



## Capital Buildings Board – Main Agenda

**Date:** WEDNESDAY, 26 NOVEMBER 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	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	James Tumbridge
Shravan Joshi MBE	Philip Woodhouse

**Enquiries:** John Cater  
[john.cater@cityoflondon.gov.uk](mailto:john.cater@cityoflondon.gov.uk)

### Accessing the virtual public meeting

Members of the public can observe all virtual public meetings of the City of London Corporation by following the below link:

<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 non-public summary of the meeting held on 22<sup>nd</sup> October 2025.

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

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

5. **ANY OTHER BUSINESS THAT THE CHAIR 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 meeting held on 22<sup>nd</sup> October 2025.

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

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

Report of the City Surveyor.

*To Follow.*

**For Information**

9. **1 QUEEN VICTORIA STREET (MAGISTRATES' COURT) - DISPOSAL**

Report of the City Surveyor.

**For Decision**  
(Pages 13 - 84)

10. **GUILDHALL YARD EAST**  
Joint Report of the City Surveyor and the Commissioner of the City of London Police.  
**For Decision**  
(Pages 85 - 94)
11. **CITY OF LONDON POLICE PROPERTY STORE**  
Joint Report of the City Surveyor and the Commissioner of the City of London Police.  
**For Information**  
(Pages 95 - 110)
12. **MOUNTED UNIT**  
Joint Report of the City Surveyor and the Commissioner of the City of London Police.  
**For Information**  
(Pages 111 - 120)
13. **MAJOR PROGRAMMES OFFICE - DASHBOARD REPORT**  
Report of the Chamberlain.  
**For Information**  
(Pages 121 - 134)
14. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
15. **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
16. **CONFIDENTIAL MINUTES**  
To agree the confidential minutes of the meeting held on 22<sup>nd</sup> October 2025.  
**For Decision**



## **CAPITAL BUILDINGS BOARD**

**Wednesday, 22 October 2025**

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

### **Present**

#### **Members:**

Deputy Alastair Moss (Chair)	Charles Edward Lord, OBE JP
Deputy Oliver Sells KC (Deputy Chairman)	Deputy Andrien Meyers
David Brooks Wilson	Deputy James Thomson CBE
Alderman Timothy Hailes JP (Ex-Officio Member)	James Tumbridge
Jason Groves	Philip Woodhouse
Alderman Tim Levene	

#### **Officers:**

Paul Wilkinson	- The City Surveyor
Ola Obadara	- Property Projects Group Director
Robert Murphy	- Investment Property Group Director
Tim Cutter	- City Surveyor's Department/Avison Young
Sonia Virdee	- Financial Services Director
David Abbott	- Chamberlain's Department
Nadhim Ahmed	- Chamberlain's Department
Sharifa Daley	- Chamberlain's Department
Simon Rilot	- Chamberlain's Department
Simon Whelan	- Chamberlain's Department
Neil Jenkins	- City of London Police
Martin O'Regan	- City of London Police
James Murray	- City Surveyor's Department
Emma Powell	- City Surveyor's Department
Sarah Trillwood	- City Surveyor's Department
John Cater	- Board Clerk

### **1. APOLOGIES**

Apologies for absence were received from Tijs Broeke, Deputy Henry Colthurst, Deputy Madush Gupta, Shravan Joshi, and Deputy Christopher Hayward.

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

The Board noted David Brooks Wilson's standing declarations in respect of any matters concerning Arcadis, Broadway Malyan, City and Provincial Properties Ltd, Keltbray, and Noble Wilson Ltd.

Separately, Alastair Moss informed the Board that his previous employer had acted for the counterparty in Item 9; he confirmed that he had not worked on the matter.

3. **MINUTES**  
**RESOLVED:** - that the public minutes and non-public summary of the Capital Buildings Board meeting on Wednesday, 24<sup>th</sup> September 2025 were approved as an accurate record.
4. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**  
There were no public questions.
5. **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**  
There was no other urgent public 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. **NON-PUBLIC MINUTES**  
**RESOLVED:** - that the non-public minutes of the Capital Buildings Board meeting on Wednesday, 24<sup>th</sup> September 2025 were approved as an accurate record.
8. **SALISBURY SQUARE DEVELOPMENT - RIBA STAGE 5 UPDATE**  
The Board received a Report of the City Surveyor concerning the Salisbury Square Development.
9. **FPEP: SECURING POLICE ACCOMMODATION TO 2030**  
The Board considered a Report of the City Surveyor concerning Bishopsgate Police Station.
10. **CITY OF LONDON POLICE ACCOMMODATION PROGRAMME - GUILDHALL YARD EAST DECANT - BASTION HOUSE DECANT PROJECT**  
The Board considered a Report of the City Surveyor concerning the City of London Police Accommodation Programme.
11. **EASTERN BASE - MIDDLESEX STREET, CAR PARK, MIDDLESEX STREET, E1 7AD**  
The Board considered a Joint Report of the City Surveyor and the Commissioner of the City of London Police concerning the provision of an Eastern Base for the City of London Police.
12. **COLP PROPERTY STORE**  
The Board considered a Joint Report of the City Surveyor and the Commissioner of the City of London Police concerning the provision of a Property Store for the City of London Police.
13. **MAJOR PROGRAMMES OFFICE - DASHBOARD REPORT**  
The Board received a Report of the Chamberlain concerning the Portfolio Dashboard for the Future Police Estate and Salisbury Square Development.

**14. NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**

There were no non-public questions.

**15. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT AND WHICH THE BOARD AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There was no other urgent non-public business.

**16. CONFIDENTIAL MINUTES**

**RESOLVED:** - that the confidential minutes of the Capital Buildings Board meeting on Wednesday, 24<sup>th</sup> September 2025 were approved as an accurate record.

**The meeting closed at 12.00 pm**

-----  
Chair

**Contact Officer: John Cater**  
**John.Cater@cityoflondon.gov.uk**

This page is intentionally left blank



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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank



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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank



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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank



Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank



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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank