

# Brent Cross South Limited Partnership First Phase Proposal Summary

Argent Related & London Borough of Barnet

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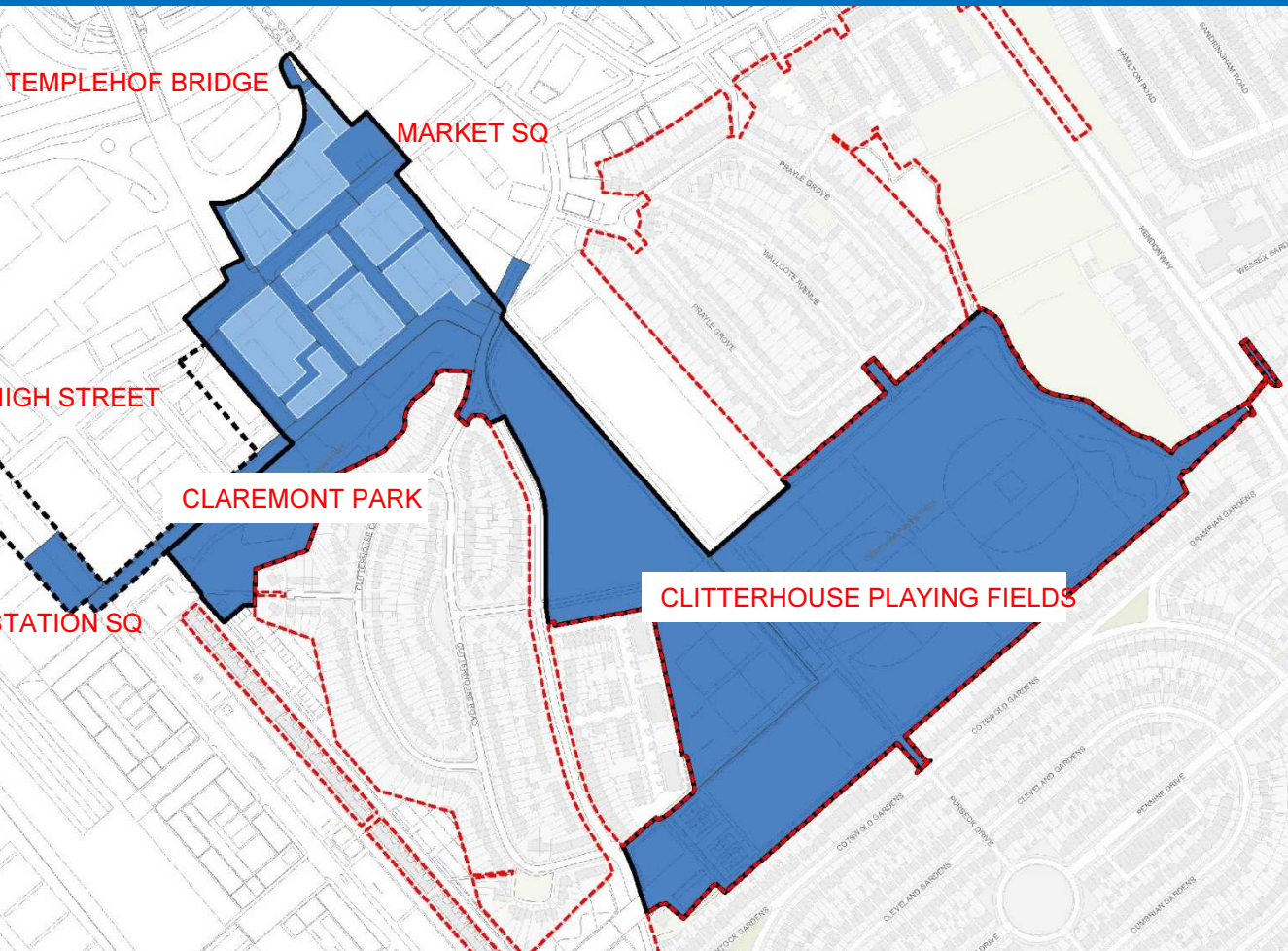
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What is the First Phase?

