



Capital Buildings Board

Date: WEDNESDAY, 16 JULY 2025
Time: 9.30 am
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members:

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

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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 of the Capital Buildings Board meeting on Wednesday 18 June 2025.

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. **MINUTES**

To agree the non-public minutes of the Capital Buildings Board meeting on Wednesday 18 June 2025.

For Decision
(Pages 9 - 10)

8. **SALISBURY SQUARE DEVELOPMENT**

a) Court Building Design

Presentation of the Architect.

b) Salisbury Square Development - RIBA Stage 5 update (Pages 11 - 18)

Report of the City Surveyor.

9. **MARKET CO-LOCATION PROGRAMME (MCP) CONSTRUCTION PROJECT UPDATES**

Report of the City Surveyor.

For Decision
(Pages 19 - 98)

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

Report of the City Surveyor.

For Decision
(Pages 99 - 216)

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

Report of the Chamberlain.

For Information
(Pages 217 - 220)

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**

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CAPITAL BUILDINGS BOARD

Wednesday, 18 June 2025

Minutes of the meeting of the Capital Buildings Board held at the Guildhall EC2 at 11.30 am

Present

Members:

Deputy Alastair Moss
Deputy Oliver Sells KC
Tijs Broeke
Deputy Madush Gupta
Alderman Timothy Hailes JP
Charles Edward Lord, OBE JP
Deputy James Thomson, CBE
Philip Woodhouse

Officers:

Polly Dunn	- Assistant Town Clerk and Executive Director of Governance and Members Services
Ola Obadara	- City Surveyor's Department
Peter Young	- City Surveyor's Department
Sonia Virdee	- Chamberlain's Department
Genine Whitehorne	- Chamberlain's Department
Alistair Wilkinson	- Chamberlain's Department
Simon Whelan	- Chamberlain's Department
David Abbott	- Chamberlain's Department
Alix Newbold	- City of London Police
Neil Jenkins	- City of London Police

1. APOLOGIES

Apologies were received from Deputy Christopher Hayward, Alderman Tim Levene, Shravan Joshi, Deputy Henry Colthurst and James Tumbridge.

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

David Brooks Wilson noted his standing declarations in respect of any matters concerning Keltbray, Arcadis, City and Provincial Properties Ltd, Quinn Estates Ltd, Locate in Kent Ltd and Noble Wilson Ltd.

3. MINUTES

RESOLVED, that the public minutes of the meeting held on 21 May 2025, be approved as an accurate record.

The following motion was then put by Charles Edward Lord, seconded by Deputy James Thomson.

RESOLVED UNANIMOUSLY, that - the Members of the Capital Buildings Board wish to extend to:

Sir Michael Snyder

their sincere thanks and appreciation for the dedication, professionalism and commitment he had shown in all aspects of the work of the Board, and for the exemplary and diligent manner in which he had presided over proceedings during his time as Chairman of the Board and also during his time as Chairman of its predecessor committee, Capital Buildings Committee.

Throughout his time as Chairman, the Board navigated a period of significant complexity whilst working towards implementation and successful delivery on the City Corporation's ambitious major capital programmes. Sir Michael maintained a high level of knowledge across many different workstreams as the projects progressed, with this providing him with a level of knowledge and expertise that was necessary to ensure an appropriate level of strategic oversight, scrutiny and challenge was in place. He always looked to ensure that the City's interests and reputation were being held to the very highest standards and were being sufficiently protected at all times, whilst also maintaining an unwavering commitment to delivering value for money for the City Corporation through providing robust financial scrutiny and challenge.

Sir Michael provided strategic oversight and operational pragmatism, with his focussed and dedicated approach proving instrumental in overseeing, progressing and delivering on key developments and achievements during his time as Chairman. There is no doubt his time as Chairman will leave a lasting legacy as the City Corporation successfully delivers a combined purpose built combined court facility and a City of London police headquarters for the City through the Salisbury Square Development and with the London Museum successfully relocating to a new home in Smithfield in 2026 and breathing new life into two historic buildings in the Square Mile; with each of these sites providing historic changes to City's landscape that will benefit generations of residents, workers and visitors to the City of London for many years to come.

Finally, the Board wishes to place on record its thanks and recognition to Sir Michael for his unwavering commitment and dedication to the work of the Board during his time as Chairman and to convey their gratitude to him and offer their best wishes for the future.

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

Philip Woodhouse noted his intention to ask a question at the upcoming Policy & Resources Committee strategic away day, about the long-term benefit of the Board's existence.

5. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
There was no other business.
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. **MINUTES**
RESOLVED, that the non-public minutes of the meeting held on 21 May 2025, be approved as an accurate record.
8. **FUTURE POLICE ESTATE PROGRAMME - GUILDHALL YARD EAST OPTIONS**
Members considered a report of the City Surveyor concerning timing and decant options for Guildhall Yard East (GYE).
9. **FUTURE POLICE ESTATE PROGRAMME - IT PROGRAMME UPDATE**
Members considered a report of the City Surveyor concerning proposals for the provision of IT as part of the Future Police Estate Programme (FPEP) and Salisbury Square Development (SSD).
10. **SALISBURY SQUARE DEVELOPMENT - RIBA STAGE 5 UPDATE**
Members considered a report of the City Surveyor concerning an update on the Salisbury Square Development (SSD), RIBA Stage 5.
11. **MAJOR PROGRAMMES OFFICE - DASHBOARD REPORT**
Members received a report of the Chamberlain regarding an overview of progress against all Major Programmes.
12. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There were none.
13. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
There was no other business.

The meeting closed at 11.54 am

Chairman

Contact Officer: Polly Dunn
Polly.dunn@cityoflondon.gov.uk

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of the Local Government Act 1972.

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