



Capital Buildings Committee

Date: WEDNESDAY, 14 JULY 2021
Time: 9.00 am
Venue: INFORMAL 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	Jeremy Mayhew (Ex-Officio Member)
Deputy Keith Bottomley	Deputy Jamie Ingham Clark (Ex-Officio Member)
Alderman Alison Gowman	Alderman Sir David Wootton (Ex-Officio Member)
Sheriff Christopher Hayward	David Brooks Wilson
Alderman Ian Luder	Oliver Sells QC
Deputy Catherine McGuinness (Ex-Officio Member)	Alderman Timothy Hailes (Ex-Officio Member)

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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/XEqcXHhACQU>

This meeting will be a virtual meeting and therefore will not take place in a physical location. Any views reached by the Committee today will have to be considered by the City Surveyor after the meeting in accordance with the Court of Common Council's Covid Approval Procedure who will make a formal decision having considered all relevant matters. This process reflects the current position in respect of the holding of formal Local Authority meetings and the Court of Common Council's decision of 15th April 2021 to continue with virtual meetings and take formal decisions through a delegation to the Town Clerk and other officers nominated by him after the informal meeting has taken place and the will of the Committee is known in open session. Details of all decisions taken under the Covid Approval Procedure will be available online via the City Corporation's webpages.

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 19 May 2021.

For Decision
(Pages 5 - 8)

4. **CITY OF LONDON POLICE ACCOMMODATION: FUTURE ESTATE GOVERNANCE**

Joint report of the Town Clerk and City Surveyor.

For Information
(Pages 9 - 14)

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 19 May 2021.

For Decision
Pages 15 - 20)

9. **NON PUBLIC OUTSTANDING ACTIONS**

Report of the Town Clerk.

For Information
(Pages 21 - 24)

10. **NON-PUBLIC REPORT OF ACTION TAKEN**

Report of the Town Clerk.

For Information
(Pages 25 - 28)

11. **SALISBURY SQUARE DEVELOPMENT**

For Decision

a) Presentation - Eric Parry Architects

Eric Parry to be heard.

b) Salisbury Square Development - RIBA Stage 4a Progress Update (Pages 29 - 44)

Report of the City Surveyor.

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

Report of the City Surveyor.

For Decision
(Pages 45 - 64)

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

Report of the City Surveyor.

For Information
(Pages 65 - 80)

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

15. **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, 19 May 2021

Minutes of the meeting of the Capital Buildings Committee held as a Virtual Public Meeting and livestreamed at <https://www.youtube.com/watch?v=YFj8ksKPJqo> on Wednesday 19 May.

N.B. This meeting was held as an informal one, with the views reached by the Sub-committee approved formally by the City Surveyor after the meeting, in accordance with the Court of Common Council's Covid Approval Procedure. This process reflects the current position in respect of the holding of formal Local Authority meetings and the Court's decision of 15 April 2021 to continue with virtual meetings, with formal confirmation of decisions provided through a delegation to the Town Clerk, or his nominated representative, after the informal meeting has taken place and the will of the Committee is known.

Members:

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

Officers:

Ola Obadara	- City Surveyor's Department
Martin O'Regan	- City of London Police
Alistair Sutherland	- Assistant Commissioner, City of London Police
Shani Annand-Baron	- Town Clerk's Department
Mark Lowman	- City Surveyor's Department
Charlie Pearce	- Chamberlain's Department
Alistair Cook	- Chamberlain's Department
Matthew Pitt	- City Surveyor's Department
Peter Lisley	- Assistant Town Clerk and Director of Major Projects
Chris Rumbles, Clerk	- Town Clerk's Department
Tim Cutter	- City Surveyor's Department / Avison Young
Paul Wilkinson	- City Surveyor

The Chairman welcomed Tim Hailes to his first meeting. The Chairman also put on record his thanks to Doug Barrow for his valued contribution during his time on the Committee.

1. APOLOGIES

Members noted that Catherine McGuinness would need to depart the meeting before its conclusion.

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

The Town Clerk confirmed David Brooks Wilson's standing declaration in respect of all matters concerning Arcadis, Keltbray Group Ltd and The Wilky Group Ltd.

3. **MINUTES**

a) **Resolved**, that the Public Minutes of the Capital Buildings Committee meeting held on 23rd March 2021 be approved as accurate.

b) Public minutes of the meeting of Capital Buildings Committee on 5th May 2021. Members noted a minor correction to the end time of the meeting being 4.37pm and not 4.07pm as indicated.

Resolved, that the public minutes of the meeting be approved subject to this correction.

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

There were no public questions.

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

There were no additional items of public 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. **NON-PUBLIC MINUTES**

Resolved, that the non-public minutes of the meeting held on 23rd March 2021 be approved as an accurate record.

8. **NON-PUBLIC OUTSTANDING ACTIONS**

Members received a report of the Town Clerk updating on non-public outstanding actions.

