

INVESTMENT COMMITTEE

Monday, 21 July 2025

Minutes of the meeting of the Investment Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 21 July 2025 at 11.00 am

Present

Members:

Shahnan Bakth (Chair)
Deputy Madush Gupta (Deputy Chair)
David Brooks Wilson (External Member)
Deputy Peter Dunphy
Alderman Alison Gowman CBE
Alderman Prem Goyal CBE
Deputy Christopher Hayward (Ex-Officio Member)
Shravan Joshi MBE

Officers:

Caroline Al-Beyerty	- Chamberlain
Paul Wilkinson	- City Surveyor
Sonia Virdee	- Financial Services Director
Kate Limna	- Corporate Treasurer
Robert Murphy	- Investment Property Director
Sarah Port	- Chamberlain's Department
Ola Obadara	- Property Projects Group Director
James Murray	- Assistant Director – Development, CSD
Kirpal Kaur	- Assistant City Solicitor
Stephen Clayton	- City Surveyor's Department
John Galvin	- City Surveyor's Department
John James	- Chamberlain's Department
Steve Turner	- Mercer
Maria Zahn	- Stanhope
James Horden	- Stanhope
John Cater	- Committee Clerk

1. APOLOGIES

In advance of the meeting, formal apologies for absence were received from Nicholas Bensted-Smith, Claudine Blamey, Deputy Henry Colthurst, Simon Duckworth OBE DL, Deputy Andrien Meyers, Gerald Kaye, Rebecca MacDonald, Andrew McCaffery, Deputy Henry Pollard, and Deputy James Thomson CBE.

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

There was one Declaration under the Code of Conduct.

Alderman Gowman declared an interest under Item 26, namely, the Delegations Requests Report. Alderman Gowman is a tenant at 160 Aldersgate Street.

3. **MINUTES**

RESOLVED: – that the public minutes and non-public summary of the meeting held on 27 May 2025 were approved as the correct record.

4. **FORWARD PLAN**

The Committee received a joint Report of the Town Clerk, the Chamberlain and the City Surveyor providing Members with the Forward Workplan for the Committee.

RESOLVED: - that the Committee noted the Report.

5. **INVESTMENT PROPERTY TRANSACTIONS - GOVERNANCE**

The Committee considered a Report of the City Surveyor concerning governance arrangements for the approval of Investment Property transactions.

RESOLVED: - that the Committee endorsed the following to the Policy and Resources Committee, for onward recommendation to the Court of Common Council:

- Amend the thresholds for investment property transactions in Standing Orders as set out at paragraphs 3 to 5 and in Appendix 1.
- Authorise the Town Clerk to make the necessary amendment to the Scheme of Delegation to Officers to give effect to these changed thresholds.

6. **TREASURY MANAGEMENT UPDATE AS AT 31 MAY 2025**

The Committee received a Report of the Chamberlain concerning the City Corporation's Treasury Management Portfolio as at 31 May 2025.

In response to a query, the Chamberlain confirmed that due to the slower than projected fall in interest rates since summer 2024, the City was sitting on a higher than forecast cashflow balance; this, allied to the slippage in some of the major capital works over the last 12 months are the major contributory factors to the increase in interest on average cash balances. Further details will be submitted as part of the Q1 Budget Update to the September Finance Committee.

RESOLVED: - That the Committee noted the Report.

7. **CSD BUSINESS PLAN – 4TH QUARTER PROGRESS**

The Committee received a Report of the City Surveyor concerning the Surveyor's Business Plan.

In response to a query, Members were assured that the issue highlighted under KP11 related to energy data had now been resolved and the relevant dashboard would be finalised and published the following week (w/c 28/07).

RESOLVED: - that the Committee noted the Report.

8. RISK REGISTER FOR INVESTMENT COMMITTEE

The Committee considered a joint Report of the Chamberlain and the City Surveyor concerning the Risk Register for the Committee.

In response to a query, the City Surveyor informed Members that the risk around recruitment and retention had diminished, this reflected wider changes in the employment market which was now providing the Corporation with decent size pools of good candidates for vacancies.

Separately, Members were informed that officers were working closely with colleagues in the Commercial and Governance teams in an effort to improve the organisation's approach to external consultants and getting best value, quick turnover of under-performing consultants posed a challenge due to the procurement regulations which the Corporation was obliged to comply with, however, there was scope to improve other areas such as streamlining Committee governance which could bring tangible benefit. It was also commented that the organisation had experienced a better service, on average, from SME consultancy firms due to having, on the whole, easier access to their senior leadership teams.

