

Minutes and Actions

The Euston Partnership Board – EPB56

Date: 03/07/25

Attendees

In person

Jill Adam

Alan Over

Hannah Lomas

Elaine Holt

Andy Swift

Mathew Steenhoek

Jules Pipe

Richard Olszewski

Pete Wilkinson

Jon Rowney

David Burns

Shamit Gaiger

DfT

DfT

NR

HS2

HS2

Lendlease

GLA

LBC

DfT

LBC

LBC

WCPD

Online

Robert Niven

Philip Graham

TfL

GLA

Guests

James Danby

Mark Booth

Paul Eaton

TEP/LRep

LBC

Allies and Morrison (Lendlease)

Apologies

Cathy Francis

John Reed

Julien Dehornoy

Stephen Dance

Andrew Morgan

David Rowe

HMCLG

TEP

NR

NISTA

ONW

TfL

1. Welcome and Introductions

The Chair welcomed members to the Euston Community Hub for the meeting and introduced Jon Rowney, the new Chief Executive of London Borough of Camden.

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 Minutes).

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

APR4.01 Closed – Now on forward look

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

JUN4.01 Closed – Information provided directly to DfT

JUN5.01 Closed – Partner letters of support provided to board members

JUN5.02 Open - Action forecast due date in October 2025

3. Government / DfT Update

JA provided a number of updates on Euston:

- The Government Spending Review represents a positive outcome for Euston
- The Government's 10-year Infrastructure Strategy provided clarity on the Public Private Partnership model and the design, build and maintain option proposed for the HS2 station and related works

[REDACTED]

She highlighted the importance of building on Government funding announcements by continuing the productive partnership working that has proved successful with the Spatial Scope Plan workstream. The DfT is grateful to all partners for their hard work and letters of support for the spatial plan. [REDACTED] She also flagged that the James Stewart Review, now published, includes important lessons learned that need proper consideration at Euston.

Recent statements made by the Secretary of State about HS2's difficult history at Euston highlight the scrutiny that the programme is understandably and rightly under. All involved should expect that

scrutiny to continue. Responding constructively to the challenges will require transparency and continued effective collaboration.

AO emphasised that the policy and funding frameworks now exist to move the Euston programme forward. The Treasury is proactively supporting the new delivery company proposals and good alignment exists with MHCLG. This represents a persuasive coalition and is important for building further momentum and support. [REDACTED]

It is important that all partners continue to highlight problems and actively resolve them together, including by agreeing necessary trade-offs.

PW stated that the DfT will engage with all partners in due course to discuss the governance structure required to enable the programme to be successful.

[REDACTED]

4. Lendlease Master Planning

Paul Eaton (Allies and Morrison) presented an overview on the approach being taken to develop a masterplan for Euston and emphasised that this work was in its early stages.

He highlighted the importance of thinking carefully how the existing diverse communities around Euston interact and engage with the development, as well as connecting the main thoroughfares to ensure they become places where movement, community, retail and institutions all combine as one ecosystem.

Establishing the right density of homes, retail, office and open space for people to prosper and thrive while delivering economic ambitions is critical. The balance between quantity and quality is very important.

The development must cater for a wide range of mixed uses. These include passenger journeys, places of work and study, and homes for local residents. It is important to provide good reasons for people to want to stay, interact and enjoy the space, rather just a place that people pass through.

A number of Board members stated that providing an inspiring vision for Euston to a wide range of stakeholders was critical. The presentation provided some helpful story-telling elements that should be built into a wider narrative.

JP stated that the GLA needed to understand the scale, volume and massing at the soonest opportunity. This process needs to expose the tensions and trade-offs necessary to establish a viable masterplan. He also highlighted the importance of aligning specific Euston elements (e.g. a Euston culture) to the London Growth Plan and the GLA's Equality and Inclusion Strategy.

