

Meeting minutes

Euston Community Representatives Group (ECRG)

Meeting date	Thursday, 28 November 2024
Meeting location	The Wesley Hotel, Euston Street, NW1 2EZ
Meeting time	5:20pm – 7:00pm

Attendees

AA	Amy Allen	Senior Engagement Manager, SCS Tunnels & Shafts
AH	ClIr Adam Harrison (from 6pm)	HS2 Lead LB Camden
BS	Bek Seeley	Chair, Euston Housing Delivery Group
BW	Ben White	Engagement and Communications Director, TEP
CM	Cameron Macleod	LB Camden
DA	David Auger	Camden Cutting Group, Rep for Clarkson Mornington TRA, CHARGE committee member
DD	David Demolder (Chair)	Euston Station IPT, Head of Stakeholder Management
DH	Dorothea Hackman*	Camden Civic Society
DM	Dennis McNulty (observer)	Community Champion
GM	Gareth McGaw	Senior Engagement and Interface Manager HS2
HGT	Hero Granger-Taylor	Park Village East Heritage Group
JA	Juan Ares	Deputy Project Director, Mace Dragados
JT	Jeff Travers*	Primrose Hill, Gloucester Avenue
TS	Tim Stockton	Resident
KH	Kamal Hanif	Head of Stakeholders and Communities – TEP
MAL	Mary-Ann Lewis	LB Camden
MAS	Martin Sheppard	Chair of Gloucester Avenue Association
MB	Mary Burd*	CHARGE and chairs LAEP
MS	Maddelyn Sutton	Head of Engagement – Phase One, HS2
NJ	Nick Jones	Project Client - Euston, HS2
NK	Natalie Kirkwood (minutes)	Senior Engagement Manager, MDjv
NVK	Neil Van Kervel	Senior Engagement Manager SCS
OU	Oli Uddin	Drummond Street Traders Representative
PB	Paul Braithwaite	Ex Chair, Air Quality AQGOST
RC	Richard Crathern	HS2, Senior Project Manager - SCS East
RL	Robert Latham	Silsoe House

SN	Sandra Nichols	Mornington Place Residents' Association
SF	Samantha Fernandes	Consents and Engagement Lead, SCS
SC	Steve Christofi	Treasurer of the RPE TRA and HS2 Rep
SD	Slaney Devlin	Somerstown TRA

Apologies

AM	Andrew Morgan	Network Rail
GO	Gerry O'Connell	Beaumont Mews
HJ	Cllr Heather Johnson	Ward Councillor
JM	John Myers*	Drummond Street TRA
KYL	Kai-Yen Lau	Marketing and Communications Assistant, MDjv
MHI	Matt Hollier*	Contact Group member
MHr	Myall Hornsby	Community Relations Executive Network Rail
SP	Simon Pitkeathley	Euston Town BID, CEO

*ECRG Contact Group

1. Welcome and Introductions

- 1.1 DD introduced the meeting and explained the arrangements for asking questions and making contributions. He asked that it be noted that Cllr Adam Harrison had given apologies for lateness. *Post meeting note: Cllr Harrison joined at 18:00.*

2. Minutes of the Last Meeting

- 2.1 Following a discussion with the Contact Group it had been agreed that the number of words for suggested amendments to the minutes would be increased to 100. The chair would continue to review and incorporate changes but where it was not proposed to adopt any the Contact Group would be notified. *Post meeting note: The minutes are intended to capture the spirit of the discussions, not word for word. Only points made at the meeting will be minuted.*
- 2.2 DD advised that JT had requested that actions 357 and 361 remain open. These will remain open and be updated should further information be available in the future.
- 2.3 **Amendment to minute point 4.7 in October 2024 minutes – amended note:** RL stated that LB Camden (LBC) is repaving the footway in front of Silsoe House and there is ground movement. RL has requested an investigation into what is causing this. RL believes that this could be because of the 40inch water main or works to Hampstead Road Bridge.
- 2.4 **C:** HGT stated that in a separate meeting regarding item 4.7 of the October ECRG minutes it was stated that the movement around Silsoe House was due to tree damage. HGT wanted it noted that she disagrees with this assessment and believes that the issue is due to inadequate drainage. **A:** CM advised that CCTV

investigation by LB Camden within Park Village East has shown that the damage was prior to HS2 works taking place.

- 2.5 **C:** SN stated that she has been refused insurance on her house and no reason has been given, however, SN feels like this is a HS2 issue and has requested ECRG members monitor this to see if this is a trend.
- 2.6 **C:** DA repeated his request at the October meeting asking for data from the surveys taking place in the area; DA believes this will help with insurers regarding subsidence risk.
- 2.7 **C:** JT requested an amendment to point 4.15 on the October minutes. This would add “, nugatory” between “full flexibility” and “and”.
- 2.8 The Group APPROVED the minutes of the October meeting subject to the changes in minutes 2.3 and 2.7 above.

