

	<p>Assets, Regeneration and Growth Committee 9 July 2014</p>
<p>Title</p>	<p>Brent Cross Cricklewood South Procurement and Delivery Strategy</p>
<p>Report of</p>	<p>Cath Shaw Enterprise and Regeneration Lead Commissioner</p>
<p>Wards</p>	<p>Childs Hill, Golders Green and West Hendon</p>
<p>Status</p>	<p>Report - Public Appendix 1 - Public Appendix 2 Not for publication by virtue of paragraph 5 of Schedule 12A of the Local Government Act 1972 as amended. Appendix 3 Not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 as amended</p>
<p>Enclosures</p>	<p>Appendix 1 Procurement and Delivery Strategy Appendix 2 Eversheds Procurement Letter Appendix 3 Section 7 Procurement and Delivery Strategy</p>
<p>Officer Contact Details</p>	<p>Karen Mercer, Programme Director Re, Karen.Mercer@barnet.gov.uk, 0208 359 7563</p>

Summary	
<p>To report the Procurement and Delivery Strategy to procure a development partner for the Brent Cross Cricklewood South development and seek approval to commence the formal procurement process.</p>	

Recommendations	
<p>1. That the Committee approve the following</p> <ul style="list-style-type: none"> a) To procure a partner for the Brent Cross Cricklewood South development through an OJEU Negotiated route in accordance with the Brent Cross South Procurement and Delivery Strategy attached at Appendices 1 and 3 of this report. b) To approve the Council’s requirements for the Brent Cross Cricklewood South opportunity as set out in Section 4 of the Brent Cross South Procurement and Delivery Strategy attached at Appendix 1 	

c) **Note the procurement timetable and that to meet this timetable an additional meeting would be needed to approve the selection of a preferred partner, which would be called in accordance with statutory requirements and the Council's constitution.**

2. That authority be delegated to the Chief Executive to finalise the Evaluation Criteria, Scoring Mechanism and marketing documentation in accordance with the Procurement and Delivery Strategy attached at Appendices 1 and 3.

3. That authority be delegated to the Chief Executive in consultation with the Leader to shortlist between three and five bidders for the Invitation to Negotiate stage in accordance with the Procurement and Delivery Strategy attached at Appendix 1.

1. WHY THIS REPORT IS NEEDED

- 1.1 This report seeks the Assets, Regeneration and Growth Committee's approval to commence the formal OJEU Negotiated procurement to select a preferred partner for the Brent Cross Cricklewood South opportunity, in accordance with the Procurement and Delivery Strategy attached at Appendix 1. Section 7 of the Strategy details the evaluation criteria and scoring mechanism for the Pre-Qualification Questionnaire and Invitation to Negotiate stages. It is attached at Appendix 3 as an exempt item due to the commercially sensitive nature of this information.
- 1.2 The Committee should note that the proposed timetable suggests final selection of a preferred partner would be decided by the Assets, Regeneration and Growth Committee in early February 2015, should an additional meeting be agreed to by Full Council. This would allow for announcing a partner at the leading property conference, which takes place in March 2015.
- 1.3 The Brent Cross Cricklewood South opportunity has previously been reported to Cabinet Resources Committee on 18 April 2013 and 16 January 2014 (reports attached at Section 6 of this report). These reports explained the new delivery approach to bringing forward the Brent Cross Cricklewood regeneration proposals. Hammerson UK and Standard Life Ltd (the Development Partners) will focus solely on the delivery of the shopping centre at Brent Cross and the significant infrastructure required to support the comprehensive regeneration proposals, with the Council taking the lead on the south side to deliver the southern parts of the Brent Cross Cricklewood Regeneration masterplan with a new development partner.
- 1.4 On 18 April 2013, Cabinet Resources Committee approved that the Director for Place (subsequently renamed Strategic Director for Growth and Environment) begin preparations to deliver the regeneration of the southern parts of Brent Cross Cricklewood Regeneration Area.

