

ASSETS, REGENERATION & GROWTH COMMITTEE
Monday 25th March 2019

ITEM 5 – PUBLIC QUESTIONS AND COMMENTS

At the committee meeting a time period of up to 30 minutes, is available for public questions and comments in total. Public comments will be received by the Committee before supplementary questions are asked. The questioner may ask one supplementary question at the meeting which will be answered without discussion. The supplementary question must be relevant to the original question put to the Chairman Where a resident has submitted more than one question, their second item or question will be considered after all other residents have asked their first supplementary question. Supplementary questions will continue to be asked in this way until there are no further questions or 30 minutes has elapsed.

Public Comment (up to 3 minutes per comment)

Agenda item no.	Public Comment
14 – Brent Cross Cricklewood Quarterly Update	<p>Ms Emmanuel</p> <p>Communication with residents has been described in the current committee report:</p> <p>5.4.7 Residential – There is a risk that further delays to the BXN development will lead to uncertainty for residents and business owners who are being affected by the development either through relocation or disruption from construction activities. This is being mitigated through many communication activities and resident steering groups that have been setup specifically to keep affected parties up to date with the latest programme dates.</p> <p>5.7.16 In follow up to the ‘meet the contractors’ meeting on 7 February, Brent Terrace residents met with the BXT team at the</p>

	<p>Cricklewood site office. They received a presentation on the impact of the most disruptive works and the proposed mitigation measures BXT would put in place for noise, movement of construction vehicles, air quality etc.</p> <p>Although some meetings have taken place, meetings are not enough, if they are not followed by action. Residents requested information and action from Council officers and developers a month ago (although some items have been discussed on an ongoing basis for at least a year) regarding a number of issues, including the following:</p> <ul style="list-style-type: none"> • Monitoring of noise and air quality • Reducing the numerous health and safety risks on the Brent Terrace and Claremont Way industrial areas • Schedules of work from BXT, BXS and L&Q, especially since some of the work has already commenced • Contact details for the sidings onsite manager • Integrated programme work plan/schedule • IPMO – integrated Programme Management Office – what has been done to ensure that this is operational – since residents have been told that BXC was in the process of setting up both iPMO and an integrated working group. <p>None of this has been forthcoming and there is no evidence integrated plan, stakeholder plan, or work group is in place, so residents are having to route queries to and attend committee meetings, etc, in an attempt to be heard and to try to effect change.</p>
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	Item	Raised by	Question Raised	Answer
1	9 – Development Pipeline – Establishing new sites for consideration	Gerrard Roots	'Hendon sites (Fenella, Ravensfield, Meritage Centre and adjacent land holdings: Redevelopment of former offices and sites near Middlesex University.' Please identify all the 'adjacent land holdings'.	We are also about to commence a feasibility study of building 9 which is a Barnet owned building, currently occupied by Middlesex University. The town hall car park will also be included in the feasibility studies but retaining or re-providing parking facilities will be a key requirement. We do not currently have any other land holdings adjacent to the sites.
2	14 – Brent Cross Cricklewood Quarterly Update– Brent Cross Cricklewood Quarterly Update	Mr Levy	Re Brent Cross Cricklewood (BXC) Report, parag. 1.23. Do you mean that you are going to offer <i>alternatives</i> for the West London Orbital route to a future ARG committee meeting, or just <i>one</i> option?	<p>The design integration study is to explore how passive provision can be provide within the Station for if and when the West London Orbital route proceed.</p> <p>It will not offer alternatives for the West London Orbital route. The West London Orbital project is being led by Transport for London and the West London Alliance.</p>
3	14 – Brent Cross Cricklewood Quarterly Update– Brent Cross Cricklewood Quarterly Update	Gina Emmanuel	What is the plan if Hammerson defer indefinitely and BXN does not progress? How will the grant be repaid if there are no increased business rates from BXN? (see current committee report item 5.4.2 Programme and funding – There is a risk that BXN does not progress)	<p>The grant is partially repayable from local growth in business rates generated from Brent Cross North and the Council's land receipts and surpluses generated from the south side scheme. This is set out in in the Delegated Powers Report included within the report.</p> <p>http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?ID=7163</p>

