verbal update be prepared for the spring of 2020 on the corporate strategy on sustainability	City Surveyor's Department		<i>18<sup>th</sup> March 2020</i>

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<b>Committee(s):</b> Property Investment Board	<b>Date</b> 21/01/2020
<b>Subject:</b> Eastern Cluster Business Partnership (City Fund)	<b>Public</b>
<b>Report of:</b> City Surveyor	<b>For Decision</b>
<b>Report author:</b> Simon McGinn	

## Summary

This report presents for agreement a request for the Property Investment Board (PIB) to contribute £20k per annum for a maximum of two years to become an active member of the newly established Eastern Cluster Business Partnership. In December 2019 Policy and Resources Committee agreed a BID strategy that supported the City Corporation's involvement as property owner in voluntary partnerships and PIB agreed to consider requests to become joint funding partner for the life of a voluntary partnership only where significant assets managed by PIB are in the partnership area, and where its involvement will aid the establishment of a BID for the area. The City Corporation would have Member and Officer representation on the Board established to run the partnership. The Business Partnership will, in the first instance, seek to engage with property owners and a number of occupiers who are keen to promote the ongoing regeneration of the area. The City Corporation has been asked to consider being an active paying member given its significant land holdings as part of the Leadenhall Estate. The initial focus will be on developing an action plan which sets out key priorities for the area and incorporate a number of demonstration projects around the key actions identified. It is anticipated that following a successful initial two year period, the partnership will seek to promote the delivery of a more formal Business Improvement District (BID) for the area.

## Recommendation(s)

Members are asked to:

- Agree to the participation of the City Corporation in the Eastern Cluster Business Partnership
- Agree to fund a contribution of £40k, over the next two financial years, (£20k in 2020/21 and £20k for 2021/22) from the City Surveyor's local risk budget for professional fees for City Fund Estate.
- Nominate a Member of PIB to sit on the Eastern Cluster Business Partnership Board

## **Main Report**

### **Background**

1. Following on from engagement with Ward Members and a number of key stakeholders in the Leadenhall Street area, the owner of 70 Gracechurch Street and 55 Gracechurch Street (Tenacity) commissioned specialist BID consultants Primera, to explore the feasibility of developing a more formalised business partnership for the tall building cluster area. Primera currently manage The Aldgate Partnership and Cheapside Business Alliance, as well as managing a number of Business Improvement Districts and business led partnerships across other parts of Central London. The aim of the commission was to explore the appetite to bring together a range of business stakeholders including the City Corporation, to create a voluntary business partnership and to identify the key areas of focus for any such partnership.
2. At your meeting on 17 July 2019 it was agreed in principle to support the development of a similar business partnership for the Fleet Street area with a total contribution of £40k over the next two financial years (£20k for 2020/21 and £20k for 2021/22) from the City Surveyors local risk budget provided that officers in consultation with the Chair and Deputy Chairman are satisfied there are enough paying partners to make the partnership viable. At this meeting you were advised that a further report relating to current proposals would be forthcoming for this meeting.
3. In December 2019 Policy and Resources Committee agreed a BID strategy that supported the City Corporations involvement as property owner in voluntary partnerships and PIB agreed to consider requests to become joint funding partner for the life of a voluntary partnership only where significant assets managed by PIB are in the partnership area, and where its involvement will aid the establishment of a BID for the area.

### **Current Position**

4. Following discussions with key property owners in the area there has been a strong interest to develop a voluntary partnership and a first inception meeting was held in July 2019. The attendees included 18 representatives of the key landowners and businesses in the area, including the City Corporation. Following discussions, the key challenges for the area were identified as follows:
  - Security and resilience of the cluster
  - Transportation and pedestrian movement
  - Freight consolidation
  - Identity and branding
  - Diversification of business base and development of a community
  - Breadth and quantity of retail offer
  - Events delivery and management
5. Consensus from the meeting was that a partnership would be a positive development for the area. The area is undergoing massive change with the pipeline of current and future schemes delivering circa 750,000sqm (8m sqft) of



new floorspace in the area providing enough space for circa 70,000 workers. There is an opportunity for the partnership to provide a key strategic group to help support the City Corporation in the development and delivery of future strategies that will support the needs of the cluster.

6. There are nine stakeholders already committed to becoming a full paying partner. Given the City Corporation's significant property interest in the Leadenhall Estate it is considered by the other property owners that the City Corporation should become a full paying member with a place on the Board for a nominated Member and the CPAT Manager. There will be significant benefits that would arise out of such a partnership as the key challenges identified in Paragraph 3 above would be a focus of the partnership and any future BIDs activity which could only benefit directly the Leadenhall Estate.
7. A not-for-profit company limited by guarantee has been set up by Primera as a vehicle for the partnership to hold the funds. Quarterly meetings of the partnership will be set once there is clear support for the initiative. In the first instance funding will go towards developing an action plan for the Board to approve that will set out the areas of initial activity. It is anticipated that the work of the partnership will then inform the move towards developing a more formal BID for the area after a 2 year period. The partnership will seek to engage with businesses to understand how best it can support their occupation in the area. This engagement will then inform the development of a formal BID Proposal that would ultimately be subject to a ballot which if successful would establish an occupier BID for the area. An update report will come to your committee to advise on progress in the next 18 months.

### **Proposals**

8. It is proposed that your Committee agree to fund a total contribution of £40k over the next two financial years (£20k for 2020/21 and £20k for 2021/22) from the City Surveyors local risk budget provided that the Chair and Deputy Chairman are satisfied there are sufficient paying partners to make the partnership viable.

### **Corporate & Strategic Implications**

9. The proposal to develop a business partnership for the eastern cluster area aligns with 9 of the 12 Outcomes of the Corporate Plan 2018-2023
10. The proposal will accord with top line objective number 4 of the City Surveyors Business Plan 2019-2022 to "support and promote the City as a business location" The plan identifies that the City Corporation will "engage with the business community in the Eastern Cluster and the Fleet Street area with the view to bringing forward local network partnerships in these areas".

### **Financial implications**

11. The £20,000 annual contribution can be met from the budgetary provision for professional fees within the City Surveyor's local risk budget for City Fund Estate

## **Conclusion**

12. The current eastern cluster area is facing a number of structural and physical challenges. Sufficient floorspace to provide for the needs of 70,000 workers is currently either under construction or in the pipeline and there is a need to establish a business partnership to help inform the development and delivery of future strategies that will help sustain the economic success of the area which has the Leadenhall Estate at its heart. The agreement to become one of the paying partners over two years will demonstrate City Corporation leadership and encourage other stakeholders to become full partners. In the first instance the funding will support the engagement of an executive team to deliver an action plan for the area with several demonstration projects. The formation of a business partnership will be a precursor to establishing a more formal BID for the area.

## **Appendices**

- None

### **Simon McGinn]**

City Property Advisory Team Manager

T: 020 7332 1226

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