



## Property Investment Board

**Date:** WEDNESDAY, 26 MAY 2021  
**Time:** 8.30 am  
**Venue:** PUBLIC MEETING (ACCESSIBLE REMOTELY)

**Members:** Andrien Meyers (Chair)  
Shravan Joshi (Deputy Chairman)  
Alderman Alison Gowman  
Deputy Jamie Ingham Clark  
Deputy Philip Woodhouse  
Deputy Robert Merrett  
Deputy Tom Sleigh  
Dhruv Patel  
Michael Hudson  
Sheriff Christopher Hayward  
Simon Duckworth  
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 this virtual public meeting at the below link:

[https://www.youtube.com/watch?v=d1swJCba\\_X8](https://www.youtube.com/watch?v=d1swJCba_X8)

This meeting will be a virtual meeting and therefore will not take place in a physical location. Any views reached by the Committee today will have to be considered by the Property Investment Director after the meeting in accordance with the Court of Common Council's Covid Approval Procedure who will make a formal decision having considered all relevant matters. This process reflects the current position in respect of the holding of formal Local Authority meetings and the Court of Common Council's decision of 15th April 2021 to continue with virtual meetings and take formal decisions through a delegation to the Town Clerk and other officers nominated by him after the informal meeting has taken place and the will of the Committee is known in open session. Details of all decisions taken under the Covid Approval Procedure will be available online via the City Corporation's webpages. 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 17<sup>th</sup> of March 2021.

**For Decision**  
(Pages 7 - 10)
4. **RESOLUTION OF THE INVESTMENT COMMITTEE OF 6 MAY 2021**  
To receive the Resolution of the Investment Committee dated 6 May 2021 appointing the Board and setting its Terms of Reference.

**For Information**  
(Pages 11 - 16)
5. **PRESENTATION FROM AECOM WITH REGARD TO THE LATEST POSITION OF THE IPG CAS PROGRAMME**  
City Surveyor and representative of AECOM to be heard.

**For Information**
6. **TERMS OF REFERENCE, FREQUENCY OF MEETINGS AND 2020/21 WORK PROGRAMME**  
Report of the Town Clerk.

**For Decision**  
(Pages 17 - 26)
7. **YEAR 1 PLAN FOR CLIMATE ACTION**  
Joint report of the Director of Innovation & Growth and the City Surveyor.

**For Decision**  
(Pages 27 - 120)
8. **CULTURE MILE BUSINESS PARTNERSHIP**  
Report of the Director of Innovation & Growth.

**For Decision**  
(Pages 121 - 130)
9. **BRIDGE HOUSE ESTATES**  
Report of the Town Clerk.

**For Information**  
(Pages 131 - 136)

10. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
11. **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**
12. **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**

13. **NON-PUBLIC MINUTES**  
To approve the non-public minutes of the Property Investment Board meeting held on 17<sup>th</sup> of March 2021.

**For Decision**  
(Pages 137 - 142)

### **ALL ESTATES**

14. **OPN REPLACEMENT - REQUEST FOR DELEGATED AUTHORITY**  
Report of the City Surveyor.  
  
**For Decision**  
(Pages 143 - 144)
15. **CITY FUND, CITY'S ESTATE, BRIDGE HOUSE ESTATES (1035628) AND STRATEGIC PROPERTY ESTATE - ANNUAL VALUATION**  
Report of the City Surveyor.  
  
**For Information**  
(Pages 145 - 150)
16. **CITY FUND, CITY'S ESTATE & BRIDGE HOUSE ESTATES - QUARTERLY DELEGATED AUTHORITIES UPDATE - 1ST JANUARY 2021 TO 31ST MARCH 2021**  
Report of the City Surveyor.  
  
**For Information**  
(Pages 151 - 160)
17. **CITY FUND, CITY'S ESTATE AND BRIDGE HOUSE ESTATES: ARREARS OF RENT AS AT MARCH 2021 QUARTER DAY MINUS 1**  
Report of the City Surveyor.

**For Information**

18. **CITY FUND, CITY'S ESTATE, BRIDGE HOUSE ESTATES AND STRATEGIC PROPERTY ESTATE - RENTAL ESTIMATES MONITORING REPORT.**  
Report of the City Surveyor.

*To follow.*

**For Information**

19. **GLA ROADS - LAND DISPUTE WITH TRANSPORT FOR LONDON**  
Report of the Comptroller and City Solicitor.

**For Information**  
(Pages 173 - 186)

20. **REPORT OF ACTION TAKEN**  
Report of the Town Clerk.

**For Information**  
(Pages 187 - 198)

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

21. **CITY'S ESTATE - MAJOR REFURBISHMENT / EXTENSION OF BUILDING IN TOTTENHAM COURT ROAD, W1**  
Report of the City Surveyor.

**For Decision**  
(Pages 199 - 214)

#### **BRIDGE HOUSE ESTATES**

22. **BRIDGE HOUSE ESTATES : GATEWAY 1-4 FOR 23 FINSBURY CIRCUS**  
Report of the City Surveyor.

*To follow.*

**For Information**

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

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