



Housing and Growth Committee 16 November 2022

Title	Brent Cross Update Report
Report of	Chair of Housing and Growth Committee
Wards	Cricklewood
Status	Public with Exempt report (Not for publication by virtue of paragraphs 3 and 5 of Schedule 12A of the Local Government Act 1972 as amended as this relates to information of a financial nature and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings).
Urgent	No
Key	Key
Enclosures	Appendix 1, Brent Cross West Station (BXW) Site Progress Photographs Appendix 2, Governance Assurance Board Meeting Presentation 19 October 2022
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Summary

This report updates on progress across the Brent Cross programme since the last update to this Committee on the 5th September 2022, in particular the completion of legal agreements required for the commencement of five development plots within the first phase of Brent Cross Town.

It also provides an update on Brent Cross West Station, noting continued progress on station construction and the station-into-use project.

The report also includes recommendations seeking authority to extend engagement with key resources required to deliver the Brent Cross Programme, and to approve Barnet Homes administering home loss and disturbance payments for secure tenants of the Whitefield Estate.

Officers Recommendations

That the committee:

1. **Note progress the progress across the Brent Cross programme as detailed in the report; notably on the station works programme and the legal agreements required for the commencement of 5 development plots within the first phase of Brent Cross Town.**
2. **Approves that home loss and disturbance payments for secure tenants of the Whitefield Estate Part 1 is to be administered by Barnet Homes for 29 properties as set out in [paragraph 1.41 - 1.42](#) of this report.**
3. **Delegates to the Deputy Chief Executive the authority to extend engagement of the Mace project management team to maintain the Brent Cross West programme through to Station opening, in line with the councils procurement rules as set out in [paragraph 1.11](#) of this report.**

1. Why this report is needed

- 1.1. This report provides the quarterly update on progress since the last update to this Committee on 5th September 2022.
<https://barnet.moderngov.co.uk/documents/s73891/PUBLIC%20-%20BX%20HG%20DRAFT-%2005%20Sept%2022%20Final.pdf>
- 1.2. Since the last report progress continues to be made across the development site as can be seen in the latest drone images [September 2022 Drone Footage](#). The key updates for the committee to note are as follows:
 - Legal Agreements have been completed on Lot 2 plots enabling works to commence on plots 13, 14, 202 and 203. Works are due to start immediately for Plot 202, with the other plots to follow next year.
 - Legal Agreements have also completed on Plot 25 enabling the start of main works on the student accommodation building. Enabling and piling works have already been completed.
 - The Reserved Matters planning application for Plot 1 was unanimously approved by the Strategic Planning Committee on 6th October.
 - The third round of consultation for Clitterhouse Playing Fields was held in September. We are working with developers Related Argent on incorporating and considering feedback before planning permission is submitted.



Figure 1 - Brent Cross West Station (October 2022)

Brent Cross West Station

Works Update

- 1.3. Work continues to progress at pace at the new Brent Cross West station since the last report to this committee as can be seen from the photos in appendix 1.
- 1.4. A ramping up of resources is evident across many trades in all areas of the station with over 100 contractors regularly on site each day. Good progress can be seen across the site as follows
 - In the Western entrance the last of nine escalators across the station has been successfully installed.
 - The brickwork and glazing frames at the Western entrance are well underway.
 - Installation of roofing to the staff accommodation and cladding to the lift shafts is nearing completion.
 - Internal walls and insulation are underway to the staff accommodation rooms on the slow platform.
 - Cable management systems are being installed along platform canopies.
 - A temporary weather screen is being constructed to the side of the eastern entrance building, which will remain in place until the adjacent office plots are constructed.
 - Screed is being applied to the floor of the station concourse and overbridge areas.
 - The successful installation of the feature canopies on the southern and northern slow platforms, involving the lifting of heavy steel members across tracks, was completed during difficult weather conditions.

