

Minutes and Actions

The Euston Partnership Board

Meeting Details

Date 01/05/2025

Time 10:00 – 12:00

Location



Reference EPB54

Attendees

John Reed (interim Chair) TEP

Jill Adam DfT

Matthew Steenhoek LL

Philip Graham GLA

Peter Wilkinson DfT

Jake Kelly NR

[Redacted]

Stephen Dance NISTA

Andrew Morgan ONW

Andy Swift HS2

David Rowe TfL

David Burns LBC

[Redacted]

Jules Pipe

Elaine Holt

Matt Cope

Presenters

Nick Jones HS2

Apologies

Richard Olszewski LBC

Patrick Cawley NR

Cathy Francis MHCLG

Jenny Rowlands LBC

Alan Over DfT

Jenny Sawyer LL

Huw Edwards HS2

Victoria Tomalin HMT

Joe Randall HMT

Katy Hatter HMT

Shamit Gaiger WCPD

GLA

HS2

WCPD

Next meeting details: 04/06/2025



1. Welcome and Introductions

The Chair welcomed members to the meeting and introduced [REDACTED] (TEP), who has been appointed to lead the Euston Partnership Board (EPB) Secretariat responsibilities.

2. Review of Minutes and Actions

The minutes of the last meeting were agreed, with one requested amendment from WCPD relating to Item 5 (Spatial Concepts) added as follows:

SG also flagged there is currently insufficient space for staff accommodation on the HS2 side, which is vital for operations. She suggested that the parcel deck should be considered and that this could also incorporate additional retail space to strengthen the business case.

The Chair took the Board through the open actions.

FEB8.01 – DfT seeking a date for a joint briefing for the Rail Minister, London Mayor and Leader of Camden.

MAR5.01 – Agreed to remain open and return to June EPB with an update. Lendlease, L'Rep and LBC continue discussions on the options for what development enabling cost information is used by LBC to inform their Euston Area Plan.

APR5.01 – Agreed to close as Jill Adam, John Reed and Philip Graham progressing off-line discussions to agree narrative for GLA to support Spatial Plan Option 12b.

3. Government Update

DfT Update - Jill Adam (JA) noted the DfT continues to work closely with HMT, NISTA and MHCLG on the Spending Review and is engaging closely with the TEP spatial planning workstream. The business case development for establishment of the new delivery company arrangements continues. The DfT has been engaging on multiple levels on the Euston Vision and presented the initial strategy and objectives to the Rail Minister. The Minister provided positive feedback and emphasised the need to recognise that investment in transport will unlock housing and regeneration.

[REDACTED]

HMT Update – No significant update to report this month.

4. London Underground Minimum Viable Product (LU MVP)

Nick Jones (HS2) presented an update on the LU MVP, noting it had already been reviewed in detail with DfT. Nick informed the Board the pre-feasibility study was undertaken relatively quickly, used high-level benchmarking information from the Kings Cross programme. [REDACTED]

A range of options were presented with an assessment made of each against a number of criteria including cost, construction complexity, operations/maintenance, etc. The existing DRP3 design was used as a baseline. [REDACTED]

David Rowe (TfL) advised the feasibility study was useful and provided a basis to inform spatial planning. He acknowledged that at current level of design maturity, there was no clear best solution for entrances and exits to NR station and for the movement of passengers to and from concourse and platforms. Further work was now needed to integrate with Spatial Concepts Option 12b [REDACTED]

5. Materials by Rail (MbR)

Nick Jones (HS2) presented the latest MbR update. Nick informed the Board this latest information was a refresh of the presentation material presented to the Board last year.

A two-phase strategy was outlined. Further modelling work is required to help validate and provide further confidence in the proposal.

Phase 1 would utilise the existing track 17

Phase 2 would require the provision of a new railhead and significant enabling works on platform 16. [REDACTED]

The Board discussed the need for a business case to be developed for Phase 2.

Matthew Steenhoek (LL) noted the importance of sequencing and of avoiding the double handling of spoil on development plots. [REDACTED]

David Burns (LBC) recommended the next stage of planning considered integration with Spatial Concepts Option 12b. He highlighted the need to remove as many HGV lorries from local roads as possible and asked that the business case captured the community and environmental value of doing so. David Rowe (TfL) agreed with this point.

Thiri Sitharanjan (HMT) asked when a firm decision on the Phase 1 proposal was required. HS2 confirmed a decision was required before the end of the current financial year.

Jake Kelly (NR) emphasised the need to ensure train paths were available to use the facility.

