



## Capital Buildings Board

**Date:** WEDNESDAY, 5 JULY 2023  
**Time:** 9.30 am  
**Venue:** COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

**Members:**

Deputy Sir Michael Snyder (Chairman)	Alderman Ian David Luder
Oliver Sells KC (Deputy Chairman)	Alderwoman Susan Pearson
Deputy Randall Anderson	Deputy Henry Pollard (Ex-Officio Member)
Deputy Keith Bottomley	Deputy James Thomson (Ex-Officio Member)
Deputy Henry Colthurst	James Tumbridge
Alderman Alison Gowman	David Brooks Wilson
Alderman Timothy Hailes (Ex-Officio Member)	Deputy Philip Woodhouse (Ex-Officio Member)
Deputy Christopher Hayward	Alderman Sir David Wootton
Deputy Edward Lord	

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<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**

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 10 May 2023.

**For Decision**  
(Pages 5 - 8)

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

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

6. **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**

7. **NON-PUBLIC MINUTES**

To agree the non-public minutes of the Capital Buildings Board meeting on 10 May 2023.

**For Decision**  
(Pages 9 - 12)

8. **MUSEUM OF LONDON RELOCATION**

a) New Museum Project Update (Pages 13 - 28)

Report of the Director of New Museum Project & Estate and Chair of New Museum Project Board.

b) Museum of London Relocation Programme: Update (Pages 29 - 46)

Report of the City Surveyor.

9. **PROPOSAL TO TRANSFER THE BARKING REACH SITE FROM BARKING POWER LIMITED TO CITY OF LONDON CORPORATION**

Report of the Chamberlain.

**For Decision**  
(Pages 47 - 56)

10. **MIDDLESEX STREET, CAR PARK, MIDDLESEX STREET, E1 7AD**

Report of the City Surveyor.

**For Decision**  
(Pages 57 - 72)

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

Report of the City Surveyor.

**For Decision**  
(Pages 73 - 76)

12. **MAJOR PROJECTS - HIGH LEVEL FORECASTS AND CASH FLOW**

Joint report of the Chamberlain and Chief Operating Officer.

**For Information**  
(Pages 77 - 86)

13. **MAJOR PROGRAMMES OFFICE - MONTHLY DASHBOARD REPORT (BARKING REMEDIATION)**

Report of the Chief Operating Officer.

**For Information**  
(Pages 87 - 88)

14. **REPORT OF ACTION TAKEN**

Report of the Deputy Town Clerk.

**For Information**  
(Pages 89 - 90)

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**

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## **CAPITAL BUILDINGS BOARD**

**Wednesday, 10 May 2023**

**Minutes of the meeting of the Capital Buildings Board held at the Guildhall EC2 at 9.30 am**

### **Present**

#### **Members:**

Deputy Sir Michael Snyder (Chairman)	Alderman Ian David Luder
Oliver Sells KC (Deputy Chairman)	Deputy Henry Pollard (Ex-Officio Member)
Deputy Randall Anderson	Deputy James Thomson (Ex-Officio Member)
Deputy Keith Bottomley	David Brooks Wilson
Alderman Alison Gowman	Deputy Philip Woodhouse (Ex-Officio Member)
Deputy Christopher Hayward	

#### **In attendance (in Guildhall)**

David Camp, Museum of London (item 9)  
Alec Shaw, Museum of London (item 9)  
Gregory Lawrence  
Deputy Mark Bostock  
Deputy Ann Holmes (Chief Commoner)

#### **In attendance (observing online)**

Deputy Henry Colthurst

#### **Officers:**

Caroline Al-Beyerty	- Chamberlain
Emma Moore	- Chief Operating Officer
John Cater	- Chief Operating Officer's Department
Marcelina Gilka	- Chief Operating Officer's Department
Ben Milligan	- Chief Operating Officer's Department
Genine Whitehorn	- Chief Operating Officer's Department
Paul Wilkinson	- City Surveyor
Tim Cutter	- City Surveyor's Department
Mark Lowman	- City Surveyor's Department
Ola Obadara	- City Surveyor's Department
Alistair Cook	- City of London Police
Martin O'Regan	- City of London Police
Neil Jenkins	- City of London Police
Matt Lock	- Head of Internal Audit
Peter Barlow	- Town Clerk's Department
Gregory Moore	- Town Clerk's Department
Chris Rumbles, Clerk	- Town Clerk's Department

1. **APOLOGIES**

Apologies were received from James Tumbridge, Alderman Sir David Wootton and Alderwoman Susan Pearson.