- 1.5 The Council's advisors were then instructed to provide strategic property advice on the delivery of the Brent Cross Cricklewood South (BXC South) masterplan, undertaking detailed technical due diligence and review of the overall infrastructure and development costs to inform scheme viability. This work identified a viable first phase market proposition that could bring forward some 2,400 residential units, plus some 17,650 sqm of retail accommodation to provide the new high street linking into the Living Bridge and Brent Cross Shopping Centre, thus creating the new town centre, over an 8-10 year period. Work is underway to ensure that the remaining 5,000 units and some 450,000 sqm of commercial space are made viable through the early delivery of the proposed Thameslink station.
- 1.6 On 16 January 2014, Cabinet Resources Committee approved the market testing of this opportunity through the issue of a Prior Information Notice (PIN). This allowed the Council and its advisors to speak directly to potential partners to inform the emerging delivery strategy for BXC South, before reporting the strategy back to Committee to commence the formal procurement process.
- 1.7 The PIN was issued on 12 March 2014. Section 3 of the Procurement and Delivery Strategy provides details of the market testing process and provides a summary of the feedback received. This process demonstrated that there is significant market interest in the Brent Cross South development opportunity.
- 1.8 The Procurement and Delivery Strategy recommends that the Council secure a partner based on a corporate, rather than a project specific relationship to jointly develop the BXC South opportunity in more detail. This would be subject to a range of performance measures and Key Performance Indicators as detailed in Section 2.3 of the Strategy. The Strategy defines the key requirements that the Council will be seeking in a development partner (see paragraph 2.2 below).
- 1.9 The Procurement and Delivery Strategy reflects the scale of the BXC South opportunity and the amount of work needed to jointly develop and implement the vision, alongside testing the viability and deliverability of the site. It is considered that this approach will create the right conditions for a long term relationship, and also create the flexibility that the Council requires to be able to approach this project and meet all of its objectives (see Section 5 the Procurement and Delivery Strategy).
- 1.10 The Strategy explains that a partner will be identified on the basis of its understanding of the Council's requirements, ability to work in Partnership, stated commitments and financial capacity to execute the required Business Plan. A more detailed vision will be developed jointly between the parties through the negotiation procedure, as detailed in Section 5 of the Strategy, before the creation of a formal joint venture partnership. This will allow the Partner a period of time to work with the Council and the key external stakeholders to finalise the masterplan and obtain the necessary consents.

- 1.11 The Procurement and Delivery Strategy outlines a formal four stage OJEU negotiated procurement process:
- 1) Pre-Qualification Questionnaire (to be issued July 2014)
 - 2) Invitation to Negotiate (three-five parties shortlisted by end of Sept 2014) and Evaluation
 - 3) Pre-Contract Business Plan Stage (single party selected in February 2015) followed by Contract Award
 - 4) Finalising and engrossing the contract (by March 2016).
- 1.12 Section 6 of the Strategy details the procurement methodology and lists the evaluation criteria and scoring mechanisms for stages 1 and 2. It is relevant to note that Stages 3 and 4 will run concurrently from March 2015 to March 2016.
- 1.13 This strategy has been developed in conjunction with the Council's legal advisors Eversheds, who have confirmed that the negotiated route is available in the context of this development.

2. REASONS FOR RECOMMENDATIONS

- 2.1 Procurement of a corporate partner is essential to deliver the regeneration of the Brent Cross Cricklewood area and meet the Council's Corporate Priorities as set out in Section 5 of this report. The procurement of a partner through a formal OJEU negotiated process is considered by the Council's advisors to be an appropriate procurement route.
- 2.2 As part of this process, the Council needs to be clear in its requirements for the BXC South regeneration area but not so specific as to stifle the potential partners in their thinking. The Council's requirements are listed in Section 4 of the Procurement and Delivery Strategy. Subject to agreement of recommendation 1b above, these requirements will be incorporated into the marketing material.
- 2.3 In order to meet the proposed timetable, an additional meeting may need to be called in accordance with statutory requirements and the Council's constitution to approve the selection of a preferred partner as set out in Recommendation 1c. This would allow:
- 1) full and proper consideration of the bids to select a preferred partner; and
 - 2) for the option to announce a preferred partner at the leading property conference.
- 2.4 The Council has set an ambitious timeframe to select a preferred partner (February 2015). In order to maintain momentum, delegated authority is sought to enable the Chief Executive:

- a) to finalise the scoring mechanism and criteria for both the Pre-Qualification Questionnaire and Invitation to Negotiate stages; and
 - b) to review the recommendations of the BXC South Evaluation Panel and, in consultation with the Leader of the Council, shortlist between three and five bidders to be provided with the Invitation to Negotiate documentation.
- 2.5 The Chief Executive, through his Chairmanship of the Brent Cross Cricklewood Governance Board, will ensure that the evaluation criteria and scoring mechanisms are robust, that scoring is consistent and that the procurement progresses in line with the Procurement and Delivery Strategy. The Brent Cross Cricklewood (BXC) Governance Board was set up to enable Senior Council Officers to monitor and oversee the delivery of the Brent Cross Cricklewood programme and to ensure that the Council's objectives are achieved through the regeneration. The Board meets monthly.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Procurement via OJEU is necessary where a public body is seeking to procure goods and services above a specified threshold and this process needs to be undertaken in a fair and open manner. As Awarding Authority the Council will need to ensure the selected partner is the most economically advantageous of those involved in the process and can provide value for money in the delivery of the social, economic and environmental regeneration outcomes and outputs.
- 3.2 Eversheds has advised that of the formal OJEU processes, the Negotiated route is available for use by the Council at limited risk. The Negotiated route has a slightly higher, but still low, legal risk compared to the Competitive Dialogue route. Nonetheless it is preferred as it allows for the swifter identification of a preferred partner and reduced cost when negotiating the terms of the contract (as the procuring authority is not having to run two or three parallel negotiations). Eversheds' advice, which is set out in Appendix 2, is protected by legal professional privilege and is therefore exempt from publication.
- 3.3 In addition to this route Capita, RE and Eversheds have also explored the potential of a procurement methodology outside of the OJEU process through a tried and tested route referred to as the 'co-investor' route. If the co-investment partner approach were to be taken, and the investor partner were to be a true co-investor, then the selection of such a partner would not be subject to the EU procurement regime, as the Council would not be procuring works and/or services. The process would be treated as a transaction rather than a procurement of services. The benefits of this route are that it would potentially be quicker and cheaper than a formal OJEU route, and would therefore be perceived as preferable by the market.
- 3.4 However, this alternative route has been discounted for use by the Council as it specifically excludes the opportunity to obtain any 'services' from the investment partner. It has become apparent through the soft market testing

exercise that the demands of 'placemaking' as part of this process will require the partner to bring skills and services to the joint venture which, by definition, require an OJEU process.

4. POST-DECISION IMPLEMENTATION

- 4.1 The proposed Governance and Partner Selection Structure is set out in Appendix A of the Procurement and Delivery Strategy.
- 4.2 The next step is for the Chief Executive, through the BXC Governance Board, to finalise the Evaluation Panel and marketing material, including the Pre-Qualification Questionnaire, by the end of June.
- 4.3 In early July, the OJEU notice will be published and supporting information necessary for the procurement of a partner (including a Pre-Qualification Questionnaire) will be issued. Bidders will be required to return the questionnaire by the end of August 2014.
- 4.4 Throughout September, the BXC Evaluation Panel will review submissions and recommend a shortlist of between three and five bidders to be provided with the Invitation to Negotiate documentation. Subject to the delegated authority being confirmed, the shortlist will be approved by the Chief Executive in consultation with the Leader of the Council through the BXC Governance Board.
- 4.5 By the end of September, shortlisted bidders will be issued with the Invitation to Negotiate documentation. Bidders will then be provided with a three month period to develop their bids to deliver the Council's requirement. Further detail on this process is given in Section 7 of the Strategy, attached at Appendix 3. It is expected that bids will be returned by 31 December 2014.
- 4.6 Shortlisted bidders will then be invited to present their proposals to the Evaluation Panel, BXC Governance Board and key stakeholders throughout January.
- 4.7 The BXC Evaluation Panel will then review the bids and recommend the preferred partner in February 2015. The recommendation will then be considered by Assets, Regeneration and Growth Committee. It is anticipated that this report will also seek Committee approval to next steps, which are expected to be as set out below.
- 4.8 Once a preferred partner has been identified, a vision will then be developed jointly between the parties for recommending to Committee by March 2016, before the creation of a formal joint venture partnership. This will allow the Partner a period of time to work with the Council and the key external stakeholders to finalise the proposals and obtain the necessary consents in the pre contract business plan stage, before finalising and engrossing the contract by March 2016.