3. Actions Log

- 3.1 **C:** AA reported that work had continued since the last meeting on the plan for the Adelaide Road wall. A document is being finalised and will be shared shortly.
- 3.2 As requested by JT actions 357 and 361 will remain open and be updated should further information be available in the future.

4. Euston Housing Delivery Group

- 4.1 BS introduced herself and the remit of the group. BS presented her slides which would be circulated after the meeting. *Post meeting note: These were circulated on 29 November 2024.*
- 4.2 **Q:** DA asked if the remit would cover over HS2 track delivery? **A:** BS confirmed that anything within the HS2 red line as outlined in LBC’s Euston Area Plan (EAP) is outside of her remit. However, her team would coordinate with others responsible for development outside the group’s remit.
- 4.3 **Q:** SC asked if BS is aware the LBC’s population is falling by 1000 people a year; SC further stated that there is a need for social housing and not investment property within the borough. SC feels like LBC are not addressing the fact that this is a declining borough regarding population size.
- 4.4 **Q:** RL requested assurance from BS that what was previously discussed with LBC and their EAP will not be replaced by BS’s new department. RL also requested that an explanation is provided as to over station building for housing has not been considered. A further request from RL is that BS contemplates developing sites

that are adjacent to HS2 sites which will help with stopping the decline of the area. **A:** RL's questions prompted DD to say that the questions posed to the DfT had not included over or adjacent site development and would be added. **A:** BS responded that her group is currently working through options and as such is unable to respond to all the questions raised at present. BS committed to keeping the ECRG and local communities abreast of developments. BS added that the aim of her team is to develop land that can be used and reused without causing more disturbance than necessary to existing communities. However, BS stated that they need to work through the practicalities and this will be completed in due course. She acknowledged the decline for businesses is very difficult and the result of a number of factors nationally as well as local issues. Supporting businesses at the moment, not just in Euston, was very important issues. BS's team will take account of the needs of and helping local businesses when developing plans.

- 4.5 Q:** MB queried how social housing differs from affordable housing, and how social housing will be introduced in cooperation with LBC. **A:** BS replied that LBC will be leading on social housing and her team will work in collaboration. Social housing is included the affordable housing umbrella term. BS also thanked contributors for explaining the need to distinguish between affordable and social housing when using the term in this forum.
- 4.6 C:** PB expressed concern that initiatives are being launched in silos. PB commented on a workshop he attended hosted by The Euston Partnership (TEP) who has a remit to co-ordinate partners within the Euston footprint; PB expressed that this is a similar thing to what BS's team is trying to achieve and would like assurance that all departments are communicating with each other. He also commented on the depopulation of Euston; whilst there is a decrease in families, there has been an influx of students and as a consequence, more student accommodation being built. **A:** BS explained that there is an overlap strategically with all delivery partners in Euston. BS clarified that her role is to focus on housing and this is in addition to TEP's strategic plan.
- 4.7 C:** SD commented that BS's group wants to build homes to encourage people who are working in life sciences to come to Euston. SD queried if the homes developed in the area will be a vehicle for economic change in the area. **A:** BS stated that a goal is to deliver as much social housing as possible. BS also acknowledged that the economics of housing can help encourage businesses to invest in an area. BS reiterated that she wants to deliver a sustainable community with the infrastructure needed to support investment and a range of housing options. **Q:** SD asked if the life sciences aspiration for Euston will be raised via housing. **A:** BS advised that this is difficult to confirm at this time due to the early nature of her position and work. However, BS stated that the government recognises there are economic opportunities to be made by making an area a focus for certain activities.

- 4.8 Q:** TS stated that open space in the community is of high importance; he asked if the balance of open space/housing/life science will be taken into consideration. **A:** BS agrees that open space is valuable and has recognised this comment and agrees that a balance needs to be reflected in future plans.
- 4.9 Q:** TS requested the number or aspiration for new homes that will be built in Euston. **A:** BS stated there is currently no number, however, with the support of the Secretary of State the number will be one that supports community and place needs.
- 4.10 Q:** TS asked if Lendlease is involved with BS's remit. **A:** BW provided his understanding that they are not at this time, providing his understanding of Lendlease's operations in the UK and overseas. **C:** TS reiterated the need for regeneration of Euston which has been heightened by HS2 activities in the area.
- 4.11 Q:** JT queried the cost/benefit of BS's plan and confirmed that he is interested in the benefits particularly Camden's EEIA £41bn benefit including remote housing. **Q:** JT asked what the relationship between EHDG and the unconfirmed development corporation and Camden's EAP_EEIA. **A:** BS advised that LB Camden's EAP will be fed into plans in collaboration with any future bodies.
- 4.12 Q:** DA queried BS's presence and stated that he was unclear how BS's remit fits ECRG considering that her remit is outside the HS2/TEP red line as defined in EAP. DA would like to know what land developments will be on LBC or private land and has asked what the benefit to the existing community there would be. He reiterated SC's comments made in 4.3 regarding falling population; expanding on them stating it is young families that are moving out of the area. The decline in population has only started since HS2 construction has begun in the area. **A:** BS advised that she does not have a detailed plan now, but inevitably some land will be Camden's. She is presenting the outline to her role now as she was invited by the ECRG Contact Group to do so and was happy to provide an overview of her remit and early plans for the area.
- 4.13 C:** SC commented that he felt privileged that BS has shared her aspirations with her project at an early stage. SC asked that BS and her team work with the community so there is influence the existing Camden communities reflected in the ultimate plan. SC advised that he and the community are worried about further demolitions of social housing which will be rebuilt for private equity which will result in less social housing being built. SC provided the example of Trident Square in Euston, which was redeveloped, and the affordable price of housing was c£800k which is not affordable to the local community.
- 4.14 C:** SC commented that housing should be supported by new schools, GP surgeries, local shops etc. to service them. He also advised that investment in employment will act as a benefit to keep young families in the area. He asked that the group's plans be better than the LBC CIP scheme. **A:** BS reiterated that her presentation to

