

	<p>Financial Performance and Contracts Committee</p> <p>7 October 2021</p>
<p>Title</p>	<p>Brent Cross Update</p>
<p>Report of</p>	<p>Director of Growth</p>
<p>Wards</p>	<p>Childs Hill, Golders Green and West Hendon</p>
<p>Status</p>	<p>Public with accompanying exempt report (Exempt by virtue of paragraphs 3 and 5 of Schedule 12A Local Government Act 1972) on account that it contains information relating to the financial or business affairs of any particular person including the authority holding the information and information in respect of which professional legal privilege could be maintained in legal proceedings.</p>
<p>Urgent</p>	<p>No</p>
<p>Key</p>	<p>No</p>
<p>Enclosures</p>	<p>Appendix 1 – Extracts LBB progress update presentation to the Government Assurance Board, 22 October 2021</p>
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Summary

This report provides an update on the delivery and financial performance across the Brent Cross programme and emerging issues across the programme.

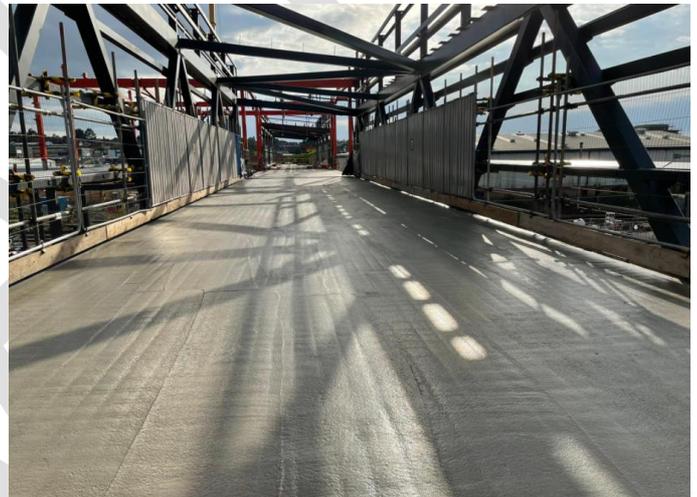
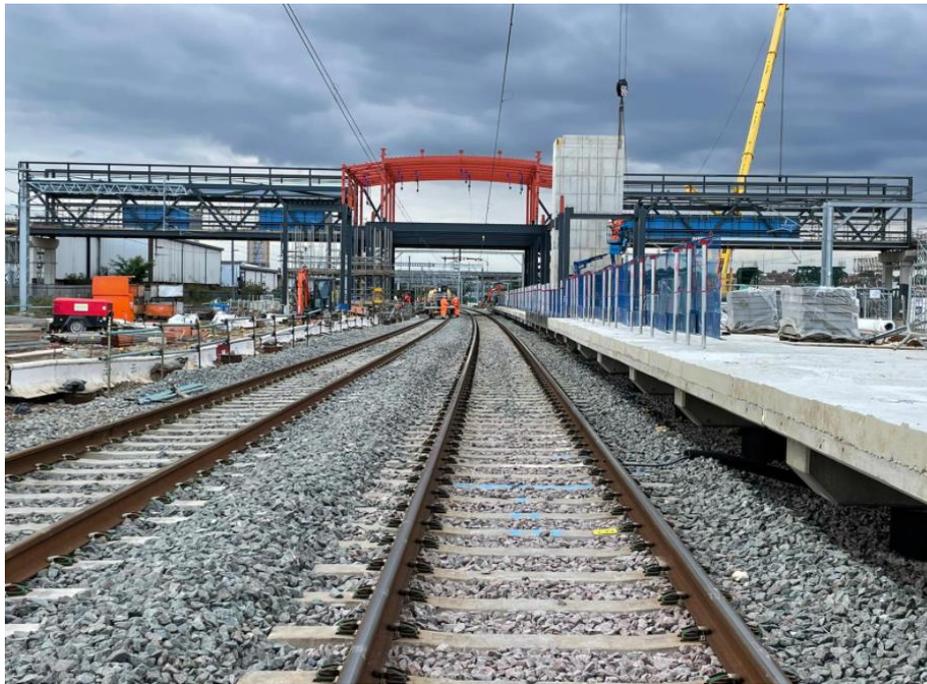
Officers Recommendations

The Committee is asked to note delivery progress across the Brent Cross (BX) programme as set out in the presentation to the HM Government Assurance Board on 22 September 2021 and that the Programme Wide Anticipated Final Cost will conclude in October 2021.

1. PURPOSE OF REPORT

Introduction

- 1.1 This report provides a brief summary on the delivery progress across the Brent Cross programme since the last meeting on 8 June 2021. It should be read in conjunction with the quarterly update to the Housing and Growth Committee on 13 September 2021. The link to report is here:
<https://barnet.moderngov.co.uk/documents/s66501/Brent%20Cross%20Update%20Report.pdf>
- 1.2 Progress can be summarised as follows:
 - 1) **Brent Cross West Station and associated infrastructure**
- 1.3 The construction works over the major bank holiday rail possessions (weeks 1, 5 and 9) to re-align the railway tracks to make way for the new station platforms were completed successfully. The platforms on the slow and fast lines are now advancing as shown on the photographs below.
- 1.4 The August bank holiday weekend (week 9) marked the last major piece of track realignment works by Network Rail (NR) and their contractor Amey as part of the Rail Systems and Sidings. NR/Amey will now commence de-commissioning their compound in readiness to hand this area over to Brent Cross Town later this year. As works ramp down on this contract, there will be continuing focus on close-out and final accounting. Discussions have commenced with Network Rail in accordance with the Implementation Agreement in respect of closing out the account.
- 1.5 The frame for the station overbridge and concourse was put in place during two 48-hour rail all line blocks in September. The bridge itself is now accessible from East to West and is being used as the main construction access. A time-lapse video showing the latest works is available at the following link along with the latest drone images of the station <https://twitter.com/TransformingBX/status/1440981277172281344?s=20>
- 1.6 The Station remains on target for opening in late 2022.