4	8 – ARG Delivery Plan – 2019/20	Jasmin Parsons	<p>Regarding Corporate Parenting 6.7.1 In line with Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council.</p> <p>The outcomes and priorities in the refreshed Corporate Plan reflect the council's commitment to the Corporate Parenting duty to ensure the most vulnerable are protected and the needs of children are considered in everything that the council does.</p> <p>How does LBB justify this statement when council residents with children are/ have been made homeless incurred more expense than they can afford?</p>	<p>Across the council we are working to ensure that the most vulnerable are protected and the needs of children are a key consideration.</p> <p>Before any homeless household is placed in temporary accommodation, an affordability assessment is always undertaken.</p>
5	9 – Development Pipeline – Establishing new sites for consideration	Gerrard Roots	<p>Re the Meritage Centre. This houses the Wellbeing Hub, and, I assume, 'adjacent land holdings' must include the Citizens Advice Bureau, Sherrick House (a respite centre for those with learning difficulties) and the African</p>	<p>We are currently at very early feasibility stage, but the current proposal is to retain all these uses on the site in new facilities.</p>

			Cultural Centre. As any development of this site will almost certainly be entirely for the benefit of Middlesex University, what will happen to these organizations, which currently benefit the wider Barnet community?	
6	14 – Brent Cross Cricklewood Quarterly Update	Mr Levy	BXC Report, parag. 1.23. The corresponding Report to September's meeting stated that the same West London Orbital 'design integration study' is being funded from the Thameslink station budget. If you decide to build <i>passive provision</i> for the West London Orbital within the Thameslink station, will your £97million government grant stretch to pay for those extra costs as well?	<p>The design integration study is to explore how passive provision can be provide within the Station for if and when the West London Orbital route proceed.</p> <p>The study is being funded from the BXC project budget.</p> <p>That study has not yet concluded how passive provision is being provided or the cost of that provision.</p> <p>The findings will be reported to the next Assets, Regeneration and Growth committee meeting In June.</p>
7	14 – Brent Cross Cricklewood Quarterly Update	Gina Emmanuel	What due diligence has the Assets, Regeneration & Growth Committee done, to assure yourselves that there is sufficient measures in place to manage the risk of Hammerson never expanding Brent Cross shopping centre, and therefore	<p>The grant is partially repayable from local growth in business rates generated from BXN and the Council's land receipts and surpluses generated from the south side scheme. This is set out in in the Delegated Powers Report included within the report.</p> <p>http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?ID=7163 The council has not underwritten the grant.</p>

			not contributing additional business rates? What guarantees have you provided to HM Government (HMG)? For example, is LB Barnet underwriting the grant?	
8	9 – Development Pipeline – Establishing new sites for consideration	Jasmin Parsons	<p>5.2.1 The ARG committee savings targets include generation of additional income through increased utilisation of the estate.</p> <p>The savings targets include securing income through estate development, including £50k from modular build (2019-20, and £200k from developments in Hendon (2022-23).</p> <p>Where and what have been the actual savings to/ for LBB? As many residents have already found an increasing cost and expect their costs to rise by 20%+ per year.</p>	All forecasted increases in income are for 2019/20 and 2022/23. Increased income will result in a reduced reliance on other sources of council funding that is currently used to pay for the running costs of buildings, such as council tax and business rates, and is designed to contribute towards making the asset portfolio self-sustainable.
9	9 – Development Pipeline – Establishing new sites for consideration	Gerrard Roots	With the forthcoming opening of a 70-place nursery on the site of the former Chequers pub, and plans approved for student flats on Church Terrace behind it, does the Committee not consider that the small area	We are at very early feasibility stage on any proposals in this area and, should any proposal reach a planning application, all relevant concerns will be taken into account through the planning process.