- 4.9 Subject to an appropriate scheme being established, and third party interests being aligned, the Partner will then have the opportunity to enter in to a formal Joint Venture with the Council through which the scheme may be implemented.

5. IMPLICATIONS OF DECISION

Corporate Priorities and Performance

- 5.1 The regeneration of Brent Cross Cricklewood supports the Corporate Plan 2013-2016 priority '*To maintain the right environment for a strong diverse local economy*', and the strategic objective under this priority to sustain Barnet by '*promoting growth, development and success across the borough*'.
- 5.2 The Growth Strategy for Barnet recognised that regeneration and growth are vital for ensuring the future prosperity of the Borough and maintaining Barnet as a successful London suburb. The scheme to transform Brent Cross Cricklewood will play a major role in delivering this prosperity, doubling the size of the shopping centre and linking seamlessly to a new town centre for Barnet and North London across the North Circular Road. Brent Cross Cricklewood is one of Barnet's priority regeneration areas, and will provide approximately 7,500 new homes over the next 20 years. It is a key part of the wider revitalisation of the A5 corridor, linking Brent Cross Cricklewood with developments at West Hendon, Colindale and Edgware and improvements to Cricklewood Town Centre, to create a series of high quality modern suburbs.
- 5.3 The first phase of the Brent Cross Cricklewood project includes the redevelopment of the shopping centre, creation of major new infrastructure, improved links to the existing tube station, and delivery of around 2,461 new homes over the next 8-10 years. This will create an estimated 3,000 construction jobs, and 4,000 permanent jobs.

Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.4 As set out in the Cabinet Resources Committee in January 2014, the Development Partners will provide funding up to £1.4m to meet the Council's costs in procuring the preferred partner for the Brent Cross South development and further technical due diligence work in accordance with the Co-operation Agreement.
- 5.5 Section 5 of the Procurement and Delivery Strategy proposes financial key performance indicators. Section 7 attached at Appendix 3 details the procurement methodology in relation to the financial criteria and scoring mechanisms. As shown in Appendix A to the Procurement and Delivery Strategy, a specific financial panel will be set up, chaired by the Deputy Chief Operating Officer that will report to the Evaluation Panel on financial matters.
- 5.6 Section 5 also details that at the point when the preferred development partner is selected, a mechanism for calculating the Council's financial return

will be agreed. The deal will be structured in a way which ensures that the Council receives best consideration for its land and also reflects the wider commitments and investment that have been and will be committed going forward.

