



## Property Investment Board

**Date:** FRIDAY, 17 SEPTEMBER 2021  
**Time:** 11.00 am  
**Venue:** INFORMAL PUBLIC MEETING (ACCESSIBLE REMOTELY)

**Members:** Andrien Meyers (Chair)  
Shravan Joshi (Deputy Chairman)  
Alderman Alison Gowman  
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://youtu.be/OW-EtKRm\\_nI](https://youtu.be/OW-EtKRm_nI)

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 informal meeting of the Property Investment Board meeting held on 16<sup>th</sup> of July.

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

4. **PROPERTY INVESTMENT BOARD CO-OPTED MEMBER APPOINTMENT**

Report of the Town Clerk.

**For Decision**  
(Pages 13 - 18)

5. **BUSINESS PLAN 2021-26 QUARTER 1 2021/22 UPDATE**

Report of the City Surveyor.

**For Information**  
(Pages 19 - 32)

6. **CITY SURVEYOR'S DEPARTMENTAL RISK REGISTER -UPDATE**

Report of the City Surveyor.

**For Information**  
(Pages 33 - 50)

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

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

9. **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**

### **10. NON-PUBLIC MINUTES**

To approve the non-public minutes of the informal meeting of the Property Investment Board meeting held on the 16<sup>th</sup> of July.

**For Decision**  
(Pages 51 - 58)

## **ALL ESTATES**

### **11. CITY'S ESTATE, CITY FUND & BRIDGE HOUSE ESTATES OUTSTANDING LEASE RENEWALS & RENT REVIEWS - 1ST JANUARY 2021 TO 30TH JUNE 2021**

Report of the City Surveyor.

**For Information**  
(Pages 59 - 64)

### **12. ALL FUNDS - RENTAL ESTIMATES MONITORING REPORT**

Report of the City Surveyor.

**For Information**  
(Pages 65 - 76)

### **13. REPORT OF ACTION TAKEN**

Report of the Town Clerk.

**For Information**  
(Pages 77 - 84)

## **CITY'S ESTATE**

### **14. CITY'S ESTATE, 39/41 & 41 NORTH ROAD - SURRENDER AND RE-GRANT - TWO NEW 150 YEAR LEASES**

Report of the City Surveyor.

**For Decision**  
(Pages 85 - 96)

### **15. CITY'S ESTATE - USE OF DESIGNATED SALES POOL FOR REFURBISHMENT UNDER £1M**

Report of the City Surveyor.

**For Decision**  
(Pages 97 - 100)

## **CITY FUND ESTATE**

16. **CITY FUND - BUDGET REQUEST - SECURITY GUARDS AND CCTV MONITORING AT LEADENHALL MARKET FOR COUNTERTERRORISM PURPOSES**

Report of the City Surveyor.

**For Decision**  
(Pages 101 - 104)

17. **CITY FUND - STRATEGIC ESTATE LETTING REPORT- 4-5 BONHILL STREET, LONDON EC2 GOOGLE UK LIMITED**

Report of the City Surveyor.

**For Decision**  
(Pages 105 - 114)

18. **CITY FUND : BUILDING INSURANCE - SPITALFIELDS DEVELOPMENTS LIMITED - DEBT WRITE OFF**

Report of the Comptroller and City Solicitor.

**For Decision**  
(Pages 115 - 122)

19. **CITY FUND - FUNDING STRATEGY 15/17 ELDON STREET EC2 AND 6 BROAD STREET PLACE EC2 REFURBISHMENT PROJECTS - UPDATE REPORT**

Report of the City Surveyor.

**For Decision**  
(Pages 123 - 132)

20. **CITY FUND - REFURBISHMENT/EXTENSION OF 6 BROAD STREET PLACE, EC2M**

Report of the City Surveyor.

**For Decision**  
(Pages 133 - 156)

21. **LONDON WALL WEST - REDEVELOPMENT OF BASTION HOUSE/MUSEUM OF LONDON SITE ON 140-150 LONDON WALL (CITY FUND)**

Report of the City Surveyor.

**For Decision**  
(Pages 157 - 268)

## **BRIDGE HOUSE ESTATES**

22. **64/65 LONDON WALL - RE-COVERING AND REPLACEMENT OF ROOF - BRIDGE HOUSE ESTATES (REG. CHARITY NO. 1035628)**

Report of the City Surveyor.

**For Decision**

(Pages 269 - 278)

23. **BRIDGE HOUSE ESTATES RENTAL ESTIMATES MONITORING REPORT**  
Report of the City Surveyor.

**For Information**  
(Pages 279 - 284)

24. **BRIDGE HOUSE ESTATES OUTSTANDING LEASE RENEWALS & RENT  
REVIEWS - 1ST JANUARY 2021 TO 30TH JUNE 2021**  
Report of the City Surveyor.

**For Information**  
(Pages 285 - 288)

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

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