



Capital Buildings Board

Date: WEDNESDAY, 24 APRIL 2024
Time: 9.30 am
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members:

| | |
|---|---|
| Deputy Sir Michael Snyder (Chairman) | Alderman Tim Levene |
| Oliver Sells KC (Deputy Chairman) | Deputy Charles Edward Lord |
| Deputy Randall Anderson | Deputy Andrien Meyers |
| Deputy Keith Bottomley | Deputy Brian Mooney (Ex-Officio Member) |
| David Brooks Wilson | Alderwoman Susan Pearson |
| Deputy Henry Colthurst | Deputy Henry Pollard (Ex-Officio Member) |
| Alderman Alison Gowman | Deputy James Thomson (Ex-Officio Member) |
| Alderman Timothy Hailes (Ex- Officio Member) | James Tumbridge |
| Deputy Christopher Hayward | Philip Woodhouse |

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Accessing the virtual public meeting

Members of the public can observe all virtual public meetings of the City of London Corporation by following the below link:

<https://www.youtube.com/@CityofLondonCorporation/streams>

A recording of the public meeting will be available via the above link following the end of the public meeting for up to one civic 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.

Whilst we endeavour to livestream all of our public meetings, this is not always possible due to technical difficulties. In these instances, if possible, a recording will be uploaded following the end of the meeting.

Ian Thomas CBE
Town Clerk and Chief Executive

AGENDA

Part 1 - Public 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 Capital Buildings Board meeting on 14 March 2024.

For Decision
(Pages 5 - 8)

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

Report of the Town Clerk.

For Decision
(Pages 9 - 12)

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

Part 2 - Non Public Agenda

8. **MINUTES**

To agree the non-public minutes of the Capital Buildings Board meeting on 14 March 2024.

For Decision
(Pages 13 - 18)

9. **WAIVER REPORT - SALISBURY SQUARE DEVELOPMENT**

Report of the City Surveyor.

For Decision
(Pages 19 - 26)

10. **SALISBURY SQUARE DEVELOPMENT - RIBA STAGE 5 UPDATE**

Report of the City Surveyor.

For Decision
(Pages 27 - 34)

11. **FUTURE POLICE ESTATE PROGRAMME: CITY OF LONDON POLICE
RESOURCE REQUIREMENTS - FUTURE POLICE ESTATE**

Report of the Commissioner of City of London Police.

For Decision
(Pages 35 - 48)

12. **TACTICAL FIREARMS TRAINING FACILITY UPDATE**

Report of the City Surveyor.

For Decision
(Pages 49 - 64)

13. **DECISIONS TAKEN UNDER DELEGATED AUTHORITY OR URGENCY POWERS**

Report of the Town Clerk.

For Information
(Pages 65 - 68)

14. **MAJOR PROGRAMMES OFFICE – DASHBOARD REPORT**

Report of the Chamberlain.

For Information
(Pages 69 - 70)

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**

Part 3 - Confidential Agenda

17. **MINUTES**

To agree the confidential minutes of the Capital Buildings Board meeting on 14 March 2024.

For Decision

CAPITAL BUILDINGS BOARD

Thursday, 14 March 2024

Minutes of the meeting of the Capital Buildings Board held at the Guildhall EC2 at 11.30 am

Present

Members:

| | |
|---|--|
| Deputy Sir Michael Snyder (Chairman) | Deputy Charles Edward Lord |
| Oliver Sells KC (Deputy Chairman) | Alderman Susan Pearson |
| Deputy Randall Anderson | Deputy Henry Pollard (Ex-Officio Member) |
| Deputy Henry Colthurst | Deputy James Thomson (Ex-Officio Member) |
| Alderman Alison Gowman | James Tumbridge |
| Alderman Timothy Hailes (Ex-Officio Member) | Philip Woodhouse |

In attendance (in Guildhall)

Deputy Ann Holmes, Chief Commoner

Officers:

| | |
|---------------------|------------------------------|
| Tim Cutter | - City Surveyor's Department |
| Mark Lowman | - City Surveyor's Department |
| Ola Obadara | - City Surveyor's Department |
| Ben Milligan | - City Surveyor's Department |
| Evan Widdup | - City Surveyor's Department |
| Alix Newbold | - City of London Police |
| Martin O'Regan | - City of London Police |
| Caroline Al-Beyerty | - Chamberlain |
| Marcellina Gilka | - Chamberlain's Department |
| Sonia Sharma | - Chamberlain's Department |
| Sonia Virdee | - Chamberlain's Department |
| Peter Barlow | - Town Clerk's Department |
| Chris Rumbles | - Town Clerk's Department |
| Katie Foster | - Remembrancer's Department |

In attendance (in Guildhall)

Andrew Hume, Deloitte (for item 18)
Simon Milner, CBRE (for item 18)
Nadia El Hadery, YFood (for item 18)

1. APOLOGIES

Apologies were received from Deputy Christopher Hayward, Alderman Tim Levene, Deputy Brian Mooney and David Brooks Wilson.

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

There were no declarations.

3. **MINUTES**

RESOLVED: That the public minutes of the Capital Buildings Board meeting on 8 February 2024 be approved as an accurate record.

