

<p><u>MEETING</u></p> <p>HOUSING AND GROWTH COMMITTEE</p>
<p><u>DATE AND TIME</u></p> <p>TUESDAY 24TH NOVEMBER, 2020</p> <p>AT 7.00 PM</p>
<p><u>VENUE</u></p> <p>VIRTUAL MEETING</p> <p>LINK TO MEETING https://bit.ly/3jgNj0D</p>

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
1.	BRENT CROSS CRICKLEWOOD UPDATE - TO FOLLOW	3 - 8
1.	BRENT CROSS UPDATE - EXEMPT REPORT - TO FOLLOW	9 - 12

governanceservice@barnet.gov.uk

Please note that this will be held as a virtual meeting. An audio and video live stream of the meeting can be accessed using the link below:

Link to meeting - <https://bit.ly/3jgNj0D>

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Housing and Growth Committee

24 November 2020

Title	Addendum Brent Cross Update Report
Report of	Chairman of Housing and Growth Committee
Wards	Childs Hill, Golders Green and West Hendon
Status	Public (with accompanying Exempt report - Not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 as amended (as this relates to commercial and financial affairs of the authority)).
Urgent	No
Key	No
Enclosures	None
	<p>Cath Shaw, Deputy Chief Executive Cath.Shaw@Barnet.gov.uk</p> <p>Stephen McDonald, Director of Growth Stephen.McDonald@Barnet.gov.uk</p> <p>Karen Mercer, Programme Director Karen.Mercer@barnet.gov.uk</p>

Summary

This addendum report provides an update on matters referred to in the main report, in particular the decision to submit a bid to acquire the Brent Cross Retail Park on the basis set out in this report.

Officers Recommendations

That the Committee:

1) Endorse the bid made by the Council for the acquisition of the Brent Cross South Retail Park set out within this report and the Exempt report subject to approval of funding by the Policy and Resources Committee on 8 December 2020 and approval of any Best and Final Offer and agreed terms by this Committee (or Urgency Committee if required).

1. WHY THIS REPORT IS NEEDED

- 1.1 This report confirms that, having consulted with the Chairman of this Committee and the Policy and Resources Committee, the council has submitted a bid to Hammerson and Aberdeen Standard (HASI) to acquire the Brent Cross South Retail Park. It also provides an update on pedestrian and cycle routes through the Brent Cross Town construction area following the briefing to residents earlier this week on 17 November 2020 and confirms that the actual commissioning of the new sidings from the north has been delayed, although the construction works will continue over the Christmas period as planned.

Brent Cross West

- 1.2 Network Rail (NR) has advised the council that the planned commissioning of the northern entrance to the new sidings will not now happen at Christmas. This is due to the late identification of some signalling and control issues associated with the new level crossing within the sidings. This asset would have been brought into use when the northern entrance opened. The physical construction and testing works will still be undertaken as planned, but the new assets will not be signed into use.
- 1.3 The revised commissioning date will depend on the extent of design amendment that is required by the NR approval panel who first raised this issue. The NR delivery team anticipate that there will be some additions to the current design, but expect these to be minor, and will postpone commissioning by 2-3 months. The worst-case scenario could be longer, but this has not been modelled by NR. NR advise that the extent of additional design should be known within the next two weeks.
- 1.4 The implications of the delay are being assessed; however, NR advise that this should not delay the critical blockades in weeks 1, 5 and 9. The Train Operating Companies (TOCs) will however be affected, and there may well be issues associated with the implementation of their new timetables. NR are formally notifying the TOCs on 20 November 2020.

Brent Cross Town (formerly Brent Cross South)

- 1.5 The briefing provided to residents to explain the proposed temporary closures and planned diversions for pedestrian and cycle access took place on 17 November 2020. The presentation, which has already been circulated to Ward Councillors, has been uploaded onto the TransformingBX website <https://transformingbx.co.uk/>
- 1.6 While the access routes are representative of current plans, the council and BXT teams took away questions from the residents that we will look in to further, particularly in trying to improve the alternative footpath arrangements during 2022 when the main infrastructure works activity will take place between the new station and The Exploratory. This will temporarily remove direct access for Brent Terrace South residents along Brent Terrace

North to Tilling Road. It is not possible to provide a safe pedestrian and cycle route through this construction area during 2022 due to the level of construction activity and vehicle movements associated with the infrastructure works and the station programme. During this time, BXT will provide an alternative pedestrian and cycleway through The Exploratory to help mitigate the temporary loss of the route from Brent Terrace South through to Tilling Road. The council and BXT teams will continue to work throughout 2021 to try and improve on this arrangement.