Programme Update

- 1.5. Further to the progress being made, risks continue to materialise at the back end of the programme. Since the update to the last committee there have been several additional railway access cancellations which has necessitated the rescheduling of

works. In particular, the installation of the feature canopies which require crane movements of large steel sections across the tracks have been deferred. These works are on the critical path for the programme. Revised access is planned for weeks 32 and 32 (5-6 Nov and 12-13 Nov respectively).

- 1.6. Further to the above, the National Union of Rail, Maritime and Transport Workers (RMT) trade union has announced further strike action for Thursday 3rd November, Saturday 5th November and Monday 7th November. Network Rail has worked hard to mitigate the impact of these strikes on the Brent Cross West delivery programme, reflecting the priority placed by NR on the Brent Cross West programme. As a result, it is now unlikely that these strike days will have a significant impact upon the planned 48hr 'recovery' all-lines possession for week 32.
- 1.7. The RMT has indicated that further action may follow. Network Rail will keep the project updated and will seek to prioritise access for the Brent Cross West project.
- 1.8. Work is underway to develop a programme of events leading up to and including the station opening. This focuses on the practicalities of preparing for a station opening, the opening event and the events leading up to the opening. For these events to be planned effectively, a firm opening date is required, which is a key objective of the handback steering group as mentioned in above.
- 1.9. Ahead of the opening, site visits will be arranged for stakeholders including local residents, schools, and local businesses, as well as national figures, industry partners, local councillors, MPs and press. Careful co-ordination of visits is required as we anticipate a large amount of interest in the station opening. Further updates will be provided to the committee in the coming months.
- 1.10. As a result of the replanned railway access mentioned above, major construction work is now expected to be complete in early 2023. The council are continuing to work with rail industry partners to agree a formal opening date which will follow a period of testing and commissioning as is usual with all new stations.
- 1.11. The stated completion date in the service contract for the Mace project management team who manage the delivery of the Brent Cross West station contract on behalf of the council is the 31st January 2023 (albeit with an explicit acknowledgement that this would be governed by the completion of works). In line with the council's procurement rules and to avoid any potential ambiguity the end date should be formally extended to align with the updated programme which will go beyond the stated date. The committee is asked to delegate to the Deputy Chief Executive the authority to extend engagement of the Mace project management team to maintain the Brent Cross West programme through to Station opening.
- 1.12. As noted by the last Housing & Growth Committee, the updated station funding strategy was submitted and subsequently approved by Policy & Resources Committee on 29 September 2022. As previously reported the project team are continuing to pursue parallel strands of activity with Government sponsors and our commercial partners to recover costs that have arisen by third parties and outside of LBB control.

Handback Steering Group

- 1.13. The Steering Group of Key Stakeholders formed to oversee station completion and handback progress in readiness for station opening continues to meet. Key

Stakeholders include Network Rail (NR), Govia Thameslink Railway (GTR), Department for Transport (DfT), Related Argent, Volker Fitzpatrick Limited, MACE and London Borough of Barnet.

- 1.14. Mace has issued Station Opening & Handover Strategy document to wider stakeholders (NR, GTR and Related Argent).

Station Property Agreements / Operational Costs

- 1.15. The council continues to work with Network Rail (NRIL), Govia Thameslink Railway (GTR), Brent Cross South Limited Partnership (BXSLP) through the Estate Management Company (ManCo) and the Department for Transport (DfT) to finalise the property agreements required to manage the station on a day-to-day basis. This will be an area of significant focus over the coming months as the station construction programme draws to an end.

Western Public Realm

- 1.16. Construction works to the western public realm are anticipated to commence early in 2023 and will be completed in time for station opening. In addition to the public realm works, wider pedestrian wayfinding to the west of the station is required to facilitate recommended walking routes to and from the station. Specialist resource will be procured to support this initiative.
- 1.17. Additionally, a strategy is being developed for the naming of the square in the Western public realm. A further update will be provided to the next committee.
- 1.18. More broadly, a joint programme of work is developing with LB Brent between the Western side of the midland main line and the A5. This work is seeking to support Brent to develop ambitions set out in its Local Plan to deliver regeneration and place making initiatives in and around the Staples Corner industrial estate, capitalising on access to the new station, the jobs at Brent Cross Town, and creating inclusive economic growth in the wider sub-region.

