

## EUSTON STRATEGIC BOARD (ESB) ACTIONS

9th April 2018

Time: 12.30pm – 2.00pm

Chair: Cllr Georgia Gould (Leader, LBC)

Camden Town Hall, Committee Room 1, Judd Street, London, WC1H 9JE

The following were in attendance at the meeting:

Camden	Cllr Georgia Gould	Leader
Camden	Cllr Danny Beales	Cabinet Member for Investing in Communities
Camden	David Joyce	Director of Regeneration and Planning
Camden	Karen Galey	Head of Placeshaping and Economic Development
Camden	Mary-Ann Lewis	Euston Programme Manager
DfT	Kate Cohen	Project Director
GLA	Jules Pipe	Deputy Mayor of London - Planning
HS2 Ltd	Tom Venner	Commercial Development Director
Network Rail	Gemma Liscoe	Project Sponsor – Redevelopment of Euston Conventional Station
CR2	Michelle Dix	MD, Crossrail 2
TfL	Lucinda Turner	Director of Spatial Planning
Camden	Therese Gallagher	Principal Planner, Euston team (note taker)
Lendlease	Kristy Lansdown	Head of New Businesses (attended for Lendlease and Growth Strategy items)
Lendlease	Bek Seeley	Commercial Director (attended for Lendlease and Growth Strategy items)
Camden	Patrick Jones	Business Relationships and Networks Manager (attended for Growth Strategy item)
Euston Town	Simon Pitkeathley	CEO (attended for Growth Strategy item)

COMMENTS	ACTION	DEADLINE/ STATUS
<b>Apologies</b> <ul style="list-style-type: none"> <li>- Neil Kirkwood, Network Rail</li> <li>- Simon Ridley, MHCLG</li> </ul>		
<b>Minutes of the last meeting</b> <ul style="list-style-type: none"> <li>- Agreed</li> <li>- September minutes were also agreed.</li> </ul>		
<b>Community engagement &amp; membership and timing of publication of minutes</b> <ul style="list-style-type: none"> <li>- Following a request from community representatives for a named representative to become a member of the board, it was agreed that as with Business representation, a relevant</li> </ul>		

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<p>community representative could be invited for specific items at the discretion of the board.</p> <ul style="list-style-type: none"> <li>- It was suggested that the current mechanism to allow feedback from the board to community representatives is strengthened with a standing agenda item at the ECRG where Camden members or officers could provide an update on the most recent board meeting.</li> <li>- It was agreed that the board would endeavour to agree minutes by correspondence and in advance of the following board meeting in order to address the current time lag, with a target of five weeks.</li> </ul>		
<p><b>Network Rail Feasibility work</b></p> <ul style="list-style-type: none"> <li>- GL provided a recap on the GRIP 2 Feasibility stage, an overview of the SoBC and a forward look to GRIP 3 option selection work.</li> <li>- Network Rail will be using the next six months to look at the strategic concepts (families) from GRIP 2 in more detail and to also consider a lower level of intervention which would keep the station operational.</li> <li>- Discussion and questions focused on: <ul style="list-style-type: none"> <li>o Understanding demand and ambition</li> <li>o How this fits with CR2</li> <li>o Comparability with similar rail projects</li> <li>o Opportunities to work with HS2 to reduce disruption and construction duration</li> <li>o Ambition for OSD</li> </ul> </li> </ul>		
<p><b>Master Development Partner introduction</b></p> <ul style="list-style-type: none"> <li>- Bek Seeley and Kristy Lansdown joined the meeting</li> <li>- BS and KL provided an overview of Lendlease's strategic approach. They highlighted: <ul style="list-style-type: none"> <li>o The strength of the existing knowledge quarter and Med city</li> <li>o The role of Euston as part of the local, regional and national economy</li> <li>o Their focus on people and communities and the opportunities to deliver for existing Camden communities and the need for comprehensive engagement</li> <li>o The need to retain flexibility in their masterplan and the holistic approach they intend to take at Euston</li> </ul> </li> <li>- GG highlighted Camden's role as custodians of this part of the city and welcomed Lendlease's focus on community engagement and highlighted the proposed use of a Citizen's assembly alongside more traditional engagement. She highlighted the disruption that the community would be living through and concerns around air quality and other environmental impacts.</li> </ul>		
<p><b>Growth Strategy – next steps</b></p> <ul style="list-style-type: none"> <li>- Patrick Jones and Simon Pitkeathley joined the meeting</li> </ul>		

COMMENTS	ACTION	DEADLINE/ STATUS
<ul style="list-style-type: none"> <li>- Presentation from KG &amp; PJ which outlined the work that Camden have commissioned to update the growth strategy. The update will focus on:               <ul style="list-style-type: none"> <li>o creating a framework of measurable outcomes</li> <li>o considering the local response to growth and identifying the correct type of growth</li> <li>o looking at the impact on land values</li> </ul> </li> <li>- PJ outlined the science and innovation audit that is currently underway.</li> <li>- Discussion focused on:               <ul style="list-style-type: none"> <li>o The need to consider growth in the wider area. SP offered the BID's assistance</li> <li>o How to ensure baselines are an accurate reflection of values and the need to try to ensure there is no double counting, which everyone acknowledged was difficult to do</li> <li>o The difficulty of valuing the benefits of place and placemaking, and in particular permeability. LT highlighted TfL's work in this area and offered to work with Camden on this</li> <li>o The need for genuinely affordable housing and workspace in order to provide a suitable ecosystem for growth.</li> </ul> </li> </ul>		
<p><b>AOB</b></p> <ul style="list-style-type: none"> <li>- Landowners masterplan:               <ul style="list-style-type: none"> <li>o questions were raised in relation to the commitment provided at the last meeting to update the Landowners masterplan to reflect the comments of stakeholders.</li> <li>o TV explained that a decision had been taken to issue the comments as an appendix to the report rather than making changes to the report.</li> <li>o Stakeholders expressed their disappointment to this approach, especially in relation to points where all parties were in agreement.</li> </ul> </li> </ul>		

Note taker: Therese Gallagher