

The Prime Minister  
10 Downing Street  
London, SW1A 2AA

19<sup>th</sup> July 2021

Dear Prime Minister,

The arrival of HS2 at Euston provides a once in a generation opportunity to build back better and grow not just the local economy of Euston but that of London and the UK. We are writing to express our support for the Government to pursue a comprehensive redevelopment of Euston in order to create a world-class transport interchange, unlocking transformational development above and around the station – supporting economic growth and levelling up, by enabling strong links with the economies of Birmingham, Manchester and beyond.

The scale of the project of over 60 acres will create a new destination that could draw in over £9bn of international inward investment, adding £3bn a year in economic value and over £2bn in UK supplied materials. Maximising the redevelopment of Euston could also create 10,000 jobs during construction, 30,000 new jobs once completed, deliver thousands of new homes and acres of public green spaces.

The ambition for Euston is to create a sustainable development that achieves absolute zero carbon buildings, demonstrating the leading expertise of the UK's built environment sector. The scheme is situated in the heart of the Knowledge Quarter – an internationally recognised cluster of science, technology and culture – and through its comprehensive redevelopment, these world-class capabilities can be harnessed, as envisaged by the Government's recently published Life Sciences Vision, to create one part of a spine of knowledge connected to Midlands and the North.

At this crucial stage of Government decision making, the full range of regeneration, social and economic benefits of Euston will only be realised if the Government fully supports the comprehensive redevelopment of the area now. To opt for anything less will result in a huge missed opportunity. We therefore call on you to:

- fund the redevelopment of the existing Euston Network Rail station ensuring full integration with the HS2 station;
- prioritise the regeneration of the whole of Euston allowing maximum opportunities for oversite development; and
- recognise the need to deliver social value, which will be maximised through a comprehensive approach to development, for the communities in and around Euston – who are amongst the most economically deprived in the UK and most impacted by the construction impacts of HS2 and any future planned development.

We strongly support the Government's commitment to building HS2. With transport investments of this scale relatively small additional upfront costs can yield significant benefits for decades to come. We must not build future problems into the rail network by descoping key aspects of the Euston station plan. Instead, we urge the Government to have the same ambition for the development of



Euston as you do for Northern Powerhouse Rail – properly integrating the critical onward connections that will maximise the transport, regeneration and economic potential of HS2.

Euston is a site of national importance and as businesses and organisations spanning both the public and private sectors that want to see the UK build back better post-Covid, we believe that Government backing for the comprehensive redevelopment of Euston now will send a strong signal of intent. This is a once in a generation opportunity that must be seized upon.

Yours sincerely,



**John Dickie**  
Chief Executive, London First



**Simon Pitkeathley**  
Chief Executive, Euston Town BID



**Sir Paul Nurse FRS**  
Director, Francis Crick Institute



**Simon Cane**  
Chairman of the Board of Directors,  
Knowledge Quarter



**Richard Burge**  
Chief Executive, London Chamber  
of Commerce and Industry



**Sir Richard Leese**  
Leader, Manchester City Council



**Neelam Patel**  
Chief Executive Officer, MedCity



**Tim Jaggard**  
Acting Chief Executive, UCLH



**James Purnell,**  
President and Vice-Chancellor,  
University of the Arts London



**Wendy Spinks**  
Chair, Urban Partners



**Andy Street**  
Mayor of the West Midlands



**Simon Carter**  
Chief Executive, British Land

cc. Grant Shapps MP, Andrew Stephenson MP