

Minutes and Actions

The Euston Partnership Board

Meeting Details		Attendees	Jules Pipe	GLA
Date	03/04/2025	John Reed (interim Chair) TEP	Elaine Holt	HS2
Time	10:00 – 12:00	Jill Adam	DfT	Jenny Rowlands
Location	██████████	Matthew Steenhoek	LL	
██████████		Philip Graham	GLA	Presenters
Reference	EPB53	Richard Olszewski	LBC	██████████
		Peter Hume	NR	██████████
		██████████		Apologies
		██████████	██████████	██████████
		Stephen Dance	NISTA	Matt Cope
		██████████	██████████	WCPD
		██████████	██████████	DfT
		██████████	██████████	
		Katy Hatter	HMT	Andy Swift
		David Rowe	TFL	Huw Edwards
		Cathy Francis	MHCLG	Victoria Tomalin
		Shamit Gaiger	WCPD	HMT

Next meeting details:

01/05/2025

1. Welcome and Introductions

The Chair welcomed members to the meeting and introduced Katy Hatter (KH) who has been appointed as the Head of Major Projects at HMT.

2. Review of Minutes and Actions

The minutes of the last meeting were agreed. The Chair took the Board through the open actions.

FEB8.01 – Remains open with target joint briefing for Minister, Mayor and LBC Leader in May.

MAR5.01 - Lendlease, L'Rep and Camden to complete a scoping exercise for the information required to inform the Euston Area Plan.

The Chair agreed to close action **MAR4.01**

3. Government Update

DfT Update - Jill Adam (JA) noted that DfT has been continuing to work closely with HMT, NISTA and MHCLG on the Spending Review and engaging closely with the spatial planning workstream. The development of new delivery arrangements continues and DfT has been engaging on multiple levels on the Euston Vision. An in-principal steer had been received from ministers to look at the futureproofing of the HS2 station in more detail. There had been discussions on further work to look at how to ensure capital costs and the impact on development for some of those choices was understood.

Shamit Gaiger (SG) asked for further information about the plans for transitioning from The Euston Partnership to the new delivery company. JA replied that DfT were working on more detailed proposals for new delivery arrangements with support from ministers, but they have not yet sought a formal decision, or the cross-government agreement required to stand up a new organisation. [REDACTED] DfT will liaise closely with organisations represented on the Board regarding transition.

HMT Update – KH flagged thanked members for their continued engagement on the Spending Review.

4. Housing

Cathy Francis (CF) provided a housing update. MHCLG has been working with DfT on the Spending Review and Ministers were keen to see where sites could be brought forward in the near term.

Appointments were being finalised for new roles on the Euston Housing Delivery Group, to cover master planning, finance and global growth.

MHCLG continues to work with Camden on the procurement of various products and the recruitment of officers to support delivery including substantial community engagement and reviews of existing housing stock and social infrastructure.

David Rowe (DR) asked if there had been any further discussions on the mix of land uses. Cathy said that [REDACTED] will be starting this work in earnest as the programme is developed for the Housing Delivery Group. CF recognised that pragmatism was required around demand for life sciences. It was agreed that [REDACTED] will be invited to a future meeting to provide an overview of work that will be taking place, an indication of when emerging proposals can be expected, and when the Board can engage with decisions.

Action APR4.01: [REDACTED] to be invited to present at a future meeting on the developing programme of the Euston Housing Delivery Group.

5. 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++'

JR went through the governance timeline that seeks to obtain partners' agreement in principle to a preferred option to provide the basis for re-starting the design lifecycle.

[REDACTED]

Richard Olszewski (RO) said that Camden was keen for Eversholt Street to be included in the spatial scope plan as an in-principal option to show overall ambition. Jules Pipe (JP) said that GLA was keen to take up the opportunity to transform Eversholt Street to enhance placemaking and supported a commitment to provision in the long-term. Philip Graham (PG) added that GLA was looking for a clear statement of a shared desire to identify a viable scheme for Eversholt Street as part of the core project.

APR5.01 - PG, JR, and JA to review [REDACTED]

JA clarified that the development of Eversholt Street remained part of the master planning work that Lendlease will be taking forward but had not been developed sufficiently to be included in the same way as the HS2 station and the first phase of the redevelopment of the conventional station. A measured approach to commitment should be taken as some of the land was not Government owned.

RO flagged that Camden had some points of concern such as the re-provision of open space that will be caveated in their letter of agreement. JA reminded members that there was a risk that the aim of obtaining an agreed single preferred option will not be reached if there are too many caveats in Partners' returns therefore some compromise was required.

