



## Capital Buildings Board

**Date:** THURSDAY, 7 SEPTEMBER 2023  
**Time:** 9.30 am  
**Venue:** COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

**Members:**

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

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

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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 held on 5<sup>th</sup> July 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**

## **Part 2 - Non Public Agenda**

7. **NON-PUBLIC MINUTES**

To agree the non-public minutes of the Capital Buildings Board meeting held on 5<sup>th</sup> July 2023.

**For Decision**  
(Pages 9 - 14)

8. **MUSEUM OF LONDON RELOCATION**

a) **New Museum Project Update (Pages 15 - 30)**

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

- b) Museum of London Relocation Programme Update (Pages 31 - 46)  
Report of the City Surveyor.

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

Report of the City Surveyor.

**For Decision**  
(Pages 47 - 62)

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

Report of the City Surveyor.

**For Decision**  
(Pages 63 - 70)

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

Joint Report of the Chamberlain and Chief Operating Officer.

**For Information**  
(Pages 71 - 80)

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

13. **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**

14. **MARKETS CO-LOCATION PROGRAMME**

Report of the Chief Operating Officer.

**For Decision**

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## CAPITAL BUILDINGS BOARD

Wednesday, 5 July 2023

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

### **Present**

#### **Members:**

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

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

David Camp, Museum of London (Item 9)

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

Graham Packham  
James Tumbridge

#### **Officers:**

Paul Wilkinson	- City Surveyor
Mark Lowman	- City Surveyor's Department
Ola Obadara	- City Surveyor's Department
Emma Moore	- Chief Operating Officer
James Carter	- Chief Operating Officer's Department
John Cater	- Chief Operating Officer's Department
Ben Milligan	- Chief Operating Officer's Department
Charlene Ulett	- Chief Operating Officer's Department
Alistair Cook	- City of London Police
Neil Jenkins	- City of London Police
Martin O'Regan	- City of London Police
Chris Rumbles	- Town Clerk's Department
Peter Barlow	- Town Clerk's Department
David Mendoza-Wolfson	- Town Clerk's Department
Alec Shaw (for item 9)	- Museum of London
Sonia Sharma	- Chamberlain's Department

#### **1. APOLOGIES**

Apologies were received from Henry Colthurst, Sir David Wootton and James Thomson.

#### **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.

The Board noted a standing declaration of Deputy Christopher Hayward in respect of matters concerning Keltbray Group Ltd.

3. **MINUTES**

**RESOLVED:** That the public minutes of the Capital Buildings Board meeting on Wednesday, 10 May 2023 be approved as an accurate record.

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

A question was raised as follows:

**Salisbury Square Development Out of Hours Working** – Alderman Luder referred to late out of hours works causing noise disruption and it having a detrimental impact on Harrow Public House, with the main days of these works being on a Wednesday and Thursday.

The Member suggested that, where late works were required, a Wednesday and Thursday should be avoided. Late working on a Monday and Tuesday was likely to be less impactful on the business. Some form of compensation could be considered where working on a Wednesday and Thursday was essential and the business was able to demonstrate the impact on its turnover.

The City Surveyor responded confirming that he was aware of instances of working beyond core hours, with this being a result of abnormal loads and large pieces of equipment being delivered. The City Surveyor confirmed that he would meet with the Landlord of Harrow Public House and a representative from Mace to agree a way forward. The City Surveyor further clarified that Mace had already agreed with the Landlord for concrete to be delivered via Fleet Street in their efforts at minimising impact on the business.

Alderman Luder welcomed the City Surveyor's proposal to with meet the Landlord of Harrow Public House. It was agreed that Graham Packham, as a representative of the Ward, would accompany the City Surveyor to the meeting.

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

There were no additional items of busy.

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 Capital Buildings Board meeting on Wednesday, 10 May 2023 be approved as an accurate record.

8. **MUSEUM OF LONDON RELOCATION**

a) **New Museum Project Update**

The Board received a joint report of the Director of the New Museum Project & Estate and Chair of the New Museum Project Board providing an update on the new museum project.

b) **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.

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

The Board received a report of the Chamberlain relating to a proposal to transfer the Barking Reach Site from Barking Power Limited to the City Corporation.

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

The Board received a report of the City Surveyor providing an update relating to Middlesex Street, Car Park, Middlesex Street, E1 7AD.

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

The Board considered a report of the City Surveyor relating to the Salisbury Square Development.

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

The Committee received a joint report of the Chamberlain and Chief Operating Officer relating to Major Projects high level forecasts and cashflow.

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

The Board received a report of the Chief Operating Officer providing a Major Programmes Office monthly dashboard.

14. **REPORT OF ACTION TAKEN**

The Board received a report of the Deputy Town Clerk providing details of recent decisions taken by the Town Clerk, in consultation with the Chairman and Deputy Chairman.

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

There were no questions.

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

Two additional items of business were raised as follows:

**Independent review of Project-related Member Governance** - The Chairman referred to a report going to Policy and Resources Committee updating on the independent review of project governance carried out by Paul Martin, which he had asked to be circulated to Members of Capital Buildings Board for their information given its relevance to the work of the Board. The Chairman added

how the review had concluded that Capital Buildings Board was operating well and should continue in its current format.

There would be further considerations for Policy and Resources Committee and Court of Common Council, with a number of clarification amendments being proposed, but with these not impacting on Capital Buildings Board.

One aspect that could potentially impact Capital Buildings Board was in relation to the standing down of Markets Board and two spaces potentially becoming available on Barking Reach Group and the resultant appoint process for these places.

Members noted the position.

**Alderman Ian Luder** – The Charman remarked on it being Alderman Luder's last Capital Buildings Board meeting before he steps down from Court of Common Council later in the month. The Chairman thanked Alderman Luder for his contribution to the work of the Board, which had always been helpful, challenging and much valued. The Chairman wished Alderman Luder well for the future.

**The meeting ended at 10.15am.**

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Chairman

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