MAY5.01 – HS2 (AS / NJ) to lead continued discussion on the potential development of a business case for Phase 2 of the Materials by Rail proposal by providing regular EPB updates on a 4 monthly cycle, as per suggested timeline of September 2025, January 2026 and May 2026.

6. Spatial Concepts

John Reed (JR) thanked members for their continued collaboration and support on this workstream. He presented a progress update. He informed the Board that the latest Spatial Scope Plan had been shared with all partners with a recommendation to take forward Option 12b as the basis to restart the design lifecycle and master planning. Partners have been asked to provide informal agreement in principle by 8 May and formal agreement in principle by 29 May.

Stephen Dance (NISTA) emphasised the need to consider how back of house elements, such as services and operations, utilities, deliveries, and staff accommodation, can be incorporated into the scheme. He added that the funding of these elements also needs to be clear. JR said that the spatial work had begun to consider the areas relevant to this early stage of development, and that others would be address during the development lifecycle.

Matthew Steenhoek (LL) emphasised that this process was not about locking out any option at this time, but rather agreeing a common start point.

Thiri Sitharanjan (HMT) asked about the design of the 'town square' element of Option 12b. JR responded by noting that the Spatial Scope Plan had focused on the campus layout and that Lendlease will drive the public realm design as part of their master planning.

Peter Wilkinson (DfT) stated that the spatial layout needed to ensure safety for women, children and vulnerable passengers. He also stated that the location of taxi provision for people with restricted mobility needed to be carefully considered. JR agreed the importance of catering for all passenger groups and that the design process will enable us to do so.

Philip Graham (GLA) said that the GLA still required assurance that development along the existing station boundary with Eversholt Street would be delivered as it would contribute to delivering the Mayor's growth plan and to meeting the Government's commercial, growth and economic objectives. Jill Adam (DfT) highlighted that further work was required on costs, benefits and feasibility, including understanding the impact on the operations of the existing station. Matthew Steenhoek (LL) emphasised that the development of Eversholt Street was a key component of Lendlease's master planning.

██████████ JR confirmed that nothing in Option 12b precluded Eversholt Street development.

Stephen Dance (NISTA) suggested the sequencing of construction build activities needs to be understood at an early opportunity. JR noted that a master integrated schedule was under development to meet this need and will be shared with the Board in due course.

7. Vision

██████████ provided an update on the draft vision for Euston. Two community and two partner workshops had been held and the Rail Minister had been briefed. Feedback was being incorporated into a Version 3 that will be shared with the Board at the June EPB meeting.

8. Management Information & Leadership Report

██████████ took members through the TEP and Campus Activity update, highlighting that the Euston Community Hub was due to open later in the month.

Other partner MI reports were taken as read.

9. Any Other Business

None.

Forward look

| Meeting Date | Topic/Description | Type | Lead |
|--------------|--|--------|-------------------------------|
| 04 June 25 | Vision for Euston Update | Update | Jill Adam / [REDACTED] |
| 04 June 25 | Spatial Concept & Communication Plan | Update | John Reed |
| 03 July 25 | Lendlease Master Planning Strategy & Approach | Update | Matthew Steenhoek |
| 03 July 25 | Spending Review | Update | Jill Adam / Thiri Sitharanjan |
| 03 July 25 | Euston Partnership Board meeting held at community hub | - | [REDACTED] |
| TBC | Euston delivery model | Update | Jill Adam / Peter Wilkinson |
| TBC | Euston Area Plan | Update | David Barnes |
| TBC | Housing Delivery Group | Update | Cathy Francis/Bek Seeley |
| August | Indicative Campus construction sequence and schedule | Update | John Reed |

10.Action Table

| Date | No | Action | Owner | Due | Status |
|-----------|---------|--|--|------------|--------|
| 11 Feb 25 | FEB8.01 | DfT to provide briefing on the Euston vision for Mayor | Jill Adam | 31 Mar 25 | Open |
| 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 | James Danby/Matt Steenhoek/David Burns | 04 June 25 | Open |

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|-----------|---------|--|-----------------------------------|------------|--------|
| 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 | Closed |
| 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 |
| 01 May 25 | MAY5.01 | HS2 (AS / NJ) to lead continued discussion on the potential development of a business case for Phase 2 of the Materials by Rail proposal by providing regular EPB updates on a 4 monthly cycle, as per suggested timeline of September 2025, January 2026 and May 2026. | Andy Swift | August 25 | Open |