[REDACTED]

[REDACTED]

JR summarised the Board's agreement to the following points:

- Eversholt Street is an important opportunity and nothing in spatial planning should preclude it;
- The Board would like to see the identification of a viable scheme (or schemes) for Eversholt Street activation as a priority workstream; and
- The inclusion of Eversholt Street remains subject to the development of a viable funding and/or financing approach, given it is currently unfunded.

6. Vision

[REDACTED] provided an update on developing a vision for Euston. TEP had facilitated a workshop for partners on 26 March. The consensus was that the vision statement and objectives should be more 'people' focused. Two further facilitated community workshops and a Ministerial briefing had been scheduled.

PG said that the vision should reflect the uniqueness of Euston. The wider community including employers, businesses and university students should also be engaged.

Jenny Rowlands said more notice of workshops should be given to local community members where possible.

Stephen D said that trade-offs between transport, place and economy should be acknowledged to help build credibility and trust with audience.

JA asked members to send any good examples of visions that could be used to help shape the Euston vision.

SG said the emphasis of the objectives should be on passengers and customers not the station and suggested including design principles that could be tested against.

7. Meanwhile Use

[REDACTED] presented a Meanwhile Use update. The presentation included a summary of the progress made on NTH Gardens and Community Sculpture, Zone 5 Construction Skill and the Maria Fidelis Annex. Members were pleased with the progress made to date.

JR asked if the Meanwhile Use funding had been confirmed for FY25/26. [REDACTED]

[REDACTED] said that HS2 was planning to continue to provide funding and was aware of the importance of the Meanwhile Use initiative.

A Meanwhile Use evaluation report will be produced over the Summer and shared with the Board. This evaluation will include assessing the social, cultural, and environmental benefits of the existing meanwhile uses, in alignment with the Euston Social Value Charter, to help optimise the current meanwhile use initiatives, and to help inform future activities.

8. Management Information & Leadership Report

[REDACTED] took members through the TEP and Campus Activity update. Phase 1 of the opening of the Community Hub was complete. It is expected that it will open for the public by the end of April.

Peter Hume (PH) provided the Network Rail update. Jake Kelly had been appointed as the North-West and Central region Managing Director on 24 March and will join the Board to represent Network Rail.

Matthew Steenhoek (MS) provided the Lendlease update. Lendlease have been positively engaging in workshops and breakout sessions working to complete the Spatial Planning workstream.

PG provided the GLA update. [REDACTED]

DR provided the TfL update and flagged that the LU MVP design option had not yet been agreed. Work has been progressing on the Bus Station and Taxi Rank workstreams however they have not yet been completed.

SG provided the WCPD update. She highlighted the importance of aligning the Futureproofing and Demand Modelling assumptions.

9. Any Other Business

Forward look

Meeting Date	Topic/Description	Type	Lead
01 May 25	LU MVP	Update	Andy Swift
01 May 25	Materials by Rail	Update	Andy Swift
01 May 25	Vision for Euston Update	Update	Jill Adam/ [REDACTED]
01 May 25	Spatial Concept	Update	John Reed
TBC	Euston Partnership Board meeting held at community hub	-	[REDACTED]
TBC	Euston Delivery Company Update	Update	Jill Adam/John Reed
TBC	Euston Area Plan	Update	
TBC	Housing Delivery Group Update	Update	Cathy Francis/ [REDACTED]

10. Action Table

Date	No	Action	Owner	Due	Status
11 Feb 25	FEB2.01	Review the impact of the HS2 hoarding line on accessibility and visibility of Drummond Street	Andy Swift	31 Mar 25	Closed
11 Feb 25	FEB8.01	DfT to provide briefing on the Euston vision for Mayor	Jill Adam	31 Mar 25	Open
06 Mar 25	MAR4.01	John Reed and Philip Graham to review alignment between the emerging Euston Spatial Scope Plan and the London Plan	John Reed/Philip Graham	30 April 25	Closed

06 Mar 25	MAR5.01	Lendlease, L'Rep and Camden to complete a scoping exercise for the information required to inform the Euston Area Plan	[REDACTED] /Matt Steenhoek/David Burns	01 May 25	Open
06 Mar 25	MAR6.01	[REDACTED] to propose communications plan for spatial concepts by June '25	[REDACTED]	04 June 25	Open
03 Apr 25	APR5.01	PG, JR, and JA to review [REDACTED]	Philip Graham/John Reed/Jill Adam	01 May 25	Open
03 Apr 25	APR4.01	[REDACTED] to be invited to present at a future meeting on the developing programme of the Euston Housing Delivery Group.	Cathy Francis	01 May 25	Open