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

Barking Reach Group

A Member referred to Barking Reach Group's terms of reference stating the group would meet every month, but with meetings having disappeared off the calendar it was requested if these could be reinstated. The Chairman suggested it was a matter for the Chairman of Barking Reach Group to consider and not one for Capital Buildings Board.

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

There were no additional items of business.

6. **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, 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.

7. **MINUTES**

RESOLVED: That the non-public minutes of the Capital Buildings Board meeting on 8 February 2024 be approved as an accurate record.

8. **CITY'S WHOLESALE MARKETS CO-LOCATION PROGRAMME-UPDATE**

The Town Clerk referred to a late separately circulated supplementary agenda that had been issued in relation to a City's Wholesale Markets Co-Location Programme Update, which was a confidential item and would therefore require consideration in confidential session at the conclusion of the non-public agenda.

9. **MARKETS CO-LOCATION PROGRAMME - RESERVED MATTERS APPLICATION UPDATE, S106 DEED OF VARIATION, S106 DRAWDOWN, DELOITTE CONTRACT EXTENSION, AND FUNDING FOR SOCIAL VALUE PLATFORM**

The Board considered a report of the City Surveyor relating to a Markets Co-Location Programme reserved matters application update, S106 Deed of Variation, S106 Drawdown, Deloitte contract extension and funding for social value platform.

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

The Board considered a report of the City Surveyor providing an update on a Barking Reach Power Station site remediation project.

11. **MUSEUM OF LONDON RELOCATION PROGRAMME UPDATE**

The Board considered a report of the City Surveyor providing an update on the Museum of London Relocation Programme and City of London controlled projects.

12. **MIDDLESEX STREET, CAR PARK, MIDDLESEX STREET, E1 7AD**
The Board considered a report of the City Surveyor providing a progress report relating to Middlesex Street Car Park, Middlesex Street.
13. **BASTION HOUSE DECANT PROJECT**
The Board considered a report of the City Surveyor relating to a project to re-purpose Bastion House.
14. **SALISBURY SQUARE DEVELOPMENT - RIBA STAGE 5 UPDATE**
The Board received a report of the City Surveyor providing an update on progress made on the Salisbury Square Development Programme since the last Capital Buildings Board meeting.
15. **MAJOR PROGRAMMES OFFICE DASHBOARD**
The Board received a report of the Chamberlain providing a Major Programmes Office dashboard update.
16. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There were no questions.
17. **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.

Confidential Agenda

18. **CITY'S WHOLESALE MARKETS CO-LOCATION PROGRAMME OVERVIEW OF EXTERNAL CONSULTANTS INTENSIFICATION AND DELIVERY REVIEW**
The Board considered a confidential report of the Comptroller and City Solicitor, Deputy Chief Executive relating to the City's Wholesale Markets Co-location programme overview of external consultants intensification and delivery review.

The meeting closed at 1.00pm

Chairman

Contact Officer: Chris Rumbles
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| | |
|---|--------------------------------|
| Committee(s) Capital Buildings Board | Dated: 24 April 2024 |
| Subject: Terms of Reference and Frequency of Meetings: Annual Review | Public |
| Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly? | 3, 8, 10 |
| Does this proposal require extra revenue and/or capital spending? | N/A |
| If so, how much? | |
| What is the source of Funding? | |
| Has this Funding Source been agreed with the Chamberlain's Department? | |
| Report of: Town Clerk | For Decision |
| Report author: Chris Rumbles – Town Clerk's Department | |

Summary

An annual review of the Board's Terms of Reference enables any proposed changes to be considered in time for the annual re-appointment, composition and Terms of Reference of Sub-Committees review undertaken by Policy and Resources Committee.

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

Recommendations

It is recommended that:

- The terms of reference of the Board be endorsed, subject to any comments thereon, for onward submission to Policy and Resources Committee.
- Members to consider whether any change are required to the frequency of the Board's meetings.

Appendices

- Appendix 1 – Terms of Reference

Contact:

Chris Rumbles

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Capital Buildings Board

Composition

- The Chairman and Deputy or a Vice Chairman of the Policy & Resources Committee
- The Chairman and Deputy Chairman of the Finance Committee or their nominee
- Three Members appointed by the Policy & Resources Committee
- 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
- 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, or their nominee.

** 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 to be appointed by the Board.

The Chairman to be Chairman of Policy & Resources or their nominee.

Terms of Reference

In respect of major projects[†] which have been approved in principle by the Court of Common Council and are being directly delivered by the City of London Corporation, to be responsible for:-

- (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.[‡]

In respect of Major Capital Building projects and/or programmes which have been approved in principle by the Court of Common Council and where the City of London Corporation is a major funder:-

- (f) Monitoring of progress against agreed milestones; and
- (g) The release of the City of London Corporation's funding.

[†] Defined as all 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, Operational Property and Projects 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:

Whilst the Board will need to have dealings with external parties relevant to the buildings concerned in projects for which the Board is responsible, ownership and custody of these relationships shall rest with the relevant service committee and the Capital Buildings Board shall act in accordance with this.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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