



Capital Buildings Committee

Date: TUESDAY, 7 MAY 2019
Time: 11.00 am
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members: Douglas Barrow
Peter Bennett
Deputy Keith Bottomley
David Brooks Wilson
Alderman Alison Gowman
Christopher Hayward
Deputy Jamie Ingham Clark
Deputy Edward Lord
Alderman Ian Luder
Jeremy Mayhew
Deputy Catherine McGuinness
Oliver Sells QC
Sir Michael Snyder
Deputy James Thomson
Alderman Sir David Wootton

Enquiries: Gregory Moore
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Lunch will be served in Guildhall Club at 12.30pm
NB: Part of this meeting could be the subject of audio or video recording

John Barradell
Town Clerk and Chief Executive

AGENDA

Part 1 - Public

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **ORDER OF THE COURT OF COMMON COUNCIL**
To receive the Order of the Court of Common Council, dated 25 April 2019, appointing the Committee and setting its Terms of Reference.
For Information
(Pages 1 - 2)
4. **ELECTION OF CHAIRMAN**
To elect a Chairman in accordance with Standing Order No. 29.
For Decision
5. **ELECTION OF DEPUTY CHAIRMAN**
To elect a Deputy Chairman in accordance with Standing Order No. 30.
For Decision
6. **MINUTES**
To agree the public minutes and summary of the meeting held on 21 March 2019.
For Decision
(Pages 3 - 6)
7. **OUTSTANDING ACTIONS**
Report of the Town Clerk.
For Information
(Pages 7 - 8)
8. **RESOLUTION**
To note a resolution from the Magistracy and Livery Sub-Committee.
For Information
(Pages 9 - 10)
9. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
10. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
11. **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

12. **NON-PUBLIC MINUTES**
To agree the non-public minutes of the meeting held on 21 March 2019.
For Decision
(Pages 11 - 16)

Part 2 - Non-Public

13. **FLEET STREET ESTATE UPDATE**
Report of the City Surveyor.
For Decision
(Pages 17 - 26)
14. **MoU WITH HMCTS**
The Director of Major Projects to be heard.
For Information
15. **NEW STREET AND COCK HILL**
Report of the City Surveyor.
For Decision
(Pages 27 - 32)
16. **POLICE ACCOMMODATION STRATEGY (DECANT): HIGHLIGHT REPORT**
Report of the City Surveyor.
For Information
(Pages 33 - 40)
17. **REPORT OF ACTION TAKEN**
Report of the Town Clerk.
For Information
(Pages 41 - 42)
18. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
19. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

Part 3 - Confidential

20. **MUSEUM OF LONDON ENABLING WORKS UPDATE**
Report of the City Surveyor.
For Decision

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ESTLIN, Mayor	RESOLVED: That the Court of Common Council holden in the Guildhall of the City of London on Thursday 25th April 2019, doth hereby appoint the following Committee until the first meeting of the Court in April, 2020.
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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 2019/20**

Elected by the Court of Common Council:-

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

together with:-

up to two non-City of London Corporation Members:

- David Brooks Wilson (*for a term expiring January 2021*)

up to two co-opted Members of Common Council:

- Oliver Sells, Q.C. (*for a term expiring March 2020*)

two Members to be appointed by the Policy & Resources Committee, and

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.*

CAPITAL BUILDINGS COMMITTEE

Thursday, 21 March 2019

Minutes of the meeting of the Capital Buildings Committee held at the Guildhall EC2 at 10.30 am

Present

Members:

Sir Michael Snyder (Chairman)	Christopher Hayward
Deputy Edward Lord (Deputy) Chairman)	Deputy Jamie Ingham Clark
Douglas Barrow	Alderman Ian Luder
Peter Bennett	Oliver Sells
David Brooks Wilson	Deputy James Thomson
Deputy Keith Bottomley	Alderman Sir David Wootton
Alderman Alison Gowman	

In Attendance:

Alderman Prem Goyal

Officers:

Peter Lisley	- Director of Major Projects
Greg Moore	- Town Clerk's Department
Craig Spencer	- Town Clerk's Department
Caroline Al-Beyerty	- Deputy Chamberlain
Chris Bell	- Chamberlain's Department
Jonathan Chapman	- Chamberlain's Department
Philip Gregory	- Chamberlain's Department
Ian Dyson	- Commissioner, City of London Police
Martin O'Regan	- City of London Police
Rachel Vipond	- City of London Police
Paul Wilkinson	- City Surveyor
Tim Cutter	- City Surveyor's Department
Philip Everett	- City Surveyor's Department
Paul Friend	- City Surveyor's Department
Steven Lee	- City Surveyor's Department
Ola Obadara	- City Surveyor's Department
Matt Pitt	- City Surveyor's Department
Peter Young	- City Surveyor's Department

1. APOLOGIES

Apologies were received from Deputy Catherine McGuinness and Jeremy Mayhew.

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

David Brooks Wilson made a standing declaration in respect of all matters concerning Arcadis, Arups and Kenley, as an advisor to those companies. He would, therefore, be withdrawing from the meeting during discussion of Items 9 and 13.

The Chairman took the opportunity to outline the particular prospective conflicts involving Mr Brooks Wilson and seek the Committee's views. Members recognised that there may well be a number of occasions, as with today's agenda, where conflicts of interest were possible; however, the likelihood that any external appointee with the requisite industry experience would have similar conflicts to manage was also noted.

The Town Clerk confirmed that the interests had been declared and logged on Mr Brooks Wilson's register of interests and in accordance with the City Corporation's Code of Conduct. As with all Members, it would be incumbent upon Mr Brooks Wilson to manage any potential conflict in accordance with those rules, with officers assisting where appropriate. Reference was made to specific arrangements in place elsewhere, whereby commercially sensitive information was extracted into separate annexes and not provided to conflicted Members, with transparent protocols employed to ensure the risk of any perceived conflict was mitigated against.

The Chairman sought and obtained the Committee's consent to discuss the matter with the Comptroller & City Solicitor, the Town Clerk, and Mr Brooks Wilson, to agree appropriate arrangements and a suitable solution.

3. **MINUTES**

The public minutes of the meeting held on 9 January 2019 were agreed as an accurate record.

4. **OUTSTANDING ACTIONS**

The Committee noted the outstanding actions schedule and the updates provided in respect of each item.

Reference was made to the recent decision of the Policy and Resources Committee relating to a review of all ex-officio memberships, which could have an impact on the decision made at the January meeting in relation to this Committee's composition.

RESOLVED: That the report be received and its content noted.

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

There were no questions.

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

There was one urgent item:

Appointment of Co-opted Member

The Chairman updated the Committee on the latest position in respect of certain discussions which had taken place with regard to the arrangements to be in place with Her Majesty's Courts & Tribunals Service (HMCTS) and the Ministry of Justice in respect of the new Courts building and the City Corporation's involvement. These were with particular reference to the ongoing maintenance arrangements, as well as the rights and jurisdiction of the Recorder, Lord Mayor, and Sheriffs.

Given his particular interest in this matter, together with his background and extensive experience with the judiciary, it was proposed that Oliver Sells Q.C. should be co-opted on to this Committee to facilitate his input on these matters. This appointment would be for a period of one year.

RESOLVED: That Oliver Sells Q.C. be co-opted to the Capital Buildings Committee for a one-year term, to expire at the end of March 2020.

7. 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 by Part 1 of Schedule 12A of the Local Government Act.

8. NON-PUBLIC MINUTES

The non-public minutes of the meeting on held on 9 January 2019 were agreed as an accurate record.

The Chairman agreed to take items 9 and 13 at the end of the meeting and re-order the agenda accordingly.

10. MUSEUM OF LONDON RELOCATION PROGRAMME: CITY PROJECTS TO FACILITATE THE RELOCATION

The Committee considered and approved a report of the City Surveyor concerning the various enabling projects being undertaken to facilitate the relocation of the Museum of London.

11. WOOD STREET AND SNOW HILL POLICE STATIONS - DISPOSAL UPDATE

The Committee received a report of the City Surveyor providing an update on progress in respect of the future disposal of Wood Street and Snow Hill Police Stations.