ECRG was being given at a very early stage and her plans have not yet been developed. However, she was grateful for the early feedback on priorities.

4.15 C: DA requested that LB Camden devises a coherent understanding and plan of what is going on in the Euston area. Schools are closing yet the plan is to build more housing.

4.16 DD thanked BS for attending the meeting and introducing the work of the Euston Housing Delivery Group.

5. Department for Transport written update

5.1 DD described the structure of the written statement highlighting that the questions posed had been put forward on behalf of the ECRG. Housing development within the HS2 boundary would be added for future response.

5.2 C: HGT noted that there were no contact details on the written update and she and others feel insulted by this. **A:** DD advised that Jill Adams, DfT Euston Director will return to a future ECRG once the government has confirmed their plans for Euston.

5.3 Q: JT: queried if investment to fund a HS2 Euston station has been agreed. JT heard that 80% of the investments will be from non-British investors. **A:** DD advised that this is unknown.

5.4 Q: RL stated that the current funding to HS2 Euston will end on 31st March 2025; RL queried what funding is there post March 2025. **A:** DD advised that for the station works are being carried out under the current spending cap. Information on funding from April 2025 is not currently available.

6. Questions received in advance

6.1 Question One: Surplus Land

6.2 C: JT stated that HS2 has approached individuals whose land or property was purchased under Compulsory Purchase Order who have not been fully compensated, and their offers of compensation have been increased.

6.3 Question Three: Level difference

6.4 C: DH iterated his previous points in various meetings where he would like an engineering response to bringing the HS2 line into Euston at Network Rail level and the difficulty and constraints of this plan.

6.5 Question Five: Contour Plans

6.6 **C:** JT has requested 'proper' contour plans rather than the ones that were supplied. *Post meeting note: These have been provided by SCS.*

6.7 Q6: Hampstead Road Bridge

6.8 **C:** JT queried how the development of the bridge if not progressed will delay the construction of the station. **A:** RC advised if the bridge were to be redesigned this could be the case. **C:** JT stated that this is impossible without a programme.

6.9 **C:** PB commented that a six platform for a future HS2 station has been approved by the government, therefore this can be achieved without the planned works to Hampstead Road Bridge.

6.10 **Q:** JT asked if there can be a design working group **A:** DD confirmed that future agenda items will be considered with the Contact Group.

7. HS2 Update

7.1 No questions were raised on the previously circulated presentation slides

8. Community Questions/AOB

8.1 **Q:** SD raised two queries via email prior to the meeting first was relating to an evacuation from a residential block in the Regents Park Estate. SD wondered if this was caused by HS2 works. **A:** CM advised that this was in existing issue and not caused by works in the area undertaken by HS2 or their contractors.

8.2 **Q:** SD had another query regarding the evacuation from Euston train station on 23/11/24. **A:** A written response Network Rail confirmed there was no evacuation from the station.

8.3 **C:** RL raised a comment regarding pedestrian safety at the temporary crossing on Hampstead Road by Cardington Street. **C:** SC commented on this and the fact that people from the Regents Park Estate have to walk significantly further to access a southbound bus stop. He has requested that there is an increase in the number of buses travelling on Albany Street or that local buses are diverted to accommodate for the local bus stop closures.

8.4 **C:** SC has requested that the impact of the proposed lorry park in Park Village East is investigated (e.g. ground movement) before being implemented.

8.5 **C:** MS requested of SCS that in future all information shared with residents also be shared with Primrose Hill residents.

8.6 Q: JT requested Q4(A357) Bond St walking-time (2.5mins)? **C:** JT: Answer fundamental to PM's HEAG petition evidence creating ECRG (Assurance2304). **C:** JT Assurance complaint impending.

9. Date of next meeting

9.1 DD thanked the attendees and closed the meeting. He advised that the next meeting date is Tuesday 18 March 2025.