

# The Euston Partnership Board

## Meeting Details

## Attendees

**Date** 06/03/2025

John Reed (interim Chair) TEP

**Time** 10:00 – 12:00

Jill Adam

DfT

Jenny Rowlands

LBC

**Location**

Matthew Steenhoek

LL

Jenny Sawyer

LL

Matt Cope

WCPD

**Reference** EPB52

Philip Graham

GLA

**Apologies**

Richard Olszewski

LBC

Shamit Gaiger

WCPD

Peter Hume

NR

Cathy Francis

HMCLG

Jules Pipe

GLA

Stephen Dance

IPA

Elaine Holt

HS2

Victoria Tomalin

HMT

Alan Over

DfT

David Rowe

TFL

Andy Swift

HS2

[REDACTED]



Huw Edwards

HS2

**Next meeting details:**

03/04/2025

## 1. Welcome and Introductions

The Chair welcomed members to the meeting and introduced [REDACTED] who had been appointed as the Director of the Euston Delivery Company. The organisation will work in shadow form ahead of its formal incorporation.

## 2. Review of Minutes and Actions

The minutes of the last meeting were agreed. The Chair took the Board through the open actions and agreed to close action **FEB6.02** (LBC to share Design Review Panel report with Board members).

## 3. Government Update

**DfT Update** - Jill Adam (JA) noted that DfT had been working through the Spending Review process closely with HMT, IPA and MCHLG to present a clear position on Euston. DfT had also been working with TEP and Partners on a programme for a preferred Spatial Concept before Summer in line with Ministerial expectations. There had been good engagement with Ministers on proposals for delivery arrangements at Euston including the creation of the Euston Delivery Company.

Matthew Steenhoek (MS) asked how the completion of the Spatial Scope Plan will feed into the Spending Review. JA replied that DfT would be in regular dialogue with HMT throughout the SR process. The Spending Review will be published on 11 June – on current plans this is ahead of DfT decisions about ratifying spatial planning and moving back to detailed design, and ahead of decisions to formally incorporate the delivery company.

**HMT Update** – [REDACTED] anticipated further engagement with DfT as they move towards the publication of the Spending Review on 11 June.

## 4. London Growth Plan

Philip Graham (PG) provided an update on the London Growth Plan, which launched on 27 February 2025. It had been jointly endorsed by the Mayor of London and London Councils. The Plan aims to make London more prosperous, fairer and greener as a global city and good capital of the UK. It will focus on productivity, inclusion, climate and global activity. PG emphasised that the opportunity in Euston is highly complementary with the ambitions set out in the plan, particularly in respect of frontier innovation, and investment in infrastructure and homes.

██████████ asked how the Plan aimed to help improve the perception of London considering its reputation for issues such as crime and homelessness. PG recognised that the narrative needed to change. GLA was working with the Metropolitan Police, recognising that the challenge is partly one of perception.

Richard Olszewski (RO) said the inclusive economy approach was fundamental to London's success and encouraged Partners to support the plan.

David Burns (DB) emphasised that it was a 10-year long-term plan which complements with the long-term ambitions for Euston.

JA said landing a redeveloped Euston in a way that works and builds on what is already in the area was imperative.

**Action MAR4.01: John Reed and Philip Graham to review alignment between the emerging Euston Spatial Scope Plan and the London Plan (April 2025)**

## 5. Euston Area Plan

██████████ and ██████████ presented an update on the Euston Area Plan which set out Camden's vision for the future of Euston and expectations for how new homes, jobs, green spaces and community facilities should be delivered. Consultation on the Pre-Submission Draft will be in July 2025 with an aim to adopt the plan in Autumn 2026.

DR asked if the purpose of syncing the timing of the Plan with spatial concept outputs was to confirm the capacity positions and layout considerations ██████████

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██████████ said this was the intention however if the issues have not been resolved, optionality will be included in the Plan.

PG asked how the process linked with the wider work that has been taking place on housing delivery by the Euston Housing Delivery Group ██████████ said that the Euston Housing Delivery Group have an informal site allocation for housing development and the nature of the planning process allows flexibility and lays groundwork for future master planning.

Stephen Dance (SD) noted that a route to establishing planning consent for the Euston scheme at pace that balances housing, growth, business, transport and environment benefits was imperative. PG was confident there was a way through, especially as the plans for Euston were consistent with the overall London Plan and this was unlikely to shift.. RO added that Camden had a track record of successfully striking a balance between housing and business interests and were keen to act quickly.

The Chair explained that The Euston Partnership was creating a Consenting Strategy in the next few weeks and will share with the Board at a future meeting.

██████████ encouraged Partners to engage with Camden on the Euston Area Plan viability process. He recognised that this process needed to ensure that commercial confidentiality is maintained.

**Action MAR5.01: Lendlease and L'Rep to discuss with Camden how both parties can best share information on viability to inform the Euston Area Plan**

## **Spatial Concepts**

John Reed (JR) presented a progress update and next steps on the Spatial Concepts workstream, including a 'work in progress' snapshot of 'Option 11+', which evolves last year's Option 11 by taking on board feedback received from all partners. Partners continue to collaborate to converge towards a preferred option. Partners were asked to raise any concerns with the workstream immediately.

Peter Hume (PH) noted that the next stage of work by Network Rail would be considering phasing with consideration of the impact on the operating railway. JR supported this approach and encouraged an environment that maintained integration between projects.

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**Action MAR6.01:** [REDACTED] to propose communications plan for spatial concepts by June '25.

## **6. Management Information & Leadership Report**

[REDACTED] took members through the TEP and Campus Activity update. TEP remain focused on developing the Spatial Scope Plan in collaboration with Partners. The handover of the Community Hub from MDJV to TEP was in its final stages. Three grants had been awarded for Hub based community projects.

PH provided the Network Rail update. Senior leader briefing sessions had been organised to support decisions on the scope and cost of the conventional station options.

SD highlighted the importance of quality cost estimating and recommended scrutinising cost ranges early to build confidence.

Seamus O' Dwyer (SoD) provided the HS2 update including the internal governance route for the agreement in principle of the Spatial Scope Plan. Further work to test and validate the Minimum Viable Product for the London Underground station at Euston was being developed jointly with TfL. A progress update will be presented at a future EPB. It was agreed that SoD would confirm the timeline for completion of the work to ensure alignment with the output of the Spatial Scope Plan.

MS provided the Lendlease update. They are keen to move forward with the London Innovation Exchange (LIX) where a proposal had been shared with DfT for discussion. He confirmed Lendlease want to support the development of the Euston Area Plan

DR provided the TfL update. LU MVP designs options were progressing to get to a workable solution, drawing on benchmarking from other stations. Work continues to progress on the Bus and Taxi workstreams.

[REDACTED] shared ONW's update. ONW had been more engaged with the Spatial Scope Plan workshops. AM flagged that the information they had been being sharing was at pre-feasibility stage.

Matt Cope (MC) provided the WCPD update. WCPD continue to ensure that operational and customer experience considerations are appropriately taken into account in the development of the Euston Campus and the assessment of the Options for the Spatial Concept.

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## **7. Any Other Business**

There was no other business.

## Forward look

Meeting Date	Topic/Description	Type	Lead
03 Apr 25	LU MVP	Update	Andy Swift
03 Apr 25	Materials by Rail	Update	Andy Swift
03 Apr 25	Meanwhile Use	Update	James Danby
03 Apr 25	Vision for Euston Interim Update	Update	Jill Adam/Ben White
01 May 25	Vision for Euston Update	Update	Jill Adam/Ben White
01 May 25	Spatial Concept	Update	John Reed
TBC	Euston Partnership Board meeting held at community hub	-	Ben White
TBC	Euston Delivery Company Update	Update	Jill Adam/John Reed
TBC	Euston Area Plan	Update	

## 8. Action Table

Date	No	Action	Owner	Due	Status
11 Feb 25	FEB2.01	<b>Review the impact of the HS2 hoarding line on accessibility and visibility of Drummond Street</b>	Andy Swift	31 Mar 25	Open
11 Feb 25	FEB6.02	<b>LBC to share Design Review Panel report with Board members</b>		Shared on 14 Feb 25	Closed
11 Feb 25	FEB8.01	<b>DfT to provide briefing on the Euston vision for Mayor</b>	Jill Adam	31 Mar 25	Open



06 Mar 25	MAR4.01	<b>John Reed and Philip Graham to review alignment between the emerging Euston Spatial Scope Plan and the London Plan</b>	John Reed/Philip Graham	30 April 25	Open
06 Mar 25	MAR5.01	<b>Lendlease and L'Rep to discuss with Camden how both parties can best share information on viability to inform the Euston Area Plan</b>	James Danby/Matt Steenhoek/David Burns	01 May 25	Open
06 Mar 25	MAR6.01	<b>Ben White to propose communications plan for spatial concepts by June '25</b>	Ben White	04 June 25	Open