



Capital Buildings Committee

Date: WEDNESDAY, 13 JANUARY 2021
Time: 9.00 am
Venue: VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)

Members:

Sir Michael Snyder (Chairman)	Deputy Tom Sleigh (Ex-Officio Member)
Deputy Edward Lord (Deputy Chair)	Deputy James Thomson (Ex-Officio Member)
Peter Bennett	Douglas Barrow (Ex-Officio Member)
Deputy Keith Bottomley	Jeremy Mayhew (Ex-Officio Member)
Alderman Alison Gowman	Deputy Jamie Ingham Clark (Ex-Officio Member)
Sheriff Christopher Hayward	Alderman Sir David Wootton (Ex-Officio Member)
Alderman Ian Luder	David Brooks Wilson
Deputy Catherine McGuinness (Ex-Officio Member)	Oliver Sells QC

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Accessing the virtual public meeting

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

[≤ https://youtu.be/lpwGqM4So68 >](https://youtu.be/lpwGqM4So68)

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

1. **APOLOGIES**

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

3. **MINUTES**

To agree the public minutes and summary of the meeting held on 11th November 2020.

For Decision
(Pages 1 - 4)

4. **TERMS OF REFERENCE AND FREQUENCY OF MEETINGS: ANNUAL REVIEW**

Report of the Town Clerk.

For Decision
(Pages 5 - 8)

5. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

6. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

7. **EXCLUSION OF THE PUBLIC**

MOTION – That under Section 100A 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

8. **NON-PUBLIC MINUTES**

To agree the non-public minutes of the meeting held on 11th November 2020.

For Decision
(Pages 9 - 14)

9. **NON PUBLIC OUTSTANDING ACTIONS**

Report of the Town Clerk.

For Information
(Pages 15 - 16)

10. **SALISBURY SQUARE DEVELOPMENT (FORMERLY FLEET STREET ESTATE)**

- a) Presentation - Eric Parry Architects
- b) RIBA Stage 3 Completion / Commencement of RIBA Stage 4 (Technical Design) (Pages 17 - 32)
Report of the City Surveyor.

11. **CITY OF LONDON POLICE ACCOMMODATION STRATEGY**

For Decision

- a) Decant - CoLP Decant Logistics / Move Partner (Pages 33 - 40)
Report of the Commissioner, City of London Police.
- b) City of London Police - Future Police Estate update (TO FOLLOW)
Joint report of the City Surveyor and Commissioner, City of London Police.
- c) City of London Police Resource requirements - Future Police Estate (Pages 41 - 52)
Report of the Commissioner, City of London Police.

12. **MUSEUM OF LONDON RELOCATION PROGRAMME**

For Decision

- a) Museum of London Relocation Programme: Supplementary information in support of recommendations (Pages 53 - 66)
Report of the City Surveyor.
- b) Museum of London Relocation Programme: Update (Pages 67 - 84)
Report of the City Surveyor.

13. **BARKING REACH POWER STATION - SITE REMEDIATION PROJECT**

Report of the City Surveyor.

For Decision
(Pages 85 - 90)

14. **REPORT OF ACTION TAKEN**

Report of the Town Clerk.

For Information
(Pages 91 - 92)

15. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

16. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

CAPITAL BUILDINGS COMMITTEE

Wednesday, 11 November 2020

Minutes of the meeting of Capital Buildings Committee held virtually through Microsoft Teams on Wednesday, 11 November 11.00 am.

Present

Members:

Sir Michael Snyder (Chairman)	Deputy Tom Sleigh (Ex-Officio Member)
Deputy Edward Lord (Deputy Chair)	Deputy James Thomson (Ex-Officio Member)
Peter Bennett	Douglas Barrow (Ex-Officio Member)
Deputy Keith Bottomley	Jeremy Mayhew (Ex-Officio Member)
Alderman Alison Gowman	Deputy Jamie Ingham Clark (Ex-Officio Member)
Sheriff Christopher Hayward	Alderman Sir David Wootton (Ex-Officio Member)
Alderman Ian Luder	David Brooks Wilson
Deputy Catherine McGuinness (Ex-Officio Member)	Oliver Sells QC

