



Capital Buildings Board

Date: THURSDAY, 20 APRIL 2023
Time: 9.00 am
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members:

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

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Accessing the virtual public meeting

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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
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 15 March 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 15 March 2023.

For Decision
(Pages 9 - 14)

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

Report of the City Surveyor.

For Decision
(Pages 15 - 30)

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

Report of the City Surveyor.

For Decision
(Pages 31 - 40)

10. **MAJOR PROJECTS - HIGH LEVEL FORECASTS AND CASHFLOW**

Report of the Chamberlain.

For Information
(Pages 41 - 48)

11. **MAJOR PROGRAMMES OFFICE DASHBOARD**

Report of the Chief Operating Officer.

For Information
(Pages 49 - 50)

12. **REPORT OF ACTION TAKEN (BARKING REACH GROUP)**

Report of the Chief Operating Officer.

For Information
(Pages 51 - 52)

13. **REPORT OF ACTION TAKEN**

Report of the Deputy Town Clerk.

For Information
(Pages 53 - 56)

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**

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CAPITAL BUILDINGS BOARD

Wednesday, 15 March 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 Timothy Hailes (Ex-Officio Member)
Oliver Sells KC (Deputy Chairman)	Deputy Randall Anderson
Deputy Edward Lord	Deputy Henry Pollard (Ex-Officio Member)
Deputy Keith Bottomley	Deputy Philip Woodhouse (Ex-Officio Member)
Alderman Sir David Wootton	Alderwoman Susan Pearson

In Attendance (observing online):

James Tumbridge
Ian Luder

Officers:

Emma Moore	- Chief Operating Officer
Ola Obadara	- City Surveyor's Department
Martin O'Regan	- City of London Police
Paul Friend	- City Surveyor's Department
Mark Lowman	- City Surveyor's Department
John Cater	- Chief Operating Officer's Department
Genine Whitehorn	- Chief Operating Officer's Department
Alistair Cook	- City of London Police
Paul Friend	- City Surveyor's Department
Marcelina Gilka	- Chief Operating Officer's Department
Richard Holt	- Town Clerk's Department
Michael Lau	- City Surveyor's Department
David Mendoza-Wolfson	- Deputy Town Clerk's Department
Ben Milligan	- Chief Operating Officer's Department
Alessia Ursini	- Chief Operating Officer's Department
Chris Rumbles	- Town Clerk's Department

1. APOLOGIES

Apologies were received from Chris Hayward, Alison Gowman, James Thomson, David Brooks Wilson, Henry Colthurst and Tom Sleigh.

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

There were none.

3. **MINUTES**

RESOLVED: That the public minutes of the Capital Buildings Board meeting on 18 January 2023 be approved as an accurate record.

4. **MARKET COLOCATION PROGRAMME - MEMBER WORKING GROUP GOVERNANCE ARRANGEMENTS 'BARKING REACH GROUP'**

The Board considered a report of the Chief Operating Officer proposing options around governance arrangements to assist with the development of the Barking Reach site; namely the creation of an Informal Working Group, named Barking Reach Group (The Group), of Capital Buildings Board.

The Chairman referred to a number of proposed amendments to the terms of reference of The Group having been submitted immediately prior to the meeting, with the Town Clerk having initially reviewed these and advised that a number of them would not be possible in accordance with standing orders.

The Chairman added how he would be happy to hear of any proposed changes to the terms of reference for the Group. The Chairman explained how the terms of reference had been drafted based on what was a workable way forward in allowing the Senior Responsible Officer to seek a level of Member input required in taking decisions up to agreed officer limits in accordance with the Officer Scheme of Delegations.

The Chairman added how the terms of reference of The Group would need to remain fluid, with a need to review how it was working and operating. Members noted that the Chairman of The Group was in agreement with this approach.

The Chief Operating Officer remarked on how The Group would evolve over time. There would be a period of review in looking to ensure The Group allowed for pace in addressing smaller issues as the project progresses.

During the discussion that followed, there was agreement that changes should not be done on the hoof. It was stressed that the role of a Committee was to act as mechanism for communications, consultancy and to act in an advisory capacity; it was not the role of a Committee to micromanage a project.

A Member, also Chairman of Barking Reach Group, added how the terms of reference recognised the early stage of the process, whilst ensuring the City Corporation could be fleet of foot in responding to the demands of the project. Members noted that the terms of reference of The Group would be kept under review to ensure they remained tuned in to the needs of the business and the programme.

A Member questioned whether it might prove helpful for the next generation of traders to be represented on Barking Reach Group as a Co-opted Member. The Chairman responded and stressed how Markets Board was in place to oversee the operation of the market, with Capital Buildings Board being responsible for building a new market and its consideration being as the landlord and developer

rather than a user. Barking Reach Group would be able to consider the next generation of users, with Officers advising as necessary.

Members agreed that the terms of reference of The Group should be subject to quarterly review.

RESOLVED: That Members: -

1. Endorse the arrangements presented in respect of the Barking Reach Group (BRG), operating as an informal Working Group of the Capital Buildings Board and supporting the SRO in the exercise of authorisations granted by the Board.
2. Grant authority to the SRO to make decisions up to certain thresholds and to act in areas as defined by the Board (noting that decisions above those thresholds remain subject to formal consideration by CBB) and in line with the table set out at paragraph 18.
3. Approve the proposed Terms of Reference for the BRG as set out at Appendix A.

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

There were none.

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.

Part 2 – Non-public agenda

8. **NON-PUBLIC MINUTES**

RESOLVED: That the non-public minutes of the Capital Buildings Board meeting on 18 January 2023 be approved as an accurate record.

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

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

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

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

11. **MARKETS CO-LOCATION PROGRAMME - NEW MARKET**

The Board considered a report of the Chief Operating Officer relating to the Markets Co-Location Programme.

12. **PROPOSED EASTERN BASE FOR COLP -VACANT POSSESSION STRATEGY - PROPOSED VARIATION OF FINANCIAL ASSISTANCE TO COMMERCIAL TENANTS**

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

13. **MAJOR PROGRAMMES OFFICE - MONTHLY DASHBOARD**

The Board received a report of the Chief Operating Officer providing a Major Programmes Office Monthly Dashboard.

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

The Board received a report of the Chamberlain providing an update on Major Projects High Level Forecasts and Cash Flow.

15. **DECISIONS TAKEN UNDER DELEGATED AUTHORITY OR URGENCY POWERS**

The Board received a report of the Town Clerk providing detail on decisions taken between meetings in accordance with Standing Orders 41(a) and 41(b).

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

There were none.

17. **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.

Part 3 – Confidential agenda

18. **MINUTES**

RESOLVED: That the non-public minutes of the Capital Buildings Board meeting on 18 January 2023 be approved as an accurate record.

The meeting closed at 10.34am.

Chairman

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

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