Legal and Constitutional References

- 5.7 The Council's Constitution, Responsibility for Functions, Annex A states the terms of reference of Assets, Regeneration and Growth Committee, including to agree externalisation contracts, to oversee major regeneration schemes including those of key social housing estates and all matters relating to land and buildings owned, rented or proposed to be acquired or disposed of by the Council.
- 5.8 Council Contract Procedure Rules, Appendix 1, Table A sets out the framework for authorisation of tender stage for contract, including that authorisation to commence a procurement process for amounts of £172,514 and above by the relevant Thematic Committee and that the procurement be carried out by one of three methods. The Procurement and Delivery Strategy has been created in accordance with the Contract Procedure Rules.
- 5.9 The Procurement Code of Practice provides guidelines for Council officers to carry out effective and efficient procurement activities, which are compliant with Council Constitution and policies. The Procurement and Delivery Strategy has been created in accordance with this procurement code.
- 5.10 The Council has a general power of competence under Section 1 of Chapter 1 of the Localism Act 2011 and this empowers the Council to enter into joint venture arrangements for the development of the south side of the Brent Cross Cricklewood regeneration scheme. Section 1 of the Localism Act 2011 provides local authorities with a broad power to do anything that individuals can do subject to any specific restrictions contained in legislation.
- 5.11 The Council has the power to acquire and dispose of land in accordance with Sections 120 to 123A, and subject to obtaining appropriate consents and approvals Sections 128 to 131 of the Local Government Act to ensure value for money is secured.
- 5.12 The procurement of a partner and other advisers for the south side of the scheme will be carried out in accordance with the relevant European Union procurement regulations and public sector procurement principles.
- 5.13 The Public Services (Social Value) Act 2012 requires the Council to consider whether it can achieve an improvement to the economic, social and environmental well-being of an area as part of the procurement of these services. If so, the social value objectives identified must be written into the procurement process. All of this must be achieved with regard to value for money and in a way that is compliant with existing public procurement law. "Social value" objectives can include the creation of employment, apprenticeship and training opportunities for local people, trading

opportunities for local businesses and the third sector; and the promotion of equality and diversity through contract delivery.

5.14 Section 111 of the Local Government Act 1972 provides that a local authority has power to do anything which is calculated to facilitate, or is conducive or is incidental to, the discharge of its functions.

5.15 The public sector equality duty referred to in Section 5 also required consultation to ensure the Council complies with its duties under the Equality Act 2010.

5.16 **Risk Management**

5.17 The key risks can be summarised as follows:

5.18 Procurement risk. There is the risk that any procurement of a partner could be subject to challenge. To mitigate this risk, the Council has retained specialist legal advice on the scheme as a means of ensuring that all actions taken by the Council accord with the provisions of relevant national and international laws, regulations and directives. Eversheds advise that the negotiated route is available to the Council within the context of this development as detailed in their letter attached at Appendix 2 and as such consider the likelihood of a challenge being brought successfully to be low.

5.19 Lack of responses to the Pre-Qualification Questionnaire and rejection of the opportunity at the Invitation to Negotiate stage. The market testing has confirmed that there is strong appetite for the Brent Cross South opportunity and therefore it is considered that this to be low risk.

5.20 Objections to the evaluation criteria and scoring mechanisms. This is considered likely given that this is a high profile opportunity and the level of market interest to date. To mitigate this risk, the Council has retained specialist legal and professional advice to prepare the documentation. Furthermore the Evaluation Panel and the BXC Governance Board will ensure robust scoring mechanisms are in place and that there is a consistent approach to scoring.

5.21 Failure to agree a business plan, which would prevent the creation of the joint venture and halt the procurement process. The likelihood of this is considered low. There is significant market interest in this opportunity. An outline business case will have been prepared in line with the Council's requirements as part of the Invitation to Negotiate process. This will have been reported to the Assets, Regeneration and Growth Committee as part of the selection process. Consequently, the Preferred Partner will have declared their programme of work for the business plan and fixed many of the commercial aspects.

5.22 Failure to agree commercially acceptable terms during the pre-contract business plan and finalising contract stages. As indicated above, many of the

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key commercial aspects will have been fixed at the end of Stage 2 – the selection of the preferred development partner. Sections 6.2 of the Procurement and Delivery Strategy details the likely commercial fixes as part of the Invitation to Negotiate stage which seeks to mitigate this risk.