			of Church End, Hendon, is already over-developed?	
10	14 – Brent Cross Cricklewood Quarterly Update	Mr Levy	<p>Re BXC Report, parag. 1.5.</p> <p>(i) Regarding the additional government money mentioned, what does the borough think is the worst that can happen?</p> <p>(ii) Roughly on what date will the council carry the highest risk, and what is the value of that risk?</p> <p>(ii) Do you assume that the government would not, in reality, claw back its money under the agreement, if it would 'bankrupt' the borough?</p>	<p>The council and Government have agreed that the grant is partially repayable from local growth in business rates generated from Brent Cross North and the Council's land receipts and surpluses generated from the south side scheme. The risks associated with this are set out in the Policy and Resources Committee dated Feb 2019 and subsequent delegated powers report. Both included within the report.</p> <p>https://barnet.moderngov.co.uk/documents/g9461/Public%20reports%20pack%2020th-Feb-2019%2019.00%20Policy%20and%20Resources%20Committee.pdf?T=10</p> <p>http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?ID=7163</p>
11	14 – Brent Cross Cricklewood Quarterly Update	Gina Emmanuel	<p>The Revised Funding Agreement grant from central government is conditional on meeting key project milestones, and HMG retain the right to clawback the grant if these milestones are not met. (see 1.8 – iii of the current committee report). What are these milestones?</p>	<p>The grant agreement is currently being concluded. The milestones relate to delivery of housing over the next 15 years.</p>

12	9 – Development Pipeline – Establishing new sites for consideration	Gerrard Roots	Church End Hendon is a Conservation Area, one of the last tangible reminders of Hendon's rural past. Should not Barnet's duty of care to the Conservation area, in this instance, outweigh the Council's usual desire to facilitate Middlesex University's take-over of Hendon?	We are at a very early stage and anything we do will take into account the town planning context. Any relevant concerns can be taken into account during the planning process, should any proposals proceed to that stage.
13	14 – Brent Cross Cricklewood Quarterly Update	Mr Levy	<p>Re BXC Report, parag. 1.5.</p> <p>(i) How is the government's money, both the original £97million, and now this £319.5million in paragraph 1.5, to be shown in the borough's accounts?</p> <p>(li) Will it just be drawn down as needed?</p> <p>(iii) How will the government check what is being done with it?</p>	<p>As set out in the reports to Policy & Resources Committee and Assets, Regeneration & Growth Committee, the council is draws down grant funding on incurred and committed expenditure. This is supported by a detailed breakdown of the expenditure for Government review.</p> <p>Government representatives also attend the monthly Government Assurance Board to review progress on the project and expenditure. This includes representatives from the Treasury, Department for Transport as well as the Ministry for Housing, Communities & Local Government.</p>
14	14 – Brent Cross Cricklewood Quarterly Update	Gina Emmanuel	See current committee report item 5.2.8 - The Brent Cross Principal Development Agreement confirms that the BXN Partners are obliged to pay the Council's (and their	<p>Brent Cross North development partners are invoiced on a monthly basis for costs incurred in relation to the project.</p> <p>Invoices have been raised up to December 2018 with the January and February invoices due to be raised shortly in line with scheduled invoicing timescales.</p>