Officers:

Cecilie Booth	- City of London Police
Tim Cutter	- City Surveyor's Department
Aqib Hassan	- Chamberlain's Department
Simon Latham	- Town Clerk's Department
Peter Lisley	- Town Clerk's Department
Mark Lowman	- City Surveyor's Department
Greg Moore	- Town Clerk's Department
Ola Obadara	- City Surveyor's Department
Martin O'Regan	- City of London Police
Matthew Pitt	- City Surveyor's Department
Chloe Rew	- Town Clerk's Department
Nicholas Richmond-Smith	- Chamberlain's Department
Chris Rumbles	- Town Clerk's Department
Alistair Sutherland	- City of London Police
Rachel Vipond	- City of London Police
Paul Wilkinson	- City Surveyor

In Attendance

Eric Parry	- Eric Parry Architects
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The Chairman welcomed all to the meeting and confirmed a two-minute silence would be held at 11.00am to mark Armistice Day.

1. **APOLOGIES**

There were no apologies for the meeting.

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

The Chairman referred to David Brooks Wilson's standing declaration in respect of all matters concerning Arcadis, Arups, Belsize Architects and Keltbray, as and advisor to those companies.

Mr Ingham Clark declared an interest as a Member of the Honourable Artillery Company.

3. **MINUTES**

RESOLVED, that the public minutes and non-public summary of the meeting held on 9 September 2020 be approved.

4. **OUTSTANDING ACTIONS**

Members considered a report of the Town Clerk regarding outstanding actions.

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5. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

6. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

Term of Membership David Brooks Wilson

Mr Brooks Wilson was absent from the meeting for this item.

The Chairman referred to Mr Brooks Wilson's two-year term of membership on the Committee being due to expire on 1st January 2021 and proposed this be extended for a further two-year period.

RESOLVED, that Mr Brooks Wilson be a reappointed to Capital Buildings Committee for a further two-year term expiring on 1st January 2023.

7. **EXCLUSION OF THE PUBLIC**

RESOLVED, that under Section 100A of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds they involve the likely disclosure of exempt information, as defined in Part I of Schedule 12A of the Local Government Act.

8. **NON-PUBLIC MINUTES**

RESOLVED, that the non-public minutes of the meeting held on 9 September 2020 be approved as a correct record.

9. **REPORT OF ACTION TAKEN**

Members considered a report of the Town Clerk regarding action taken since the last meeting.

10. **SALISBURY SQUARE DEVELOPMENT (FORMERLY FLEET STREET ESTATE) RIBA STAGE 3 PROGRESS REPORT**

Members considered an update report of the City Surveyor regarding the Salisbury Square Development RIBA Stage 3 Progress.

A presentation from Eric Parry Architects was heard as part of this item.

11. **POLICE ACCOMMODATION STRATEGY: PHASE 3G MOUNTED UNIT**

Members considered a report of the Commissioner regarding the Police Accommodation Strategy: Phase 3G Mounted Unit.

12. **MUSEUM OF LONDON RELOCATION PROGRAMME: UPDATE**

Members considered a report of the City Surveyor regarding the Museum of London Relocation Programme.

13. **BARKING REACH POWER STATION - SITE REMEDIATION PROJECT**

Members considered a report of the City Surveyor regarding Barking Reach Power Station – Site Remediation Project.

14. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no non-public questions.

15. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There were no additional items of business.

The meeting closed at 12.25pm.

Chairman

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Committee(s)	Dated:
Capital Buildings Committee	13 January 2021
Subject: Terms of Reference and Frequency of Meetings: Annual Review	Public
Report of: Town Clerk	For Decision
Report author: Chris Rumbles – Town Clerk’s Department	

Summary

As part of the post-implementation review of the changes made to the City Corporation’s governance arrangements in 2011, it was agreed that all Committees should review their terms of reference annually. This is to enable any proposed changes to be considered in time for the annual reappointment of Committees by the Court of Common Council. The latest terms of reference of the Capital Buildings Committee are attached at Appendix 1 to this report for Members’ consideration.

