



## Property Investment Board

**Date:** WEDNESDAY, 11 NOVEMBER 2020  
**Time:** 8.30 am  
**Venue:** VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)

**Members:** Deputy Tom Sleigh (Chair)  
Andrien Meyers (Deputy Chairman)  
Tijs Broeke  
Alderman Alison Gowman  
Sheriff Christopher Hayward  
Michael Hudson  
Deputy Jamie Ingham Clark  
Shravan Joshi  
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)  
Deputy Edward Lord (Co-opted Member)  
Karina Dostalova (Co-opted Member)

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

### Accessing the virtual public meeting

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

<https://youtu.be/OYINT-8bfvw>

This meeting will be a virtual meeting and therefore will not take place in a physical location following regulations made under Section 78 of the Coronavirus Act 2020. A recording of the public meeting will be available via the above link following the end of the public meeting for up to one municipal year. Please note: Online meeting recordings do not constitute the formal minutes of the meeting; minutes are written and are available on the City of London Corporation's website. Recordings may be edited, at the discretion of the proper officer, to remove any inappropriate material.

**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 the 16<sup>th</sup> of September 2020.

**For Decision**  
(Pages 1 - 6)

4. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
5. **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**
6. **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**

7. **NON-PUBLIC MINUTES**  
To approve the non-public minutes of the Property Investment Board meeting held on the 16<sup>th</sup> of September 2020.

**For Decision**  
(Pages 7 - 12)

## **ALL ESTATES**

8. **CITY FUND, CITY'S ESTATE AND BRIDGE HOUSE ESTATES - TURNOVER RENT PROPOSAL TO ASSIST CITY OF LONDON INVESTMENT TENANTS**  
Report of the City Surveyor.

**For Decision**  
(Pages 13 - 30)

9. **ALL FUNDS - RENTAL ESTIMATES MONITORING REPORT**  
Report of the City Surveyor.

**For Information**

(Pages 31 - 42)

10. **ORACLE PROPERTY MANAGER (OPN) REPLACEMENT**  
Report of the City Surveyor.

**For Decision**  
(Pages 43 - 66)

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

**For Information**  
(Pages 67 - 76)

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

**For Information**  
(Pages 77 - 88)

#### **CITY'S ESTATE**

13. **6-8 EASTCHEAP SERVICES REPLACEMENT**  
Report of the Town Clerk.

**For Decision**  
(Pages 89 - 106)

14. **CITY'S ESTATE : NICHOLLS & CLARKE SITE (BLOSSOM STREET DEVELOPMENT) VARIATION TO DEVELOPMENT AGREEMENT – ENHANCED LICENCE FEES AND INCLUSION OF COVID -19 AS AN EXTENSION OF TIME**  
Report of the City Surveyor.

*To follow.*

**For Decision**

15. **CITY'S ESTATE - SURRENDER / DEED OF RELEASE AT 231/233 TOTTENHAM COURT ROAD**  
Report of the City Surveyor.

*To follow.*

**For Decision**

#### **CITY FUND ESTATE**

16. **CITY FUND: TURNOVER RENTS ON LEADENHALL MARKET**  
Report of the City Surveyor.

**For Decision**

(Pages 107 - 132)

17. **CITY FUND: GATEWAY 1&2 6 BROAD STREET PLACE,EC2**  
Report of the City Surveyor.

**For Decision**  
(Pages 133 - 142)

18. **CITY FUND - REFURBISHMENT AND EXTENSION OF NEW LIVERPOOL HOUSE,  
15/17 ELDON STREET, LONDON EC2M**  
Report of the City Surveyor.

**For Decision**  
(Pages 143 - 170)

19. **CITY FUND - FUNDING STRATEGY 15/17 ELDON STREET EC2 AND 6 BROAD  
STREET PLACE EC2 REFURBISHMENT PROJECTS**  
Report of the City Surveyor.

**For Decision**  
(Pages 171 - 178)

20. **CITY FUND: FLEET STREET ESTATE VP STRATEGY - LEASE SURRENDER  
AGREEMENT & COMPENSATION AGREEMENT - BARCLAYS, 80/81 FLEET  
STREET EC4**  
Report of the City Surveyor.

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

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

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