			consultants) costs in connection with this project – this covers a range of costs, including land acquisitions, fees, highway works. To date, what have the BXN partners paid? When are they due to pay? What amount are they still due to pay or is overdue?	Invoices up to April 2018 have been paid by the development partners with the remaining invoices due to be paid by end of March 2019.
15	14 – Brent Cross Cricklewood Quarterly Update	Mr Levy	Re BXC Report, parag. 5.2.9. (i) where is the council's £23million coming from? (ii) Do you mean that the source of that money, or what you are spending it on, is "still being finalised"?	The £23m is within the capital programme budget. It will be spent on strategic infrastructure as previously approved by both the Policy and Resources Committee in May 2016 and Assets, Regeneration & Growth Committee in Sept 2018. The council is currently finalising the agreement including those infrastructure items.
16	14 – Brent Cross Cricklewood Quarterly Update	Gina Emmanuel	Re BXC report 5.2.5 What core infrastructure works will be completed this year and what core infrastructure works will be completed next year?	The programme for these works is being reviewed and will form part of the integrated programme. Works are likely to commence in Autumn this year. The council's Integrated Programme Management Office (iPMO) team are currently responding to questions raised by residents and seeking a meeting with Brent Terrace residents to discuss programme. It is intended to have regular sessions with the Brent Terrace residents throughout the pre-construction process as well as construction.

17	14 – Brent Cross Cricklewood Quarterly Update	Mr Levy	Re BXC Report, parag. 5.4.9, if nothing happens, does Hammerson's planning consent end later this year, ten years after the planning committee that gave permission?	<p>The planning permission relates to the whole of the Brent Cross Cricklewood regeneration area, which is being delivered as three projects by different parties.</p> <p>The council's regeneration team is working with the Brent Cross Cricklewood development partners to deliver the comprehensive regeneration of the Brent Cross Cricklewood scheme.</p> <p>This includes a revised delivery strategy to sequence the station and southside developments to proceed ahead of the expanded shopping centre.</p>
18	14 – Brent Cross Cricklewood Quarterly Update	Gina Emmanuel	What is this committee doing to assure itself that West Orbital route trains will stop at the new Brent Cross West train station? For taxpayers, this would represent value for money since, 1 station would cost less than 2 stations. For passengers, 1 station with 2 lines is more accessible and user friendly than having to navigate and change between 2 stations	<p>The council is supporting Transport for London and West London Alliance on the West London Orbital proposals.</p> <p>The council have also commissioned a design integration study to assess the impacts and feasibility of designing a passive provision. The result of this study will determine if the station can be designed to accommodate such provision.</p>
19	14 – Brent Cross Cricklewood Quarterly Update	Mr Levy	What percentage of affordable housing does the council expect Argent to build, and what percentage of that is at social rent levels?	<p>The planning permissions sets the affordable housing targets. Brent Cross South will build out in accordance with the planning permission.</p> <p>The Section 73 Planning Permission will deliver a minimum of 15% of the dwellings in each Phase or Sub-Phase of the Southern Development and Northern Development respectively as</p>

				affordable housing units. This could be in the region of 1,125 homes based on the floorspace approved. There is a cumulative target of 30% affordable housing across the whole development (circa 2,250 homes) with the potential for each phase to deliver up to 50% affordable housing subject to a review of viability i.e. some phases could exceed the 30% target if viability permits.
20	14 – Brent Cross Cricklewood Quarterly Update	Gina Emmanuel	What is this Committee doing to ensure that they meet their responsibilities regarding the public's health, safe living and working conditions and well being during development works, e.g. monitoring air quality and noise pollution, Brent Terrace and Claremont Way industrial areas, and that there is an integrated BXC programme plan and schedule of works, that allows management of environmental impacts, which should have been in place BEFORE work commenced?	<p>The planning conditions attached to the Planning Permission require developers to adhere to council requirements relating to public health standards including environmental impacts that include noise and air pollution.</p> <p>The Planning Permission also requires developers to issue updated work schedules before each phase begins, and that environmental impact assessments are carried out in line with the programme wide indicative construction programme, which is fed into by all parties and a conditional requirement of the planning permission. This ensures all work being carried out is taken into account when work is planned.</p> <p>The Integrated Programme Management Office (iPMO) will ensure these assessments are co-ordinated across the programme and will be meeting with Ms Emmanuel and Brent Terrace residents to update residents and provide the opportunity to discuss as these studies are finalised.</p>
21	14 – Brent Cross Cricklewood Quarterly Update	Gina Emmanuel	Since this committee report deals with the Revised Funding Agreement, what money is being used or allocated to deal with the problems caused by BXC (as described above)? For example, the Brent Terrace and Claremont Way industrial	<p>The revised funding agreement relates to the station project and certain critical infrastructure items. The council will deliver these items. Brent Cross South and Brent Cross north remain responsible for delivering the new town centre.</p> <p>Each project is responsible for meeting the requirements of the planning permission.</p>