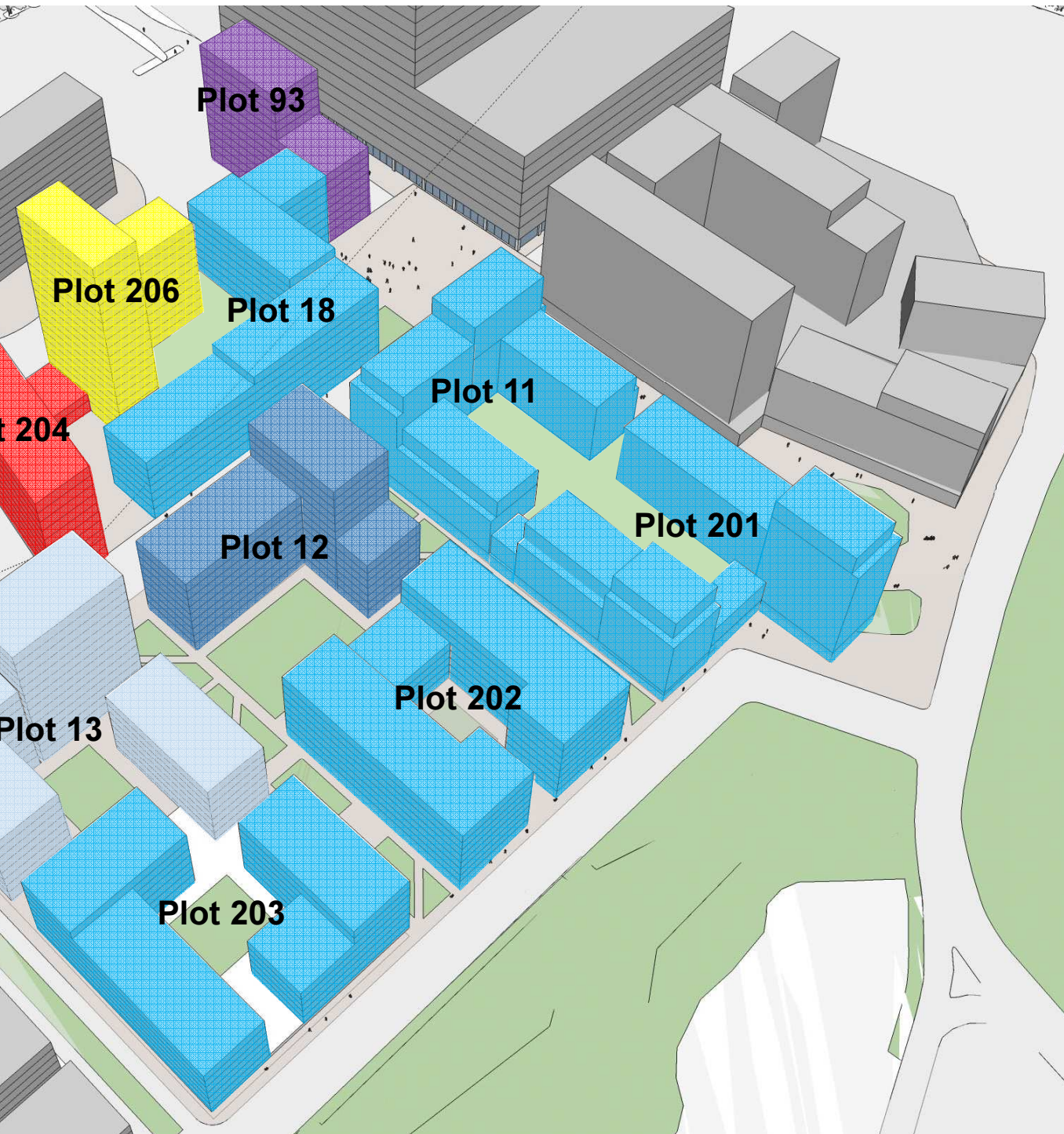
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# BXS First Phase

