

Minutes and Actions

The Euston Partnership Board – EPB55

Date: 04/06/25

Attendees

In person

John Reid (JR)	TEP
Jill Adam	DfT
Alan Over	DfT
Julien Dehornoy	NR
Jenny Rowlands (JRwl)	LBC
Andy Morgan	ONW
Andy Swift	HS2
Mathew Steenhoek	Lendlease
David Rowe	TfL
Matt Cope	WCP
Richard Olszewski	LBC
Pete Wilkinson	DfT

[REDACTED]

[REDACTED]

Online

Elaine Holt	HS2
Stephen Dance	NISTA
Philip Graham	GLA
Shamit Gaiger	WCP
Jules Pipe	GLA

Apologies

Cathy Francis	MHCLG
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1. Welcome and Introductions

The Chair welcomed members to the meeting and introduced Julien Dehornoy, Network Rail's new Deputy Regional Managing Director.

2. Review of Minutes and Actions

The minutes of the last meeting were agreed.

The Chair took the Board through the open actions (details in Action Table at end of pack).

MAR5.01 Close

MAR6.01 Close

FEB8.01 Remain Open - Invite scheduling issues for all required people.

APR4.01 Open – Await until CF in attendance to confirm an update.

MAY5.01 Open – Action forecast due date in Sept 2025.

3. Government Update

JA stated that DfT is pleased with progress of Spatial Scope Plan Option 12B, and that there has been very good engagement and collaboration from Partners. DfT looking forward to receiving final report and supporting papers to take into Government governance with the aim of then allowing the restart of design work. She was pleased to note that the Community Hub had now opened to the public. Finally, she noted that the Government intended to publish its 10-year infrastructure strategy shortly after the Spending Review announcement.

AO noted that the DfT was working with HS2 on its project reset and was awaiting revised cost and schedule detail.

4. Vision for Euston

██████████ presented the slides to Partners.

A version 3 of the vision and supporting objectives was shared. This had been informed by extensive partner and community feedback as well as feedback from the Rail Minister. The latest version attempted to better capture Euston's unique selling point – a combination of transport connectivity, knowledge economy and well-established local communities. Each of the three objectives has also been 'flipped' to ensure a people-first focus.

██████████ Partners offered some detailed thoughts on the drafting. There was general support for the vision and objectives and a desire to start using them publicly. ██████████

Action JUN4.01 – BW to develop ██████████ based on the Board's feedback.

5. Spatial Scope Plan and communications plan

JR reported that letters of support had now been received from all parties and that Spatial Scope Plan Option 12b was supported by all partners as the basis to proceed to the next phase (design restart and master planning). This represented an enormous task and a significant achievement. He thanked all partners, highlighting those who had worked hard behind the scenes to get letters of support.

JA explained that the Rail Minister would now be briefed before the spatial scope plan and material from the supporting workstreams would be taken forward to wider Government governance. That process will take some time but it is clear that we are on the cusp of a way forward.

EH asked that the partner letters of support be shared. All partners confirmed that they were content for their letters to be shared with all other partners.

Action JUN5.01 - JR to circulate all letters to all partners.

Board members shared their support for the approach taken and recognised the progress that the spatial scope work represented. There was also recognition that there was much work to still do and that effective collaboration needed to continue.

Communications plan

BW presented a draft communications plan. He recognised that the progress made on the programme was worthy of celebrating and proposed a two-phase approach.

Phase 1 would be before Government endorsement of the spatial plan and approval to continue to the next stage of design restart. ██████████

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PG was keen to link Euston to the London Growth Plan narrative.

There was broad support from the Board for the approach outlined with requests to continue to work closely with partner communication and project teams.

Action JUN5.02 – [REDACTED] to provide an update on the communications plan at a future EPB.

6. Management Information slides

The MI slides were taken as read and the Chair offered partners the opportunity to make any comments on their information.

[REDACTED] reminded the Board that the next EPB would be held at the Euston Community Hub.

MS highlighted that Lendlease has announced a joint venture with the Crown Estate

There were no other comments.

7. Any Other Business

There was no AOB from Partners

This was Jenny Rowlands' last meeting – JR thanked her for all her contributions and wished her luck in the future. JR stated that this had been the best meeting and that it was wonderful to see the current level of agreement and collaboration.

Forward look

MEETING DATE	TOPIC/DESCRIPTION	DECISION TYPE/ASK	LEAD
03 Jul	Euston Partnership Board meeting held at Euston Community Hub	-	
03 Jul	Lendlease Master Planning, Infrastructure Strategy and Approach	Update	Mathew Steenhoek
03 Jul	Spending Review	Update	Jill Adam / Thiri Sitharanjan
03 Jul	Euston Employment and Skills Plan	Update	David Burns
Aug	Indicative Campus construction sequence and schedule	Update	John Reed
Sept	Euston Good Life Survey findings	Update	David Burns
Nov	Euston Area Plan	Update	David Burns
TBC	MbR Phase 2 update	Update	Nick Jones
TBC	Euston Delivery Model	Update	Jill Adam / Peter Wilkinson
TBC	Housing Delivery Group	Update	Cathy Francis

Action Table

Date	Action ID	Action	Owner	Forecast Due	Status	Comment
6-Mar-25	MAR5.01	DfT/L'Rep to share costs, constraints and development assumptions including floor space to support the Euston Area Plan planning viability work (respecting commercial sensitivities)	Jill Adam/James Danby	3-Apr-25	Propose to close	Lendlease, L'Rep and Camden to complete a scoping exercise for the information required to inform the Euston Area Plan. 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. (14May)
6-Mar-25	MAR6.01	[REDACTED] to propose communications plan for spatial concepts by June '25	[REDACTED]	4-Jun-25	Propose to close	MAR6.01 [REDACTED] confirms action on target for June EPB
11-Feb-25	FEB8.01	DfT to provide briefing on the Euston vision for Mayor	Jill Adam	31-Mar-25	Open	DfT seeking a date for a joint briefing for the Rail Minister, London Mayor and Leader of Camden.
3-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	4-Jun-25	Open	
1-May-25	MAY5.01	HS2 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.	AS/NJ	1-Sep-25	Open	