- 5.23 Failure to agree on a viable first phase scheme, thus preventing delivery. This is considered to be low risk given the due diligence undertaken to date to inform the delivery strategy. Nonetheless the partner will be invited to describe a backstop for Phase 1 and agree a deadlock process for resolving any disagreements.
- 5.24 Failure to secure finance for Thameslink Station. Most parties consider the train station essential for securing the delivery of Brent Cross South. The delivery of the station will help drive land values, thereby enabling the regeneration of the Brent Cross Cricklewood area. The Council together with public sector partners (Greater London Authority, Network Rail and Transport For London) are exploring strategies to bring forward the station. This includes continuing design work in respect of the station itself, including a review of the station output, functional specification and technical due diligence work to provide a detailed cost estimate. Funding options and strategy are being developed throughout 2014 and the results of this work will be reported to Committee later this year / early next.
- 5.25 There is the risk that Hammerson and Standard Life (the Development Partners) do not progress the shopping centre scheme, or deliver part of the scheme but fail to deliver the critical infrastructure needed to facilitate the comprehensive regeneration of the area. In this regard, the commercial agreements with the Development Partners require the delivery of critical infrastructure to enable the Brent Cross Cricklewood South development to come forward in advance of the shopping development. This will ensure that the regeneration of the southern land is progressed.

Equalities and Diversity

- 5.26 The public sector equality duty under section 149 of the Equality Act 2010 (“PSED”) requires the Council to have due regard to: (i) the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; and (ii) the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. ‘Protected characteristics’ are: gender, race and disability, sexual orientation, age, religion or belief, pregnancy and maternity and gender reassignment.
- 5.27 The Council is committed to improving the quality of life for all and wider participation in the economic, educational, cultural, social and community life in the Borough.
- 5.28 The development proposals for the Brent Cross Cricklewood scheme will make a significant contribution to the provision of additional, high quality affordable housing units in the Borough as well as providing employment

through the creation of a new town centre with leisure, health and educational facilities. The delivery of the Thameslink Station will enhance public transport provision and improve accessibility and provide greater choice for all. It should be emphasised that a fully integrated and accessible town centre will be created as part of these proposals.

- 5.29 An Equalities Impact analysis was carried out in respect of the Outline Planning Application granted in 2010, which took fully into account the demographic makeup of the regeneration area and addressed the impact on the protected characteristics. This anticipated a significant positive impact from the regeneration proposals.
- 5.30 The Council's requirements for the Brent Cross South development are set out in Section 4 of the Procurement and Delivery Strategy. These requirements state how Brent Cross Cricklewood is an opportunity to extend Barnet's success as a desirable and attractive suburb, by creating a new urban village for London which sets the tone for future evolution of the borough more widely and emphasises the need to create a place that makes residents, workers and visitors feel good – inviting people to meet and spend time in the spaces, and to walk or cycle.
- 5.31 Importantly, the requirements highlight that Brent Cross Cricklewood will be place for people of all ages, with housing mix that reflects different life stages, a range of housing tenures, and public spaces which are accessible to all. It emphasises that promoting health and wellbeing and reducing dependency will be ingrained in the place.
- 5.32 Equalities and diversity have been incorporated into the procurement process. The bidders will be asked through the Pre-Qualification Questionnaire to provide company policies in relation to equalities and diversity, and will also be asked as part of their approach to and understanding of "Placemaking" to demonstrate their understanding of how places influence wider objectives (for example public health).
- 5.33 The equalities implications will be reviewed as part of developing the vision further and updated as plans take shape, whether through an Equalities Impact Assessment Plan or by other mediums during the life of the project.

Consultation and Engagement

- 5.34 Extensive consultation has and will continue to be undertaken with key stakeholders and the community to ensure that the Brent Cross Cricklewood scheme reflects local needs including the needs of those with protected characteristics, as well as securing the future of North London's only regional shopping centre.
- 5.35 The Governance and Partner Selection Structure attached at Appendix A of the Procurement and Delivery Strategy refers to Stakeholder Panels to include key interested parties, including community groups, that will have the opportunity to receive presentations from the bidders in January 2015 and

provide comments that will be reported back to the Evaluation Panel. This approach will be developed further over the coming months.