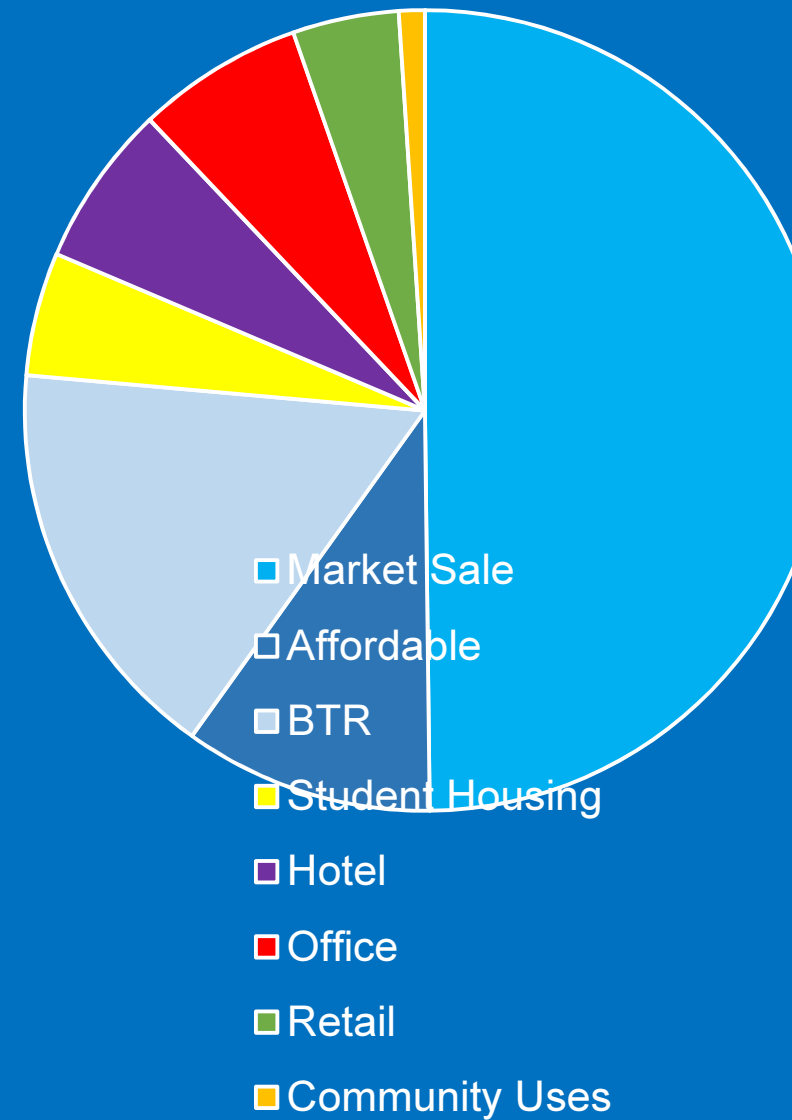


- Over 1,000,000 sq.ft of development
- 1,165 new homes
- 782 apartments for sale
- 250 Build to Rent flats
- 133 affordable homes, including 110 units replacing the Whitefield Estate Towers
- 70,000 sq.ft of workspace
- Accommodation for 390 students
- 250 bedroom hotel
- Health and community facilities
- Shops and restaurants
- Transformation of Parks & Playing Fields





