

CAPITAL BUILDINGS BOARD

Wednesday, 16 November 2022

Minutes of the meeting of the Capital Buildings Board held at the Guildhall EC2 at 9.00 am

Present

Members:

Deputy Sir Michael Snyder (Chairman)	David Brooks Wilson
Oliver Sells KC (Deputy Chairman)	Alderman Timothy Hailes (Ex-Officio Member)
Deputy Keith Bottomley	James Tumbridge
Alderman Alison Gowman	Deputy Randall Anderson
Alderman Ian David Luder	Deputy Henry Colthurst
Deputy James Thomson (Ex-Officio Member)	Martha Grekos

In attendance:

Philip Woodhouse
Henry Pollard

In attendance (observing online):

Catherine McGuinness
Ruby Sayed

Officers:

Paul Murtagh	- Community and Children's Services Department
Tim Cutter	- City Surveyor's Department
Deborah Cluett	- Comptroller and City Solicitor's Department
Angela McClaren	- Commissioner, City of London Police
Alistair Cook	- Chamberlain's Department
Emma Moore	- Chief Operating Officer
Mark Lowman	- City Surveyor's Department
Ola Obadara	- City Surveyor's Department
Paul Wilkinson	- City Surveyor
Martin O'Regan	- City of London Police
Genine Whitehorn	- Chief Operating Officer's Department
Chris Rumbles, Clerk	- Town Clerk's Department
Paul Davis	- AECOM
Ellen Fouweather	- Town Clerk's Department
Paul Friend	- City Surveyor's Department
Peter Sebastian	- Chamberlain's Department
Sonia Virdee	- Chamberlain's Department
Alessia Ursin	- Chief Operating Officer's Department

1. **APOLOGIES**

Apologies were received from Chris Hayward, Sir David Wootton and Edward Lord.

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

The Board noted a standing declaration of David Brooks Wilson in respect of all matters concerning Arcadis, Keltbray Group Ltd, The Wilky Group Ltd, Michael Squire and Partners, City and Provincial Properties Ltd and Enstar Capital Ltd.

3. **MINUTES**

The Board considered minutes as follows:

- a) The public minutes of the Capital Buildings Board meeting on 13th July 2022 were approved as an accurate record.
- b) A note of the inquorate Capital Buildings Board meeting on 14 September 2022 was noted.

The Comptroller and City Solicitor took the opportunity to highlight that consideration of items relating to the Museum of London and potential City of London Police use of the Middlesex Street Estate Car Park, with Capital Buildings Board acting on the 'promoter' side, required a need for separation of functions between City as 'promoter' and the City as 'local planning authority'. Any Member of Capital Buildings Board, who was also a Member of Planning and Transportation Committee, would need to be aware that any participation in the discussion today would preclude the Member from participating in consideration of the item at Planning and Transportation Committee should it come forward for approval.

4. **MIDDLESEX STREET ESTATE - AREAS OF CAR PARK AND SIX SHOP UNITS.**

The Board received a joint report of the Director of Community and Children's Services and City Surveyor relating to the appropriation of areas of the car parks and six Gravel Lane shop units (together called the MSCP) and ring fencing of a capital sum for housing purposes.

Randall Anderson and Keith Bottomley departed the meeting for consideration of this item.

The Chairman confirmed that the report needed dealing with on the conditionality that Community and Children's Services Committee declared the MSCP as surplus to their requirements.

A Member remarked on Finance Committee having yesterday granted approval of a 'a capital sum to be ringfenced by Finance Committee to the Community and Children's Services Committee for housing use' as a condition of the surplus resolution'.

The Chairman added how any decision taken would be subject to Community and Children's Services Committee declaring MCSP as surplus to their requirements, noting the removal of any qualification relating to Finance Committee within the recommendation as this had already been resolved.

RESOLVED: That Members: -

- Agree to appropriate the MSCP to police purposes upon Recommendation 2 taking effect.
- Agree that despite there being no legal nor audit reason to do so, if the Community and Children's Services Committee requires a capital sum as a condition of the surplus resolution, then a capital sum can be ring-fenced for housing use, its expenditure to be determined by the Community and Children's Services Committee.

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

There were no public questions.

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

There were no additional items of business.

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, 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.

8. **NON-PUBLIC MINUTES**

- a) The non-public minutes of the Capital Buildings Board meeting on 13th July 2022 were approved as an accurate record of the meeting.

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

The Board considered a report of the City Surveyor updating on the Museum of London Relocation Programme.

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

The Board considered a report of the City Surveyor providing a progress report relating to the Barking Power Station – Site Remediation Project.

11. **SALISBURY SQUARE DEVELOPMENT - STAGE 4B, ENABLING WORKS PROGRESS AND PCSA UPDATE**

The Board considered a report of the City Surveyor updating on progress being made on the Salisbury Square Development.

12. **PROPOSED EASTERN BASE FOR COLP -VACANT POSSESSION STRATEGY**

The Board considered a report of the City Surveyor relating to a vacant possession strategy for the proposed Eastern Base for City of London Police.

13. **MIDDLESEX STREET, CAR PARK, MIDDLESEX STREET, E1 7AD**
The Board received a progress report of the City Surveyor relating to Middlesex Street Car Park.
14. **MIDDLESEX STREET ESTATE - AREAS OF CAR PARK AND SIX SHOP UNITS.**
The Board received a non-public appendix to be read in conjunction with item 4.
15. **FUTURE POLICE ESTATE PORTFOLIO UPDATE**
The Board received a joint report of the City Surveyor and Commissioner providing an overview of the Future Police Estate Portfolio.
16. **REPORT OF ACTION TAKEN**
The Board received a report of the Town Clerk providing details of recent decisions taken by the Town Clerk, in consultation with the Chairman and Deputy Chairman in accordance with Standing Orders 41 (a) and 41 (b).
17. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

Frequency of Meetings – A Member questioned whether there was a need for Capital Buildings Board to meet more frequently given the major projects within its remit. The Chairman acknowledged there may be a need to meet more frequently in future and confirmed he would give further consideration to this.

18. **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.

19. **MINUTES**

- a) The confidential minutes of the Capital Buildings Board meeting on 13th July 2022 were approved as an accurate record.

The meeting closed at 10.20am

Chairman

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