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, Michael Squire and Partners and City and Provincial Properties Ltd.

Deputy Christopher Hayward declared an interest in respect of matters concerning Keltbray Group Ltd.

3. **MINUTES**

**RESOLVED:** That the public minutes of the Capital Buildings Board meeting on Thursday, 20 April 2023 be approved as an accurate record.

4. **MIDDLESEX STREET ESTATE - RESIDENT IMPROVEMENTS AND THE IMPACT ON THE SERVICE CHARGE**

The Board received a report setting out the benefits for residents arising from the City Corporation's proposal to develop parts of the Middlesex Street Estate's basement, ground-floor, and first floor car parks and, seven retail units along Gravel Lane, to provide an operational base for the City of London Police in the East of the City of London.

The Chairman confirmed that the report was being presented to Capital Buildings Board to note, with the decision being one for Community and Children's Services Committee.

The Deputy Chairman questioned the costs for Secure Bicycle Storage, cycle racks and Cycle lifts, with Members noting that it was a requirement for planning purposes to provide a certain number of cycling spaces regardless of how many of these were going to be used.

The Chairman reiterated that Capital Buildings Board were receiving the report for information. A Member added how it was important to note that ongoing maintenance costs for the site would not be coming out of Capital Buildings Board's budget, with the Chairman confirming that Capital Buildings Board was not responsible for the running costs of the site.

**RESOLVED:** That Members receive the report and note its content.

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

**Poultry Market** – A Member referred to a recent press article referring to Poultry Market being part of the Museum of London Relocation Programme project, with the Chairman responding and confirming the article was incorrect, with it being a case of misinformation that the Deputy Town Clerk was looking to address.

6. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**  
There were none.
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**  
**RESOLVED:** That the non-public minutes of the Capital Buildings Board meeting on Thursday, 20 April 2023 be approved as an accurate record.
9. **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.
10. **SALISBURY SQUARE DEVELOPMENT - RIBA STAGE 5 UPDATE**  
The Board considered a report of the City Surveyor providing an update on the Salisbury Square Development Programme.
11. **INTERNAL AUDIT WORK - MAJOR PROGRAMMES GOVERNANCE**  
The Committee considered a report of the Head of Internal Audit relating to Major Programmes Governance.
12. **MAJOR PROGRAMMES OFFICE - DASHBOARD REPORT**  
The Board received a report of the Chief Operating Officer providing a Major Programmes Office dashboard.
13. **REPORT OF ACTION TAKEN (BARKING REACH GROUP)**  
The Board received a report of the Chief Operating Officer providing details of action taken by Barking Reach Group since the last Capital Buildings Board meeting on 20 April 2023.
14. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**  
The following question was raised:

**Declaration of Interest**

A Member raised a concern that Christopher Hayward and David Brooks Wilson had declared an interest in Keltbray Group Ltd and questioned the appropriateness of this when considering items on the agenda. The Chairman responded confirming Members of the Board had taken the decision to appoint Keltbray, based on officer advice, and that neither Christopher Hayward or David Brooks Willson were present when the decision was taken.

Christopher Hayward stressed that he had acted with integrity with all his declarations and that there had been no private discussions on the matter. David Brooks Wilson endorsed this comment, adding that he sits on Capital Buildings

Board as a Co-opted Member and that he removes himself from the meeting during any debate in which he would have an interest.

**Confidential Data**

A Member raised a concern regarding the amount of confidential information that was being leaked, with this making it difficult for officers to negotiate effectively. The moment numbers were placed on record these were going straight back to other interested parties. It was questioned whether a system could be devised where it was not necessary to put figures in writing.

**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 10.40am.**

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Chairman

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**christopher.rumbles@cityoflondon.gov.uk**



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