## Plots and Uses in the First Phase



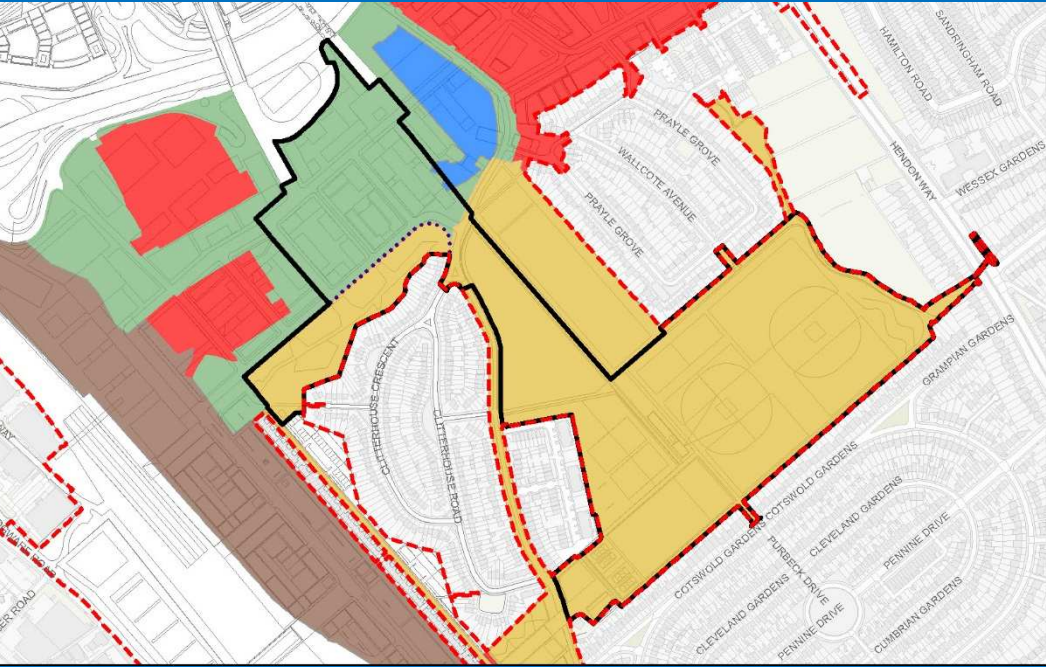
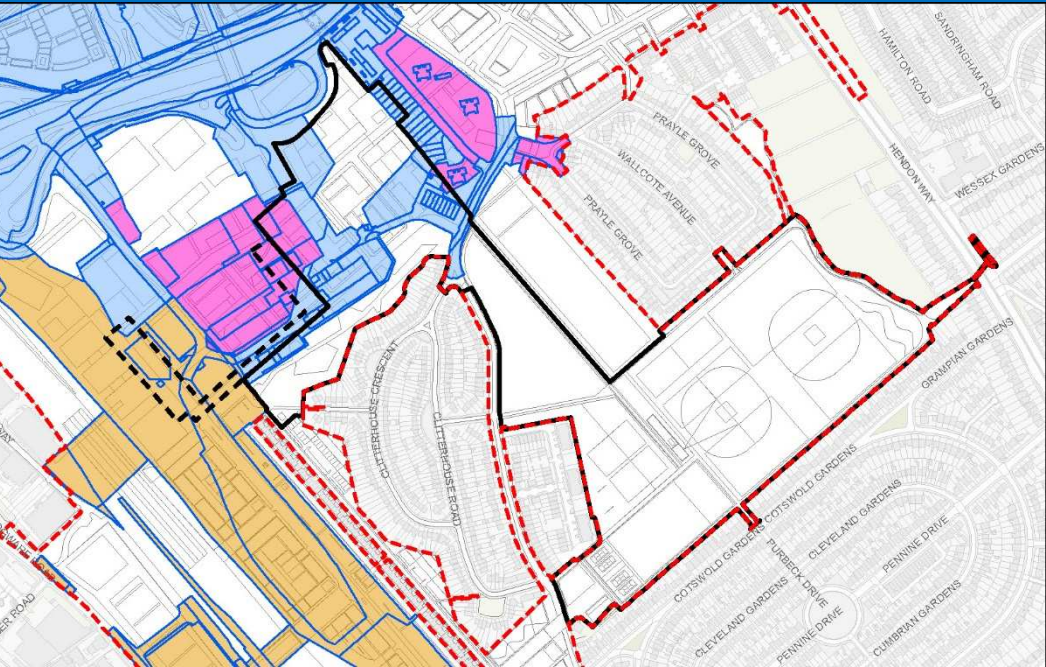
# The Land in the First Phase

