



## Property Investment Board

**Date:** WEDNESDAY, 22 JULY 2020

**Time:** 8.30 am

**Venue:** [HTTPS://YOUTU.BE/C1JF2E4BAOU](https://youtu.be/C1JF2E4BAOU)

**Members:** MEMBERSHIP IS SUBJECT TO CONFIRMATION AT THE INVESTMENT COMMITTEE MEETING ON TUESDAY 21 JULY 2020

**Enquiries:** Richard Holt  
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### Accessing the virtual public meeting

Members of the public can observe this virtual public meeting at the below link:

[HTTPS://YOUTU.BE/C1JF2E4BAOU](https://youtu.be/C1JF2E4BAOU)

**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 26<sup>th</sup> of May 2020.  

**For Decision**  
(Pages 1 - 4)
4. **CITY SURVEYOR'S DEPARTMENTAL RISK REGISTER - JUNE UPDATE**  
Report of the City Surveyor.  
  
*To be received in conjunction with a non-public appendix at Item 21.*  

**For Information**  
(Pages 5 - 30)
5. **CITY SURVEYOR'S DEPARTMENTAL BUSINESS PLAN PROGRESS 2019-24 QUARTER 4 2019/20**  
Report of the City Surveyor.  

**For Information**  
(Pages 31 - 42)
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 26<sup>th</sup> of May 2020.

**For Decision**

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

**For Information**  
(Pages 47 - 48)

**ALL ESTATES**

11. **COVID-19 CAPITAL PROJECTS CONTINGENCY FUND**  
Report of the City Surveyor.

**For Decision**  
(Pages 49 - 60)

12. **ARREARS WRITE OFF - CITY FUND AND CITY'S ESTATE**  
Joint report of the Comptroller and City Solicitor and the City Surveyor.

**For Decision**  
(Pages 61 - 74)

13. **CITY FUND, CITY'S ESTATE AND BRIDGE HOUSE ESTATES: ARREARS OF RENT AS AT MARCH 2020 QUARTER DAY MINUS 1**  
Report of the City Surveyor.

**For Information**  
(Pages 75 - 82)

14. **CITY FUND, CITY'S ESTATE, BRIDGE HOUSE ESTATES AND STRATEGIC PROPERTY ESTATE - ANNUAL VALUATION**  
Report of the City Surveyor.

**For Information**  
(Pages 83 - 88)

15. **CITY'S ESTATE, BRIDGE HOUSE ESTATES AND CITY FUND: VACANT ACCOMMODATION UPDATE AS AT 1ST JUNE 2020**  
Report of the City Surveyor.

**For Information**  
(Pages 89 - 94)

16. **CITY SURVEYOR REVENUE OUTTURN REPORT 2019-20**  
Joint report of the Chamberlain and City Surveyor.

**For Information**  
(Pages 95 - 104)

17. **CITY FUND, CITY'S ESTATE & BRIDGE HOUSE ESTATES - REVENUE WORKS PROGRAMME - 19/20 PROGRESS/ OUTTURN**  
Report of the City Surveyor.
- For Information**  
(Pages 105 - 112)
18. **CITY FUND, CITY'S ESTATE & BRIDGE HOUSE ESTATES - QUARTERLY DELEGATED AUTHORITIES UPDATE - 1ST JANUARY TO 31ST MARCH 2020**  
Report of the City Surveyor.
- For Information**  
(Pages 113 - 126)
19. **CITY FUND, CITY'S ESTATE & BRIDGE HOUSE ESTATES - QUARTERLY DELEGATED AUTHORITIES UPDATE - 1ST APRIL TO 30TH JUNE 2020**  
Report of the City Surveyor.
- For Information**  
(Pages 127 - 136)
20. **POWER PURCHASE AGREEMENT (PPA) FOR OFFSITE RENEWABLE ELECTRICITY - PROCUREMENT STAGE 1A MID TENDER PROGRESS REPORT**  
Joint report of the Chamberlain and the City Surveyor.
- For Information**  
(Pages 137 - 142)
21. **NON-PUBLIC APPENDIX**  
Non-public appendix to be considered in conjunction with Item 4.
- For Information**  
(Pages 143 - 144)
22. **ALL FUNDS - RENTAL ESTIMATES MONITORING REPORT**  
Report of the City Surveyor.
- For Information**  
(Pages 145 - 156)
23. **SUSTAINABLE BUILDINGS REVIEW**  
Report of the City Surveyor.

*To follow.*

**For Decision**

**CITY'S ESTATE**

24. **20 / 21 ALDERMANBURY - MEANWHILE OPERATORS' FINAL SUBMISSIONS**  
Report of the City Surveyor.

**For Information**

25. **CITY'S ESTATE: NEW LETTING: 2ND FLOOR 4/10 NORTH ROAD**  
Report of the City Surveyor.

*To follow.*

**For Decision**

**CITY FUND ESTATE**

26. **CITY FUND- FLEET STREET ESTATE - RIBA STAGE 3 PROGRESS REPORT**  
Report of the City Surveyor.

**For Information**  
(Pages 165 - 176)

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

**For Information**  
(Pages 177 - 178)

**BRIDGE HOUSE ESTATES**

28. **BRIDGE HOUSE ESTATES- REFURBISHMENT OF ELECTRA HOUSE, 84  
MOORGATE, EC2**  
Report of the City Surveyor.

**For Decision**  
(Pages 179 - 190)

29. **PURCHASE OF LEASEHOLD OF 207/209 SOUTHWARK BRIDGE ROAD,  
LONDON SE1 (BRIDGE HOUSE ESTATES)**  
Report of the City Surveyor.

**For Decision**  
(Pages 191 - 198)

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

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