12. CITY OF LONDON POLICE TELEPHONY UPGRADE

Since publication it had been confirmed that the approvals sought within this report did not rest with the Capital Buildings Committee and the item was, therefore, withdrawn.

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

There were no questions.

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

There was one urgent item, concerning the budgets for the Police Accommodation Strategy and decant programme.

David Brooks Wilson withdrew from the meeting for consideration of the following items.

9. FLEET STREET ESTATE - PROGRESS REPORT

The Committee considered a report of the City Surveyor summarising progress on the Fleet Street Estate development since the last meeting and setting out the next steps.

13. REPORT OF ACTION TAKEN

The Committee received a report of the Town Clerk which provided an update on three actions taken under delegated authority or urgency procedures since the last meeting.

The meeting closed at 12.00noon

Chairman

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CAPITAL BUILDINGS COMMITTEE
OUTSTANDING ACTIONS LIST

No.	Action	Officer Responsible	Status
1.	Planning Permissions (Fleet Street Site): Officers to ensure close and ongoing dialogue with City planners to avoid the risk of any misunderstandings in relation to intended development.	City Surveyor	Ongoing instruction to officers.
2.	Terms of Reference: To be amended under delegated authority in line with discussions at 9/1/19 meeting and following requisite P&R / CoCo approvals in relation to responsibilities transfer.	Town Clerk	Complete; see Court Order, Item 3.
3.	Barking Remediation: Delegated authority was granted at the January 2019 meeting to consider proposals in relation to the undertaking of certain preparatory works at the Barking Site.	City Surveyor	Completed.
4.	Police Accommodation Strategy: Relevant approvals recommended at 21 March 2019 meeting to be sought from P&R and the Court under urgency.	Town Clerk	Completed.
5.	Fleet Street Estate: Delegated authority provided in respect of a number of items of expenditure to be pursued.	City Surveyor / Town Clerk	Items concerning vacant possession and design team expected to be complete prior to the meeting. Update on MoU to be provided in non-public session.

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MAGISTRACY AND LIVERY SUB-COMMITTEE (GENERAL PURPOSES COMMITTEE OF ALDERMEN)

Wednesday, 6 March 2019

EXTRACT Minutes of the meeting of the Magistracy and Livery Sub-Committee (General Purposes Committee of Aldermen) held at the Guildhall EC2 at 1.45pm

Present

Members:

Alderman Prem Goyal OBE JP
Alison Gowman (Chair)
Alderman David Graves (Deputy Chairman)
Alderman Timothy Hailes
Alderman Ian Luder
Alderman Sir David Wootton

Officers:

Lorraine Brook
Rhianon Leary - Town Clerk's Department
Paul Double - Town Clerk's Department
Murray Craig - The Remembrancer
- Clerk to the Chamberlain's Court, Chamberlain's Department

5. COMBINED COURTS FACILITY UPDATE

The Chair updated the Sub-Committee on the ongoing work in relation to the Courts Service. A Police accommodation working party had undertaken a scrutiny role and it was anticipated that HM Courts and Tribunals Service (HMCTS) would perform a similar role. Comment was made on the attractive nature of the design, which had in part motivated the interest of the architect, Eric Parry. The City of London Corporation now owned the building at the front of the site and discussions were underway to ascertain when the Government departments currently based there would vacate their location. Members heard that the move had been agreed in principle and agreement would be reached regarding timings.

The Sub-Committee heard that the International Dispute Resolution Centre (IDRC) were on site, with work underway to relocate them having been delayed due to a recent court ruling. It was unanimously agreed that relocation *within* the City was the preferred option for the relocation of this organisation.

One member of the Sub-Committee sought further details in relation to the specification for the Magistracy, highlighting its importance to the Court of Aldermen. The Remembrancer acknowledged the relevance of this issue and advised that an update would be forthcoming from the Capital Buildings Committee.

It was noted that the design specification for the building intended to house the City of London Police had been planned to help ensure the building would be relevant and fit for purpose upon the intended completion date in 2027.

RESOLVED:-

that due to the constitutional importance of the Magistracy to the City Corporation and in particular the Court of Aldermen, that the Capital Buildings Committee be asked to keep this subcommittee fully informed of the progress of the works to provide the facilities for the Central London Magistrates' Bench.

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

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