This annual review also affords Members an opportunity to review the frequency of a Committee’s meetings and determine whether it remains appropriate or requires adjustment.

Recommendations

It is recommended that:

- the terms of reference of the Committee, subject to any comments, be approved for submission to the Court in April 2021; and,
- Members consider whether any change is required to the frequency of the Committee’s meetings.

Appendices

- Appendix 1 – Terms of Reference

Contact:

Chris Rumbles

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CAPITAL BUILDINGS COMMITTEE

1. Constitution

A Non-Ward Committee consisting of,

- Five Members elected by the Court of Common Council, at least one of whom shall have fewer than five years' service on the Court at the time of their appointment
- Two Members appointed by the Policy & Resources Committee
- The Chairman and Deputy or a Vice Chairman of the Policy & Resources Committee (ex-officio)
- The Chairman and Deputy Chairman of the Finance Committee (ex-officio)
- The Chairmen and Deputy Chairmen of those service committees which will become responsible for completed capital building projects, or their nominees (ex-officio)*
- The Chairman of the General Purposes Committee of Aldermen (ex-officio)

* Such Chairmen and Deputy Chairmen (or their nominees) to become ex-officio Members of the Committee upon the Court of Common Council giving its approval in principle for the project to proceed, with their membership to cease upon the new building being handed over to their Committee.

Together with up to two non-City of London Corporation Members and a further two Court of Common Council Members with appropriate experience, skills or knowledge.

2. Quorum

The quorum consists of any five Members.

3. Membership 2020/21

Elected by the Court of Common Council:-

- 3 (3) Edward Lord, O.B.E., J.P., Deputy *for three years*
- 3 (3) Christopher Michael Hayward, Sheriff
- 3 (3) Sir Michael Snyder, Deputy
- 3 (2) Ian David Luder, J.P., Alderman
- 3 (1) Alison Gowman, Alderman

together with:-

up to two non-City of London Corporation Members:

- David Brooks Wilson (*for a term expiring January 2023*)

up to two co-opted Members of Common Council:

- Oliver Sells, Q.C. (*for a term expiring March 2021*)

two Members appointed by the Policy & Resources Committee:

- 3 - Peter Gordon Bennett
- 3 - Keith David Forbes Bottomley, Deputy

the several ex-officio Members referred to in paragraph 1 above.

4. Terms of Reference

In respect of major capital building projects[†] which have been approved in principle by the Court of Common Council, to be responsible for (without recourse to any other Committee):-

- (a) overall direction and co-ordination;
- (b) financial control and variances within the overall approved budget for the project;
- (c) review of progress;
- (d) decisions on significant option development and key policy choices; and
- (e) decisions in relation to the acquisition and disposal of properties related to the project, including disposal or alternative use of current operational properties to be vacated on completion of the project. Such properties, upon the approval of the capital building project, shall sit outside of the normal Standing Orders (53-60) governing acquisitions and disposals.[‡]

[†] Defined as projects for new or substantially refurbished buildings or associated preparatory works and enabling projects with an estimated budget of £100 million or more, or which have been otherwise referred to the Committee.

[‡] Such transactions shall therefore not require the additional approvals of the Property Investment Board, Corporate Asset Sub-Committee, Finance Committee, and Court of Common Council. However, the Policy & Resources Committee shall reserve the

right to retain ultimate decision-making powers in respect of properties where the disposal is considered to have significant strategic or policy implications.

Notes:

- (i) *Membership of this Committee shall not count towards the limit on the number of committees on which a Member may serve contained in Standing Order 22 and its Chairman shall be eligible to be Chairman of another Committee (Ward or non-Ward) at the same time, pursuant to the provisions of Standing Order 29 (3).*
- (ii) *The Chairman and Deputy/Vice-Chairmen of the Policy & Resources and Finance Committees shall have the power to vote in the election of Chairman and Deputy Chairman.*
- (iii) *Whilst the Committee will need to have dealings with external parties relevant to the buildings concerned in projects for which the Committee is responsible, ownership and custody of these relationships shall rest with the relevant service committee and the Capital Buildings Committee shall act in accordance with this.*

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