

# Minutes and Actions

## The Euston Partnership Board

Meeting Details		Attendees	Presenters		
Date	01/05/2025	John Reed (interim Chair) TEP	Nick Jones	HS2	
Time	10:00 – 12:00	Jill Adam	DfT		
Location		Matthew Steenhoek	LL		
		Philip Graham	GLA	<b>Apologies</b>	
Reference	EPB54	Peter Wilkinson	DfT	Richard Olszewski	LBC
		Jake Kelly	NR	Patrick Cawley	NR
				Cathy Francis	MHCLG
		Stephen Dance	NISTA	Jenny Rowlands	LBC
		Andrew Morgan	ONW	Alan Over	DfT
		Andy Swift	HS2	Jenny Sawyer	LL
		David Rowe	TfL	Huw Edwards	HS2
		David Burns	LBC	Victoria Tomalin	HMT
				Joe Randall	HMT
		Jules Pipe		Katy Hatter	HMT
		Elaine Holt		Shamit Gaiger	WCPD
		Matt Cope	GLA		
			HS2		

WCPD

**Next meeting details:** 04/06/2025

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## 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 addressed 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.

[REDACTED] 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

[REDACTED] 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

[REDACTED] 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	<b>DfT to provide briefing on the Euston vision for Mayor</b>	Jill Adam	31 Mar 25	Open
06 Mar 25	MAR5.01	<b>Lendlease, L'Rep and Camden to complete a scoping exercise for the information required to inform the Euston Area Plan</b>	James Danby/Matt Steenhoek/David Burns	04 June 25	Open

06 Mar 25	MAR6.01	<b>[REDACTED] to propose communications plan for spatial concepts by June '25</b>	[REDACTED]	04 June 25	Open
03 Apr 25	APR5.01	<b>PG, JR, and JA to review [REDACTED]</b>	Philip Graham/John Reed/Jill Adam	01 May 25	Closed
03 Apr 25	APR4.01	<b>[REDACTED] to be invited to present at a future meeting on the developing programme of the Euston Housing Delivery Group</b>	Cathy Francis	01 May 25	Open
01 May 25	MAY5.01	<b>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.</b>	Andy Swift	August 25	Open