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# Land in First Phase

- Land is either already owned by LBB or subject to an active Compulsory Purchase Order procedure
- The majority of the land (99.7%) will generate a Council Land Contribution



|   |                        |
|---|------------------------|
|  | CLC Land               |
|  | CPO 1                  |
|  | CPO 2                  |
|  | CPO 3                  |
|  | Third Party Land       |
|  | Whitefield Estate Land |
|  | Land Excluded from CLC |

# The Intended Development Sequence

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# High Level Build Sequence

|      | 2019 |    |    |    | 2020 |    |    |    | 2021 |    |    |    | 2022 |    |    |    | 2023 |    |    |    | 2024 |    |    |    |
|------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| Plot | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 |
| 12   |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 13   |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 202  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 93   |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 204  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 203  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 206  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 11   |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 201  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |

Affordable  
 Market BTR  
 Market Sale  
 Hotel  
 Office  
 Market Sale  
 Student Housing  
 Market Sale  
 Market Sale

Plot 18 Available

Station Opens

Shopping Centre Opens

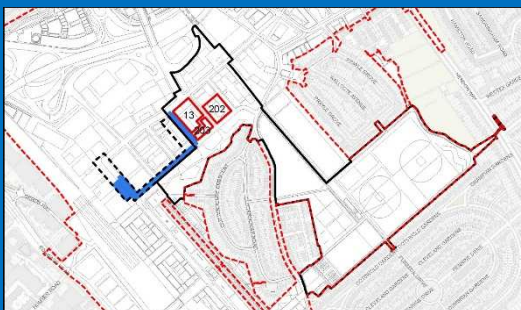
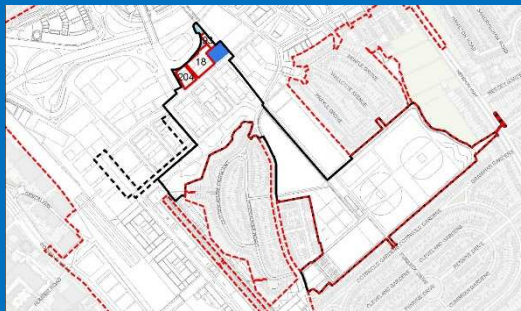
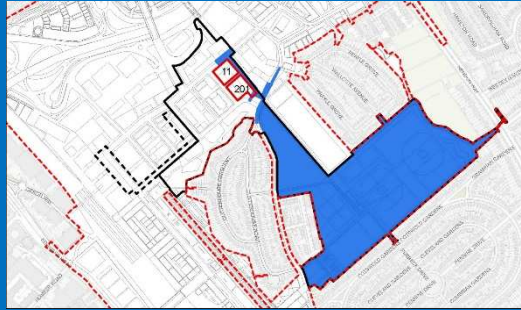
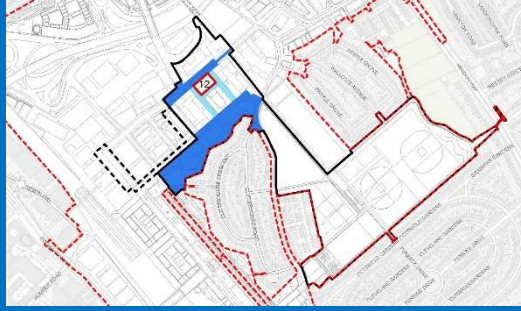
# The Role of the Master Developer

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# Creating Serviced Plots

- The Master Developer will invest in Phase Infrastructure, which sets the platform for serviced plots to be sold for development, releasing value to the JVLP and Landowner (LBB)
- The Master Developer will also invest in Strategic Infrastructure, which provides a wider benefit to the whole project and adjoining communities. £67 million will be spent on Strategic Infrastructure alone in the First Phase





# Investing in future Success



As well as installing infrastructure to create serviced plots and directly release value, the Master Developer also invests to create a sustainable economic foundation for the whole scheme.

This work includes:

- Marketing and enlivenment
- Establishing an Estate Management Company
- Funding skills training, local transport improvements, public art