6. BACKGROUND PAPERS

- 6.1 Cabinet, 26 April 2004 (Decision Item 8) – approved the adoption of the Cricklewood, Brent Cross and West Hendon Development Framework as Supplementary Planning Guidance.
- 6.2 Cabinet, 29 March 2005 (Decision Item 6) – agreed to enter into a Collaboration Agreement with the development partnership (Cricklewood Regeneration Limited, Hammerson and Standard Life).
[<http://barnet.moderngov.co.uk/Data/Cabinet/200503291900/Agenda/Document%204.pdf>]
- 6.3 Cabinet, 5 December 2005 (Decision Item 7) – approved, amongst other matters, that 1) the Eastern Lands Addendum be adopted as Supplementary Planning Guidance; and 2) the Eastern Lands Supplementary Guidance is incorporated into the Cricklewood, Brent Cross and West Hendon Development Framework.
[<http://barnet.moderngov.co.uk/Data/Cabinet/200512051900/Agenda/Document%204.pdf>]
- 6.4 Cabinet Resources Committee, 25 March 2008 (Decision Item 16) – approved the outline terms so far agreed with the Brent Cross partners and Cricklewood Redevelopment Limited, including the proposals for the finalisation of the financial terms, be approved in principle subject to the outcome of Counsel's advice on procurement issues, and that the finally agreed terms for the Development Framework Agreement and the Principal Development Agreements be reported to a future meeting of the Cabinet for approval.
<http://barnet.moderngov.co.uk/Data/Cabinet%20Resources%20Committee/200803251900/Agenda/Document%2015.pdf>
- 6.5 Cabinet, 21 October 2009 (Decision Item 7) – approved the terms and conditions of entering into the Development Framework Agreement and the Principal Development Agreements, subject to approval of the Brookfield Europe and Hammerson Guarantor companies by the Director of Finance and the Leader of the Council, and the approval of the appropriate land transaction and financial arrangements by the Secretary of State. The approval was also subject to agreement of the plans, the historic costs and the form of the legal documents.
<http://barnet.moderngov.co.uk/CeListDocuments.aspx?Committeed=120&MeetingId=306&DF=21%2f10%2f2009&Ver=2>

- 6.6 Cabinet Resources Committee, 19 October 2010 (Decision Item 5) – approved the changes to the terms and conditions of the Development Framework Agreement and the two Principal Development Agreements regarding Brent Cross Cricklewood (as considered and approved by Cabinet in October 2009)
[<http://barnet.moderngov.co.uk/Data/Cabinet%20Resources%20Committee/201010191900/Agenda/Document%203.pdf>]
- 6.7 Cabinet Resources Committee, 18 April 2013 (Decision Item 14) - noted that the Brent Cross Cricklewood Development Partners wished to modify the existing planning consent to allow re-phasing; approved that the Director for Place begin preparations to enable the Council to procure a development partner to deliver the regeneration of the southern parts of Brent Cross Cricklewood Regeneration Area and confirmed the continued appointment of the external advisors for the Brent Cross Cricklewood Regeneration project, and the procurement of appropriate additional advice, and to delegate authority to the Director for Place to deal with necessary contractual issues or arrangements.
[<http://barnet.moderngov.co.uk/mgConvert2PDF.aspx?ID=8369&ISATT=1#search=%22Brent%20Cross%20%22>]
- 6.8 Cabinet Resources Committee, 16 January 2014 (Decision Item 6) - approved the changes to the terms of the Brent Cross Principal Development Agreement (as considered and approved by CRC in October 2010) and the terms for the Co-operation Agreement as set out in Section 9 of this report; authorised the Chief Executive in consultation with the Leader of the Council to agree the detail of the Brent Cross Principal Development Agreement and Co-operation Agreement; approved commencement of market testing through the issue of a Prior Information Notice to inform the delivery strategy for the Brent Cross Cricklewood South area; and approve that the Council enter into negotiations with landowners to acquire land required in advance of any Compulsory Purchase Order, subject to approval of the bid for capital funding by Cabinet on 25 February 2014; and approved that the Council continue the design and development work to develop the business case and funding strategy for delivery of the Thameslink Station, subject to approval of the capital funding bid by Cabinet on 25 February 2014; and delegate authority to the Strategic Director for Growth and Environment to procure the necessary advice and consultants to progress the Brent Cross project workstreams and deal with the related contractual issues and arrangements.
[<http://barnet.moderngov.co.uk/mgConvert2PDF.aspx?ID=12505&ISATT=1#search=%22Brent%20Cross%20%22>]