2) Brent Cross South

- 1.7 Progress on the infrastructure works continues at a pace, as can be seen from the latest drone images provided by BXT below. Construction works on the first residential plot (Plot 12) and the student accommodation block (Plot 25) are due to commence in late Spring 2022. The new visitor centre and upgrade to the shops on Claremont Parade are due to complete in late November ahead of the Park opening in Spring next year



3) Brent Cross Critical Infrastructure

- 1.8 L&Q and their contractor Bugler's have commenced construction works for the replacement homes for the Whitefield Estate Part 1 on Plots 53 and 54 on Brent Terrace. These units are due to complete in 2023
<https://transformingbx.co.uk/transformation/relocated-homes/plots-53-54/>
- 1.9 The Southern Junction highway works at Cricklewood Lane / A5 Cricklewood Broadway / Chichele Road junction are due to finish by the end of this month.
<https://transformingbx.co.uk/junctions-works-to-be-completed-next-month/>

4) Waste Transfer Station (WTS)

- 1.10 The procurement of the main works contractor for the replacement WTS at Geron Way is now concluding with the contract due award scheduled for 19 October 2021.

Financial Management and Commercial Issues

- 1.11 Whilst good progress is being made on the ground across the BX programme, there are a number of emerging issues that are now starting to impact the project. These are summarised in the presentation to BX Government Assurance Board attached at Appendix A. These issues, which are being experienced across the whole of the construction industry, predominately relate to supply chain and covid impacts. Particular areas of concern are the provision of materials, for example the station overbridge cladding which is experiencing delays in getting to site as well as cost increases, particularly in respect of steel. The council's BX team together with Mace and VolkerFitzpatrick are currently working hard to mitigate these impacts on the programme.
- 1.12 Consequently, despite the continuing success in reducing some risks as a result of the completion of the major possessions rail works and securing efficiencies across the programme, the budget remains under pressure. As mentioned in the report to the Housing & Growth Committee on 13 September 2021 (paragraph 5.12) the review of the programme wide Anticipated Final Cost (AFC) (which encompasses all HM Government funded elements of the programme) will be reported to this Committee. The AFC review is scheduled to be complete by the end of October. This is later than planned to allow sufficient time for the council team to assess the covid and supply chain impacts and the mitigation plans being put in place by the council and the contractor. The updated AFC will be reported to the BX Shareholder Working Group in October prior to feeding into a programme wide AFC report which will be presented to BX Government Assurance Board in late October. The contractual position will then be reported to this Committee for review. An update will be provided at the meeting.

2 REASONS FOR RECOMMENDATIONS

- 2.1 To provide an update to the Committee on the HMG funded elements of the BX programme that the council is directly delivering.

3 ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 None.

4 POST DECISION IMPLEMENTATION

4.1 None.

5 IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 The comprehensive regeneration of Brent Cross Cricklewood is a long-standing objective of the council and of the aims under the Corporate Plan Barnet 2021-2024 and a key regeneration priority of the Mayor of London.

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

Budget Monitoring

5.2.1 As set out in the latest report to Housing and Growth Committee on 13 September 2021.

5.3 Social Value

5.3.1 As set out in the report to the Housing and Growth Committee on 13 September 2021.

5.4 Legal and Constitutional References

5.4.1 Article 7 of the Council's Constitution, the terms of reference of the Financial Performance and Contracts Committee includes the followings responsibilities:
Responsible for the oversight and scrutiny of:

(a) the overall financial performance of the council

(b) the performance of services other than those which are the responsibility of the: Adults & Safeguarding Committee; Housing & Growth Committee; Children, Education & Safeguarding Committee; Community Leadership & Libraries Committee; Environment Committee;

(c) the council's major strategic contracts including (Customer Support Group, Development and Regulatory Services, The Barnet Group Ltd (Barnet Homes) and HB Public Law) including (but not limited to):

- Analysis of performance - Contract variations - Undertaking deep dives to review specific issues

- Monitoring the trading position and financial stability of external providers

- Making recommendations to the Policy & Resources Committee and/or theme committees on issues arising from the scrutiny of external providers

5.4.1 As set out in the report to the Housing and Growth Committee on 13 September 2021.

5.5 Risk Management

5.5.1 As set out in the report to the Housing and Growth Committee on 13 September 2021.

5.6 **Equalities and Diversity**

5.6.1 As set out in the report to the Housing and Growth Committee on 13 September 2021.

5.7 **Corporate Parenting**

5.7.1 As set out in the report to the Housing and Growth Committee on 13 September 2021.

5.8 **Consultation and Engagement**

5.8.1 As set out in the report to the Housing and Growth Committee on 13 September 2021.

5.9 **Insight**

5.9.1 As set out in the report to the Housing and Growth Committee on 13 September 2021.

6 **BACKGROUND PAPERS**

6.1 Financial Performance & Contracts Committee, 8 June 2021

<https://barnet.moderngov.co.uk/documents/s65204/BXC%20Financial%20Performance%20and%20Contracts-PUBLIC-June%202021.pdf>

6.2 Housing & Growth Committee, 23 September

<https://barnet.moderngov.co.uk/documents/s66501/Brent%20Cross%20Update%20Report.pdf>