9. **CITY OF LONDON POLICE - FUTURE POLICE ESTATE UPDATE**

Members considered a joint report of the Commissioner of City of London Police and City Surveyor relating to a Future Police Estate.

10. **SALISBURY SQUARE DEVELOPMENT - RIBA STAGE 4A PROGRESS UPDATE**

Members considered a report of the City Surveyor relating to Salisbury Square Development RIBA Stage 4A.

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

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

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

Members received a report of the City Surveyor relating to the Barking Power Station Site Remediation Project.

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

A Member raised a question relating to Smithfield Market.

14. **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 non-public business.

The meeting closed at 10.24am

Chairman

Contact Officer: Chris Rumbles
tel. no.: 020 7332 1405

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Committee(s)	Dated:
Capital Buildings Committee Police Authority Board	14 July 2021 19 July 2021
Subject: City of London Police Accommodation: Future Estate Governance	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	1,4,5,6,7,9,12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Report of: Town Clerk & City Surveyor	For Information
Report author: Matthew Pitt, City Surveyor’s Department	

Summary

This report briefly summarises the governance arrangements surrounding the City of London Police Future Estate Portfolio. This follows the recent deep dive by Members of the Police Authority Board’s Resource, Risk and Estates Sub Committee and a broad endorsement to the requirements outlined by the Force.

Recommendation(s)

- Members are asked to note the contents of this report.

Main Report

Background

1. When the Salisbury Square Development Programme was created in 2018 to deliver a new headquarters for the City of London Police, the governance surrounding the remainder of the programme, largely concerned with delivering the Force’s decant from existing stations at Wood Street and Snow Hill into a temporary estate remained distinct.
2. Whilst many of the projects within the Accommodation Programme had a life prior to the creation of the Capital Buildings Committee, it’s terms of reference, approved by the Court of Common Council, recognised the need to bring responsibility for all aspects of the delivery of major undertakings such as the this under the oversight of one committee – reflecting the scale and complexity of their delivery.
3. Through a series papers from January to June 2021, City of London Police Requirements have been further scrutinised by the Police Authority Board and its newly formed Resource Risk and Estates Committee. At its last meeting, the requirements of the Force were broadly endorsed, and its September meeting

intends to focus on requirements for the Eastern Base and Firearms Training Facility, including income generating opportunities. This report now summarises the governance arrangements in place for the delivery of the future City of London Police Estate (Future Estate).

Current Position

4. The table below set's out the two programmes and their respective projects within the Future Estate Portfolio. An organogram providing a visual representation of the governance is set out in Appendix A.

City of London Police Future Estate Portfolio	
Salisbury Square Development	Wider Police Estate
1 Salisbury Square HQ	Mounted Unit Accommodation
JCCR	Eastern Base
Firearms Training Facility	Community Interface Counter (not yet initiated)
	DOSF
	Wood Street Decommissioning (complete)

*Projects within Salisbury Square Development Programme are those within the original scope of that scheme and managed by the same professional team.

Member Governance

5. Capital Buildings Committee is responsible for all aspects of the delivery of the portfolio and its financial control including acquisitions, disposals, decisions on significant options and policy choices.
6. Police Authority Board is responsible for scrutinising and agreeing City of London Police's accommodation requirements. It's newly formed Resource, Risk and Estates Sub Committee plays a lead role in challenging requirements and value for money whilst ensuring the force is operationally effective.

Officer Governance

7. An Officer Board, chaired by the Director of Major Projects and attended by the City Surveyor, The Commissioner, The Deputy Chief Executive of the Police Authority and The Head of Police Authority Finance, representing both the Chamberlain and Police Authority was previously established. The responsibility of this Board is to provide strategic oversight of the delivery of the portfolio. It regularly meets to review programme information including timelines, risks, issues, and dependencies.
8. The above board sits on top of and compliments the regular rhythm of project specific boards, stakeholder meetings and regular dialogue which is essential to the delivery of the schemes.
9. All projects within the portfolio utilise the City of London Corporation's risk methodology and are regularly reviewed, including at Officer Board level.

Proposals

10. It is proposed that projects and programmes continue to report individually to the Capital Buildings Committee as they progress for updates as well as key decisions on funding.
11. In addition to that a portfolio level overview report is proposed to provide a summary of progress on each of the live projects and programmes that make up the Future Police Estate to include a timeline dependencies, risks, and issues.

Conclusion

12. Members are asked to note the existing Member and Officer arrangements in place for the governance of the City of London Police Future Estate and the proposals to provide further visibility across the portfolio through a regular additional overview report which summarises the latest position of each scheme, highlighting risks, issues and dependencies.

Appendices

- Appendix A – Future Police Estate Governance Overview

Report author

Matthew Pitt

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Future Police Estate Governance



1 Salisbury Square HQ

Joint Contact and Control Room

Firearms Training Facility

Eastern Base

Mounted Unit Accommodation

Wood Street Decommissioning (Complete)

Community Interface Counter

Discreet Offsite Facility

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