Responding to a query, the City Surveyor reflected that the high rate of construction price inflation that we had seen over the last three years had decelerated in recent months and it was anticipated that this would revert to normal levels going forward. In addition, it was also commented that the insolvency rate in the sector had also declined over recent months, however, guidelines were in place for officers when insolvencies did occur.

RESOLVED: - that the Committee:

- Considered the overarching risks and mitigations relating to the overall investment portfolio overseen by the Investment Committee (Appendix A).
- Noted the actions taken across the organisation to effectively monitor and manage risks in the City Surveyor's operations (Appendix B) and review the existing risks and actions on the IC Financial Investments risk register (Appendix C) and confirm that appropriate control measures are in place

9. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no public questions.

10. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There was no other urgent public business.

11. EXCLUSION OF THE PUBLIC

RESOLVED: - that – under Section 100(A) 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 I of the Schedule 12A of the Local Government Act or relate to functions of the Court of Common Council which are not subject to the provisions of Part VA and Schedule 12A of the Local Government Act 1972.

12. **NON-PUBLIC MINUTES**

RESOLVED: – that the non-public minutes of the meeting held on 27 May 2025 were approved as the correct record.

13. **ALL ESTATES - REVIEW OF METRICS USED IN MAKING MAJOR PROPERTY DECISIONS - 1ST ANNUAL REVIEW**

The Committee considered a Report of the City Surveyor concerning the metrics used in making major property decisions.

14. **CITY FUND AND CITY'S ESTATE CASHFLOW AND CAPITAL REALISATION - QUARTERLY UPDATE**

The Committee considered a joint Report of the Chamberlain and the City Surveyor concerning the cashflow for City Fund and City's Estate and Capital Realisation.

15. **SIR WILLIAM COXEN TRUST FUND PERFORMANCE MONITORING TO 31 MARCH 2025**

The Committee considered a Report of the Chamberlain concerning the Sir William Coxen Trust Fund.

16. **GW1-5 - BASTION HOUSE STRIP OUT**

The Committee considered a Report of the City Surveyor concerning the strip out works for Bastion House.

17. **BELIEFS SURVEY UPDATE - VERBAL UPDATE**

The Committee noted a verbal update of the Chamberlain and Mercer concerning the Investment Beliefs Survey results.

18. **IMPACT INVESTING - UPDATE**

The Committee received a Report of the Chamberlain concerning Impact Investing.

19. **PERFORMANCE MONITORING TO 31 MAY 2025: CITY'S ESTATE**

The Committee received a Report of the Chamberlain concerning the investment performance of the City's Estate financial investment portfolio.

20. **CITY FUND, CITY'S ESTATE AND STRATEGIC PROPERTY ESTATE - ANNUAL VALUATION**

The Committee received a Report of the City Surveyor concerning the annual valuation of the City's Estate and City Fund investment property portfolios undertaken by external valuers for the year ending 31st March 2025.

21. **CITY SURVEYOR REVENUE OUTTURN 2024-25**
The Committee received a joint Report of the City Surveyor and the Chamberlain concerning the City Surveyor's 2024-25 revenue outturn for the services overseen by the Investment Committee.
22. **CITY'S ESTATE AND CITY FUND RENTAL ESTIMATES MONITORING REPORT - JUNE FORECAST (HALF YEARLY REPORT)**
The Committee received a Report of the City Surveyor concerning the City Fund & City's Estate investment property portfolio.
23. **IPG - CLIMATE ACTION STRATEGY PRESENTATION - VERBAL UPDATE**
The Committee received a verbal update of the City Surveyor concerning the City Corporation's Climate Action Strategy.
24. **HAMPSTEAD HEATH TRUST INVESTMENT PERFORMANCE MONITORING TO 31 MARCH 2025**
The Committee received a Report of the Chamberlain concerning the investment performance monitoring for the Hampstead Heath Trust.
25. **CHARITIES POOL INVESTMENT PERFORMANCE MONITORING TO 31 MARCH 2025**
The Committee received a Report of the Chamberlain concerning the investment performance of the City of London Charities Pool.
26. **DELEGATIONS REQUEST**
The Committee considered a Report of the City Surveyor regarding requests for Delegated Authority to approve investment property transactions over the summer/September.
27. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There were no non-public questions.
28. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
There was one item of urgent non-public business.
29. **MARKET SITES REGENERATION PROGRAMME FURTHER INFORMATION**
The Committee considered a Report of the City Surveyor concerning the Markets Site Regeneration Programme.

The meeting ended at 12.15 pm

Chairman

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