			<p>areas, dust and noise from the railway sidings, monitoring air quality and noise pollution.</p>	<p>The Integrated Programme Management Office (iPMO), which is funded by all delivery partners will ensure that this is co-ordinated across the programme. This includes communication, construction logistics, transport and monitoring.</p>
22	14 – Brent Cross Cricklewood Quarterly Update	Gina Emmanuel	<p>5.7.4 The BXC communications strategy will include protocols for benefit delivery, construction communications to keep residents and neighbouring communities informed of impactful works, community liaison requirements of each contractor, Considerate Constructors 11 Scheme obligations and a clear route for residents' queries to be addressed.</p> <p>What is the clear route for residents' queries to be addressed? Please explain how residents queries can be addressed. To date, most of our queries and requests for information have not been addressed.</p>	<p>The protocols and strategy is being updated to reflect the latest programme position.</p> <p>As part of the Integrated Programme Management Office (iPMO), a joint partners communications group has been established to ensure a clear and consistent route is in place for resident's queries to be fully addressed during the development, and ensure all parties involved of delivering part of these works are aware of, and adhere to the protocols stated above.</p> <p>It is also proposed that a regular liaison group is set up with residents to address concerns and queries.</p> <p>Going forward, resident queries should be addresses to the Integrated Programme Management Office.</p>

23	14 – Brent Cross Cricklewood Quarterly Update	Gina Emmanuel	What engagement has occurred with Brent Terrace residents regarding the relocation of Whitefield residents to the Brent Terrace Green Spaces? How many residents will be relocating to the Brent Terrace Green Spaces?	<p>Brent Terrace residents have been engaged through the planning process throughout the development of Brent Cross Cricklewood on the intentions to develop plots 53 and 54.</p> <p>47 homes will be re-provided for the Whitefield Estate residents on Plots 53 and 54 (Brent Terrace Triangles).</p>
24	14 – Brent Cross Cricklewood Quarterly Update	Gina Emmanuel	What is the date of the next meeting of the Shareholder working group? Who are the members of this group? When did this group last meet?	<p>This group was setup to provide an update to members in the council's capacity as shareholder in Brent Cross South. The Terms of Reference are being updated to widen its remit across the whole of the Brent Cross Programme and meetings for 2019/20 are currently being scheduled and update will be provided to the next ARG meetings.</p>
25	14 – Brent Cross Cricklewood Quarterly Update	Gina Emmanuel	<p>Item 5.4.6 of the current committee report: The Council is in control of the TOC, waste, highways and station programmes. It is the rail systems and sidings through Network Rail that carry the greater risk.</p> <p>Why has the Network Rail work been assessed to carry the greater risk?</p>	<p>These works make changes to the operational railway including complex signalling systems that are safety critical to the running of the railway.</p> <p>Furthermore, many of the works need to take place during railway possessions when the railway is closed.</p> <p>Any delays to critical works during these possessions could result in the inability to re-open the railway, leading to significant penalties.</p>

26	14 – Brent Cross Cricklewood Quarterly Update	Gina Emmanuel	<p>1.17 The council is continuing to assemble the land within the Claremont Industrial Estate so that the BXS site preparatory works can commence. Vacant possession of the Estate is close to being achieved. What is the date for vacant possession – it keeps changing? Companies are still working in the designated area.</p>	<p>Vacant possession of the Claremont Industrial Estate has now been achieved.</p> <p>It has been subject to delay to enable business to find alternative premises in a managed way.</p>
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