



Brent Cross Governance Assurance Board

27 July 2022

BXT Construction update

Brent Cross Town

- Ongoing legal work for IP2 (Lot2) plots. Drawdown targeted later this year for plots 13, 14, 202 and 203.
- Continued upgrades to Claremont Park – new art installation at the ice cream parlour (see image)
- Community Foods haul road nearing completion to be brought into use in August.
- On site construction progressing well – Substation / Plot 25 / Plot 12 / Basement works (see images)
- Regular engagement sessions with Cllrs and local communities.



Site Update



Site Update – Plot 25



Site Update – Substation energy centre

- Part of building a Net Zero Carbon Town
- Steel 'wrap' to be 100% reused steel




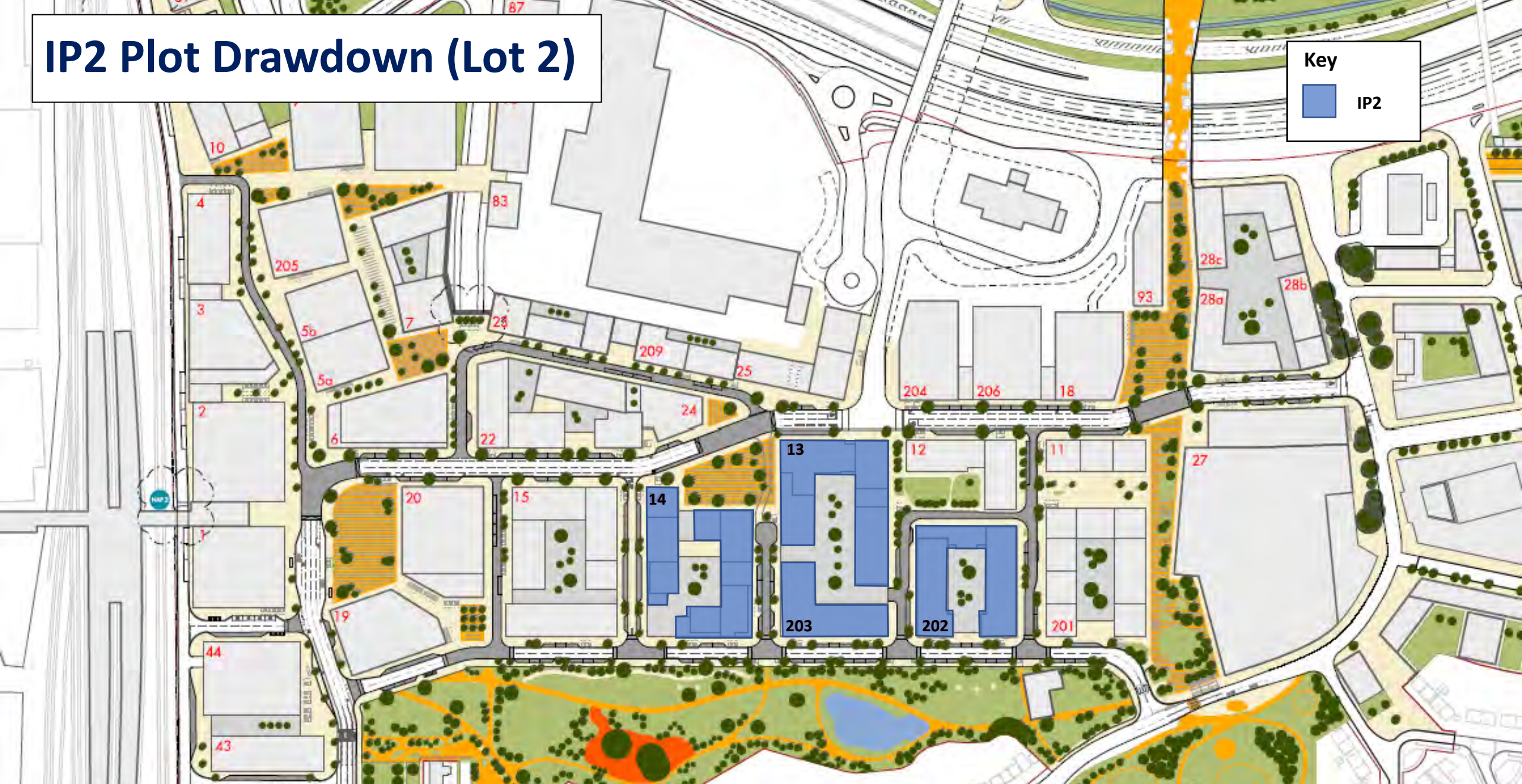
Site Update – IP2 Plots & Plot 12



IP2 Plot Drawdown (Lot 2)

