

PROPERTY INVESTMENT BOARD

**Minutes of the meeting of the Property Investment Board held at Guildhall, EC2
on Wednesday, 17 July 2019 at 8.30 am**

Present

Members:

Deputy Tom Sleigh (Chair)
Andrien Meyers (Deputy Chairman)
Chris Boden
John Chapman
Alderman Alison Gowman
Christopher Hayward
Michael Hudson
Deputy Jamie Ingham Clark
Shravan Joshi
Deputy Edward Lord
Dhruv Patel
Stuart Corbyn
Tony Joyce
David Shaw OBE
David Brooks Wilson

In attendance:

Kevin McCauley - CBRE

Officers:

Richard Holt	- Town Clerk's Department
John James	- Chamberlain's Department
Alan Bennetts	- Comptroller & City Solicitor's Department
Paul Wilkinson	- City Surveyor
Nicholas Gill	- City Surveyor's Department
Ola Obadara	- 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 Deputy Phillip Woodhouse.

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

Dhruv Patel and Alistair Moss declared that they owned property in the area effected by the Fleet Street Business Partnership listed under item 7.

3. **MINUTES**

RESOLVED – That the public minutes and non-public summary of the meeting held on 12 June 2019 be approved.

4. **ACTIONS**

The Board received a report of the Town Clerk regarding actions arising from previous meetings.

Further to action 4/2019/P the City Surveyor confirmed that the City of London Corporation did not have any properties leased to the Arcadia Group.

A Member of the Board suggested that dates be added to the actions list to give Members an indication of the likely date of completion for each item.

RESOLVED- That the report be noted.

5. **APPOINTMENT OF CO-OPTED MEMBER**

The Town Clerk was heard in relation to the Co-option of Claudine Blamey to the Property Investment Board, which had been proposed Board by the at its meeting in June.

RESOLVED- That Claudine Blamey be co-opted onto the Property Investment Board.

6. **ECONOMIC AND PROPERTY MARKET PRESENTATION BY VALUER CBRE**

The Board received a presentation from Kevin McCauley, Head of London research at CBRE. The Presentation provided the Board with a summary of impact of economic and political factors on the London property market. Members thanked Mr McCauley for an informative and helpful presentation. The Chair requested that the PowerPoint presentation provided by Mr McCauley be circulated to the Board for information.

The Board discussed the likelihood of a Labour government and the effect this could have on the London property market and the British economy. Members noted that the capital controls which a Labour government, under its current leadership, would likely introduce could have a detrimental effect on the London property market.

A Member of the Board commented that in his position as the Chairman of the City of London Corporation's Planning and Transportation Committee there had been a large number of building projects which had been approved but that many of these had not yet begun construction and questioned the reasons for this. Mr McCauley explained that a combination of uncertainty relating to Brexit, availability of the required space and the ability to de-risk projects by pre-letting were the combination of factors minimising the completion of construction projects in London.

Replying to query from a Member, Mr McCauley confirmed that the fluctuation in the value of Sterling did not have a direct correlation with the investment property market.

RESOLVED- That the presentation be noted.

7. **CITY FUND-FLEET STREET BUSINESS PARTNERSHIP**

The Board considered a report of the City Surveyor on the Fleet Street Business Partnership. The report requested that the Property Investment Board contribute £20k per annum for a maximum of two years to become an active member of the newly established Fleet Street Business Partnership.

The Chair noted that it was important that the Fleet Street Business Partnership had the correct governance controls to be effective and noted that a new policy framework for the establishment of Business Improvement District's (BID) would need to be agreed.

Members noted that it had been planned for the City of London Corporation to be involved in the creation of the Fleet Street Business Partnership, but not to continue to be the lead partner going forward.

RESOLVED- That the Board agreed in principle to fund a total contribution of £40k over the next two financial years (£20k for 2019/20 and £20k for 2020/21) 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.

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

There were no questions.

9. **ANY OTHER BUSINESS THAT THE CHAIRMAN 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.

11-29

30

Paragraph No.

3

1

11. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 12 June be approved.

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. **DELEGATIONS SOUGHT DURING SUMMER RECESS - ASSET MANAGEMENT DEVELOPMENT**

The City Surveyor was heard in relation to delegated authority decisions sought during the August recess.

RESOLVED- That the report be agreed.

14. **CITY FUND, CITY'S ESTATE & BRIDGE HOUSE ESTATES - QUARTERLY DELEGATED AUTHORITIES UPDATE - 1ST APRIL TO 30TH JUNE 2019**

The Board considered a report of the City Surveyor on the Quarterly Delegated Authorities Update from 1st April to 30th June 2019 for the City Fund, City's Estate & Bridge House Estates.

RESOLVED- That the report be noted.

15. **CITY'S ESTATE, BRIDGE HOUSE ESTATES AND CITY FUND: VACANT ACCOMMODATION UPDATE AS AT 1ST JUNE 2019**

The Board received a report of the City Surveyor on the Vacant Accommodation Update as at 1st June 2019 for the City's Estate, Bridge House Estates and City Fund.

