



Capital Buildings Board

Date: WEDNESDAY, 21 MAY 2025
Time: 9.30 am
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members:

Deputy Alastair Moss (Chair)	Deputy Christopher Hayward
Tijs Broeke (Ex-Officio Member)	Alderman Tim Levene
David Brooks Wilson	Charles Edward Lord, OBE JP
Deputy Henry Colthurst	Deputy Oliver Sells KC
Deputy Madush Gupta	Deputy James Thomson CBE
Alderman Timothy Hailes JP (Ex-Officio Member)	James Tumbridge
Shravan Joshi MBE	Vacancy

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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. **ELECTION OF DEPUTY CHAIR**

To elect a Deputy Chair in accordance with Standing Order 26(6).

For Decision

4. **MINUTES**

To agree the public minutes and summary of the Capital Buildings Board meeting 5 February 2025.

For Decision
(Pages 5 - 8)

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. **MINUTES**

To agree the non-public minutes of the Capital Buildings Board meeting on 5 February 2025.

For Decision
(Pages 9 - 16)

9. **SALISBURY SQUARE DEVELOPMENT (SSD) AND FUTURE POLICE ESTATE PORTFOLIO (FPEP) FUNDING OVERVIEW**

Joint report of the Chamberlain and City Surveyor.

For Information
(Pages 17 - 24)

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

Report of the City Surveyor.

For Decision
(Pages 25 - 58)

11. **CITY OF LONDON POLICE PROPERTY STORE**

Report of the City Surveyor.

For Decision
(Pages 59 - 82)

12. **1 QUEEN VICTORIA STREET (MAGISTRATES' COURT) & MAYOR'S & CITY COURT, GUILDHALL - FUTURE DISPOSAL STRATEGY**

Report of the City Surveyor.

For Decision
(Pages 83 - 94)

13. **REPORT OF ACTION TAKEN**

Report of the Town Clerk.

For Information
(Pages 95 - 98)

14. **MAJOR PROGRAMMES OFFICE - DASHBOARD REPORT**

Report of the Chamberlain.

For Information
(Pages 99 - 104)

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, 5 February 2025

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 Tim Levene
Deputy Oliver Sells KC (Deputy Chairman)	Deputy Alastair Moss
Deputy Randall Anderson	Deputy James Thomson CBE (Ex-Officio Member)
Alderman Timothy Hailes JP (Ex-Officio Member)	Philip Woodhouse
Deputy Christopher Hayward	

In attendance (observing online)

Deputy Madush Gupta
Deputy Edward Lord
James Tumbridge

In attendance (in Guildhall)

Eric Parry, Eric Parry Architects (for item 9)

Officers:

Paul Betts	- Commissioner, City of London Police
Chris Bell	- City of London Police
Neil Jenkins	- City of London Police
Martin O'Regan	- City of London Police
Alistair Wilkinson	- City of London Police
Ola Obadara	- City Surveyor's Department
Michael Curtis	- Chamberlain's Department
Steven Lee	- Chamberlain's Department
Nadhim Ahmed	- Chamberlain's Department
Simon Whelan	- Chamberlain's Department
Chris Rumbles	- Town Clerk's Department

1. APOLOGIES

Apologies were received from Tijs Broeke, David Brooks Wilson, James Tumbridge, Deputy Henry Colthurst, Deputy Madush Gupta and Deputy Edward Lord.

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

The Board noted Deputy Christopher Hayward's standing declaration of interest in respect of all matters concerning Keltbray.

3. MINUTES

RESOLVED: That, the public minutes of the Capital Buildings Board meeting on 27 November 2024 were approved as an accurate record.

The Chairman took the opportunity to thank Deputy Brian Mooney and Deputy Henry Pollard for their valued contribution to the work of the Board, noting that their Membership of the Board had now ended following Court of Common Council's recent decision to cease the Markets Co-Location Programme.

4. TERMS OF REFERENCE AND FREQUENCY OF MEETINGS: ANNUAL REVIEW

The Board considered a report of the Town Clerk presenting its Terms of Reference for annual review to allow any proposed changes to go forward to Policy and Resources Committee in advance of the annual re-appointment, composition and terms of reference review due to be undertaken.

RESOLVED:

That Members: -

- Agreed the terms of reference of Capital Buildings Board with no changes proposed, for onward submission to Policy and Resources Committee.

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

One question was raised by Philip Woodhouse as follows.

Markets Co-Location Programme

A Member raised a question and requested an update on the status of the markets agreement for Billingsgate Market. The Chairman confirmed that it was no longer a matter for Capital Buildings Board with the Markets Co-Location Programme having been passed back to Policy and Resources Committee and the Board no longer being involved in the project.

6. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no urgent 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. MINUTES

RESOLVED: That, the non-public minutes of the Capital Buildings Board meeting on 27 November 2024 were approved as an accurate record.

9. SALISBURY SQUARE DEVELOPMENT - PUBLIC ART PROPOSALS PRESENTATION

The Board received a presentation on public art proposals relating to the Salisbury Square Development.

10. SALISBURY SQUARE DEVELOPMENT - RIBA STAGE 5 UPDATE

The Board considered a report of the City Surveyor providing an update relating to the Salisbury Square Development since the last Capital Buildings Board meeting.

11. FUTURE POLICE ESTATE PROGRAMME

The Board considered a report of the Commissioner of City of London Police providing Members with an update relating to development of the future police estate for City of London Police.

12. MIDDLESEX STREET, CAR PARK, MIDDLESEX STREET, E1 7AD

The Board considered a report of the City Surveyor relating to Middlesex Street Car Park, Middlesex Street, E1 7AD

13. CITY OF LONDON POLICE PROPERTY STORE

The Board considered a joint report of the City Surveyor and Commissioner providing an update on a project for the provision of a property store for the City of London Police to accommodate evidence and seized material.

14. CITY OF LONDON POLICE TACTICAL FIREARM TRAINING FACILITY

The Board considered a joint report of the City Surveyor and Commissioner of City of London Police providing a feasibility proposal relating to a Tactical Firearm Training Facility.

15. DECISIONS TAKEN UNDER DELEGATED AUTHORITY OR URGENCY POWERS

The Board received a report of the Town Clerk providing Members with detail of a recent decision taken by the Town Clerk, in consultation with the Chairman and Deputy Chairman, accordance with Standing Order numbers 41(a) and 41(b).

16. MAJOR PROGRAMMES OFFICE - DASHBOARD REPORT

The Board received a dashboard report of the Chamberlain providing detail of progress on Major Programmes.

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

There were no questions.

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 urgent items of business.

The meeting closed at 10.55am

Chairman

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