Key

 IP2



Plots 53/54

- Whitefield estate replacement units - 47 homes, between Brent Terrace and Clitterhouse Crescent. To be the first completed homes of the Brent Cross development. Completion date for works is May 2023.
- Works have progressed on the sub structure blockwork and all drainage has been installed on Plot 53 and is in progress on Plot 54.
- Utility works are schedule to take place next month – impact expected on Brent Terrace parking. Communication underway with residents – letter going out this week.
- Experimental Traffic Regulation Order (ETRO) being implemented on Brent Terrace ahead of permanent CPZ.



Programme Updates

Waste Facility

- Contractor McLaughlin & Harvey continue design work (stage 1) – some additional scope items being considered.
- WTS procurement is a two stage design build contract.



Programme Updates

Brent Cross railway Systems Works

- Drainage run completed successfully in weekend Wk13
- Final Overhead Line Equipment (OLE) rewire completed successfully in weekend Wk14
- 120 m troughing laid in preparation for new signal on the up slow
- Initial deconfliction meeting held to support multiple projects working in signalling panel during week 25 (mid- September). Good level of confidence gained that deconfliction is possible, to be monitored moving forwards.
- Planning and preparation works ongoing for final commissioning activity scheduled for week 25

Programme Updates

Brent Cross West Station

- Good progress in Weeks 13/14 including lower canopy steelwork installation, halo cladding, paint remedials & bird deterrent.
- Platforms – All copers now installed. Primary steelwork installed for staff / driver's welfare building on slow platform. Lift installation on the fast platform has commenced.
- Concourse – Steel Framing System (SFS) and boarding installed to back of house rooms on both sides of the concourse. Suspended ceiling system commenced in the central concourse area.
- Overbridges – CMS installing ongoing in the WOB. Suspended ceiling install progress well.
- SEEB – MEP works including cabling & lighting installation has commenced
- SWEB – Primary steelwork arrived on site. Formwork being installed for staircase concrete pour.

BXW Programme Updates



BXW Programme Updates



Managers room east side un-paid concourse.



Managers room west side un-paid concourse.

BXW Programme Updates



SEEB looking towards the Brent Cross Town Development



Steel lifts for the platform waiting rooms

BXW Programme Updates



Steel work installation on the Western Entrance



Service corridor Progression on the Western Entrance

Handback Steering Group

- The Handback Steering Group of Key Stakeholders has held its first full session. Positive engagement from stakeholders.
- The standing agenda covers: Progress Reporting Presentations: - Station hand back - Station Entry into Service - Public realm integration - Railway Systems & Service - 'Day in the Life' – scenario update - Legal documentation & Lease Arrangements - Final Action Tracker review
- Format of future sessions to be tweaked to ensure sessions are more strategic, focusing on progress exceptions, programme assurance and major risks
- Request for GAB members to provide contacts who may be interested in site visit as part of station opening programme.

BXW Programme Updates – Lookahead

Rail Systems

- Installation of new signal planned for week 25 (mid-September 2022)
- Level crossing 5mph Permanent Speed Restriction (PSR) planned for week 25, along with install and commission of Automatic Selective Door Opening (ASDO) to support Class 700 trains to call at new Station
- Rail Systems & Sidings - general commercial account close out progressing

Station

- Steelwork installation programme is taking longer than anticipated due to complexity of connection details. Additional possession access is being sought to help reduce the impact on the construction completion date. Use of existing possessions in weeks 21, 24 & 25 is being discussed between CR-Mace, VFL and NR.
- VFL have advised of a planned commissioning date for the substation by UKPN in mid-September 2022.
- VFL compensation event for Week 35 agreed with VFL. A full Relief Event pack of information has been compiled and issued to NR.
- Productive meetings have been held with all stakeholders on the operational & maintenance responsibilities for the station. Focus is now moving to the plan for drafting and agreeing contents of the legal documents. Progress underway on the operational / management documents required for station opening.