RESOLVED- That the report be noted.

16. **MSCI ANNUAL PERFORMANCE REPORT**

The City Surveyor tabled the MSCI Annual Performance statistics for the City's Estate, Bridge House Estates and City Fund.

RESOLVED- That the MSCI Annual Performance statistics be noted.

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

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

RESOLVED- That the report be noted.

18. **CITY SURVEYOR REVENUE OUTTURN REPORT 2018-19**

The Board received a report of the Chamberlain on the City Surveyor Revenue Outturn Report 2018-19.

RESOLVED- That the report be noted.

19. **REPORT OF ACTION TAKEN**

The Board received a report of the Town Clerk on the actions taken between meetings of the board in accordance with Standing Order No. 41(b).

RESOLVED- That the report be noted.

20. **CITY'S ESTATE - CREECHURCH HOUSE AND JOHN STOW HOUSE, LONDON EC3 - MEMORANDUM OF UNDERSTANDING**

The Board considered a report of the City Surveyor on the Creechurch House and John Stow House Memorandum of Understanding.

RESOLVED- That the report be agreed.

21. **CITY'S ESTATE - LETTING REPORT - 1ST FLOOR OFFICE PREMISES AT 55 CHARTERHOUSE STREET, LONDON, EC1M 6HA**

The Board considered a report of the City Surveyor on the Letting Report for the 1st Floor Office Premises at 55 Charterhouse Street, London.

RESOLVED- That the report be agreed.

22. **CITY'S ESTATE - LETTING REPORT -GROUND 57 & BASEMENTS 57/58 SOUTH MOLTON STREET - GRANT OF NEW LEASE TO CASTLE FINE ART**

The Board considered a report of the City Surveyor on the Grant of New Lease to Castle Fine Art on the Ground 57 & Basements 57/58 at South Molton Street.

RESOLVED- That the report be agreed.

23. **CITY'S ESTATE : SOUTH MOLTON STREET COLLABORATION UPDATE REPORT**

The Board considered a report of the City Surveyor on the South Molton Street Retail Collaboration with Grosvenor Estate.

RESOLVED- That the report be agreed.

24. **CITY'S ESTATE - LETTING REPORT - BUILDING 3, 213-215 TOTTENHAM COURT ROAD & 12-14 ALFRED PLACE, LONDON - GRANT OF NEW LEASE - AMENDMENT OF TERMS**

The Board considered a report of the City Surveyor on a Letting for Building 3, 213 215 Tottenham Court Road & 12-14 Alfred Place grant of new lease and amendment of terms.

RESOLVED- That the report be agreed.

25. **CITY FUND - STRATEGIC ESTATE LETTING REPORT RENEWAL OF THE LEASES FOR 3RD AND 4TH FLOORS, 9 BONHILL STREET, LONDON, EC2**

The Board considered a report of the City Surveyor on the Renewal of the leases for 3rd and 4th Floors at 9 Bonhill Street, London.

RESOLVED- That the report be noted.

26. CITY FUND - LETTING REPORT NEW LETTING - 2ND FLOOR, 21-26 GARLICK HILL, EC4

The Board considered a report of City Surveyor on the grant of a new lease of the second floor at 21-26 Garlick Hill.

RESOLVED- That the report be agreed.

27. CITY FUND - LETTING REPORT NEW LETTING - 3RD FLOOR, 21-26 GARLICK HILL, EC4

The Board considered a report of the City Surveyor on the grant of a new lease of the third floor at 21-26 Garlick Hill.

RESOLVED- That the report be agreed.

28. CITY FUND- ENGAGEMENT DAY WITH LEADENHALL MARKET TENANTS - DISCUSSION POINTS

The Board received a report of the City Surveyor on Engagement Day with Leadenhall Market Tenants.

RESOLVED- That the report be noted.

29. CITY FUND - FLEET STREET ESTATE VACANT POSSESSION - LEASE VARIATIONS / BARCLAYS COST AGREEMENT / NEW LETTING OF 2-3 SALISBURY COURT

The Board received a report of the City Surveyor on the Fleet Street Estate Vacant Possession Barclays Cost Agreement and New Letting of 2-3 Salisbury Court.

RESOLVED- That the report be noted

30. BRIDGE HOUSE ESTATES, GATEWAY 2 PROJECT PROPOSAL 30-34 NEW BRIDGE STREET, LONDON EC4

The Board considered a report of the City Surveyor on the Gateway 2 Project Proposal for 30-34 New Bridge Street.

RESOLVED- That the report be agreed.

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

There were no questions.

32. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE BOARD AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

The Board considered one item of urgent business in the non-public session.

The meeting ended at 10.04 am

Chair

Contact Officer: Richard Holt
Richard.Holt@cityoflondon.gov.uk