5. Euston Employment and Skills Plan

DB outlined LB Camden's employment and skills plan for Euston. Its purpose is to create an appropriately skilled and qualified local workforce for current and future requirements for HS2 and the wider Euston programme.

The plan has a number of objectives:

- to drive economic growth and employment in support of the London Growth Plan by developing an inclusive talent strategy and employer-led skills training
- to engage with local schools to offer STEAM programmes, training, job brokerage and apprenticeships
- to work with local businesses and partners to identify future potential workforce needs and determine specific education and training support for local residents to enable them to secure employment opportunities
- to work with all Euston partners in shaping education, training, work experience and mentoring programmes

Camden was already working well with local partners, including HS2, GLA and ClipFine, and had received positive feedback from other key stakeholders, partners and education authorities. There is a tremendous opportunity to build on that early momentum for a 20-year programme with thousands of jobs being created through the re-generation of Euston and surrounding areas.

The plan considers the skills required, not just to deliver the Euston regeneration, but also for businesses and occupiers.

Intervention and engagement in schools is critical, with an aim to raise the awareness, aspirations, expectations, knowledge and opportunities for young people as they progress towards employment age.

On-going analysis will help identify the skills shortages in the labour market and the plan will need to be reactive, adaptable and continually updated with new training offerings.

A number of observations were made by Board members, including:

- widespread support for the plan
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- the importance of a long-term view that encompasses training, mentoring and career pathways for young people
- a shortfall in railway systems skills should mean focus is given in this area as it represents a real opportunity for HS2 and the wider rail industry
- London needs to get its fair share of the significant additional funding included in the recent Industrial Strategy
- an opportunity to connect with not just with University College London but other London institutions such as Birkbeck and University of East London to ensure a wider talent pool
- the need to target primary schools as well as secondary schools and the better use of employees to share their education and work experiences with school children
- an opportunity to work with and learn from other teams on the HS2 route, particularly in Birmingham.

6. Management Information (MI)

The MI was taken as read. No further information was shared by partners.

7. Any Other Business

There was no other business.

8. Minister of State For Rail

The Rail Minister, Peter, Lord Hendy (LPH) of Richmond Hill, joined the meeting. He thanked Board members for their organisations' continued support and willingness to find compromise in recent months. [REDACTED]

LPH stated that constructive partnership working had provided Government with the confidence to make difficult but positive decisions for the future of Euston in the Spending Review and Ten-Year Infrastructure Strategy.

The meeting closed.

9. Forward Look

Meeting Date	Topic/Description	Type	Lead
06 Aug 25	EPB session cancelled due to summer holiday season	-	-
04 Sept 25			
01 Oct 25	Euston Good Life Survey findings	Update	David Burns
06 Nov 25	Euston Area Plan	Update	David Burns
06 Nov 25	MbR Phase 2 update	Update	Andy Swift / Nick Jones
TBC			
TBC	Housing Delivery Group	Update	Cathy Francis/
TBC	Lendlease Master Planning, Infrastructure Strategy and Approach (next iteration)	Update	Mathew Steenhoek

10. Action Table

Date	No	Action	Owner	Due	Status
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11 Feb 25	FEB8.01	DfT to provide briefing on the Euston Vision for Mayor	Jill Adam	31 Mar 25	Open
03-Apr-25	APR4.01	██████████ to be invited to present at a future meeting on the developing programme of the Euston Housing Delivery Group.	Cathy Francis	04-Jun-25	Closed
01-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	01-Sep-25	Open
04-Jun-25	JUN4.01	Develop a version 4 of the Vision for Euston Plan based on Board feedback	██████████ ██████████	03-Jul-25	Closed
04-Jun-25	JUN5.01	JR to circulate all letters to all partners.	JR	04-Jun-25	Closed
04-Jun-25	JUN5.02	██████████ to provide an update on the communications plan at a future EPB.	██████████ ██████████	31-Oct-25	Open
03-Jul-25	N/A	No actions recorded for 03 July 25 Session	N/A	N/A	N/A