- 1.7 Temporary Road Closure Orders and diversions have been approved by the council's Highways Team and Director of Environment to allow these works to commence.
- 1.8 In order to allow works to commence on the temporary visitor centre, two paths were temporarily diverted earlier this week.
- 1.9 Two further Stopping Up Orders were advertised on 19 November 2020 to enable Brent Terrace North to be temporarily stopped up between January to December 2022 to enable the completion of the improvements to Claremont Open Space, transport interchange and new pedestrian, cycling and pedestrian, vehicle routes in time for the opening of Brent Cross West station.
- 1.10 The latest edition of the TransformingBX e-newsletter has now been released. The teams are supporting the Discover Barnet campaign and will be featuring local business owners over the coming months. Promoted Facebook posts were placed this week to help increase the reach of the e-newsletter and help keep more residents informed of the works in the area. Alongside wider promotion of the e-newsletter we have seen a 45% increase in subscriptions. A dedicated email distribution list has also been set up to keep residents on Brent Terrace South updated on the works in their area as work increases in the area.

Brent Cross South Retail Park

- 1.11 As set out in the main report, Aberdeen Standard Investments and Hammerson have placed the Brent Cross South Retail Park on the market for sale (paragraph 1.29 of the main report).
- 1.12 Following consultation with the Chairman of this Committee and of Policy and Resources, the council instructed CBRE to submit a bid on 18 November 2020.
- 1.13 The bid, which is set out in full in the Exempt report, reflects the commitment by the council to the delivery of the comprehensive regeneration of Brent Cross and to secure land through private treaty in the first instance.
- 1.14 This commercial opportunity is underwritten by a thorough understanding of regeneration opportunities having regard to the existing s73 permission and s106 requirements.
- 1.15 The bid is supported by financial modelling undertaken by CBRE and the council's finance teams in addition to the risk mitigation strategy, to ensure that the General Fund will not be adversely affected by this acquisition, should the council's bid be successful.
- 1.16 The Committee is asked to endorse this bid subject to approval of funding by the Policy and Resources Committee on 8 December 2020 and approval of any Best and Final Offer and agreed terms by this Committee (or an Urgency Committee, if required).

2. REASONS FOR RECOMMENDATIONS

- 2.1 To continue the delivery of the comprehensive regeneration of Brent Cross and to secure land through private treaty in the first instance.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The council could have not submitted a bid. However, this was rejected given the importance of this site to realising the comprehensive regeneration of the Brent Cross area.

4. POST DECISION IMPLEMENTATION

- 4.1 The council is awaiting feedback from the bid which will determine next steps. In the meantime, council officers will prepare the report to the Policy and Resources Committee on 8 December 2020.

5. RESOURCES (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.1 As set out in the Exempt report.

5.2 Social Value

- 5.2.1 As set out in the main report.

5.3 Legal and Constitutional References

- 5.3.1 –

- 5.3.2 -As set out in the main report.

- 5.3.3 The Constitution- Article 7.5 – Responsibility for Functions- states that the Policy and Resources Committee responsibilities include to be responsible for strategic policy, finance and corporate risk management including recommending: Capital and Revenue Budget (including all fees and charges); Medium Term Financial Strategy; and Corporate Plan to Full Council , Finance including Treasury management, virements and effective use of resources.

5.4 Risk Management

- 5.4.1 As set out in the main report and above.

5.5 Equalities and Diversity

- 5.5.1 Under the Equality Act 2010 (“EA 2010)), the Council must have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - b) advance equality of opportunity between those with a protected characteristic and those without;
 - c) promote good relations between those with a protected characteristic and those without.

The 'protected characteristics' referred to are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation. It also covers marriage and civil partnership with regards to eliminating discrimination.

5.5.2 Equalities Impact Assessments will be carried out as required to ensure that the council's obligations under the EA 2010 are adhered to and, so far as appropriate, any findings taken into account so far as it is both appropriate and/or lawfully required in relation to any further development related to the proposed site to be acquired..

5.6 **Corporate Parenting**

5.6.1 None in the context of this report.

6. **Consultation and Engagement**

6.1 As set out in the main report.

7. **BACKGROUND PAPERS**

7.1 As set out in the main report.

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By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

AGENDA ITEM 22

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