Brent Cross Town

- 1.19. Further progress is being made across the site as can be seen from the latest drone footage of the development area [September 2022 Drone Footage](#).
- 1.20. Related Argent have also published a timelapse video on the Brent Cross Town website showing the past 2 years of progress across the development site. [Time Lapse Video 2020-2022](#)

Lot 2 Update (Plots 13, 14, 202 and 203)

- 1.21. As reported to the committee on 5th September 2022, the council have been negotiating the legal agreements to drawdown the plots included in Lot 2 with Related Argent. Lot 2 is made up of the remaining Phase 1 plots (Plots 13, 14, 202 and 203)
- 1.22. Since the last committee these agreements have been completed on 17th October. This enables Related Argent to enter into agreements with plot developers and for works to commence on each plot.

- 1.23. Since completing these agreements, [Related Argent have announced a joint venture partnership with Invesco Real Estate](#), the global real estate investment manager, to deliver £600m of Gross Development Value (“GDV”) at Brent Cross Town. This announcement has been reported widely in trade publications and in national media and represents a positive message that despite recent economic events, Barnet and Brent Cross Town remains a desirable investment area and a good location for investment in new jobs and community infrastructure.
- 1.24. Works are due to start immediately for Plot 202, with work on plot 13 due to commence in December 2022, Plot 14 in May 2023 and plot 203 in December 2023.

Lot 1 Update (Plots 12 and 25)

- 1.25. Work is progressing on site with Plot 12 construction which includes the new homes for Whitefield Estate Part 2 residents. To date the basement (which will be shared with neighbouring plots) has been completed and the first tower crane has recently been erected on site. The building will soon start to visibly rise out of the ground and is expected to complete in 2024.



First tower crane being erected at Brent Cross Town

- 1.26. Since the report to the last committee the council and Related Argent have been working through the relevant legal agreements to drawdown the remainder of plot 25. The drawdown of this plot has been split into two parts with the enabling and piling works already completed. The agreements for the remainder of the build were finalised on 20th October 2022. The building is expected to be complete in 2024. Further information on Plot 25 can be found on the [Brent Cross Town website](#).

Wider Economic Climate

- 1.27. Despite good progress noted above and significant investment recently announced in the scheme, the ongoing economic turbulence as a result of recent national events brings uncertainty to investment markets which could result in challenges in the coming phases of the programme. The council and Related Argent continue to closely monitor the latest developments and assess the potential impact on the development.

Plot 1 Planning Approval

- 1.28. The Reserved Matters planning application for Plot 1 was unanimously approved by the Strategic Planning Committee on 6th October 2022. Plot 1, also known as '3 Brent Cross Town' is the first of the office buildings in Brent Cross Town to come forward in the Station Quarter Development Zone. This sustainable 14 storey building will provide just under 12,000sqm of flexible higher education and office floorspace, as well as 14,000sqm of office and retail space on the ground floor.
- 1.29. Our joint venture partner, Related Argent, is looking to attract leading-edge companies and start-ups across sectors in a place where environmental sustainability and health and wellness are prioritised.
- 1.30. Works on Plot 1 are expected to commence in 2023 and more information can be found on the [Brent Cross Town website](#).

Clitterhouse Playing Fields Update

- 1.31. The final round of the Clitterhouse Playing Fields consultation was undertaken in September. With a combination of in-person events, online exhibitions and feedback forms, this consultation round received a total of 443 pieces of feedback. The consultation has now closed however the exhibition materials [can be viewed online here](#). We are working with developers Related Argent on incorporating and considering feedback before planning permission submitted, which at the time of publication is expected to be in November.

Claremont Park

- 1.32. Claremont Park continues to be well utilised since opening on 9th June and has recently been nominated for the 2022 People's Choice Award. Claremont Park has been recognised as an important neighbourhood space for the local community to relax and spend time in, a place to be active, to play and socialise, as well as a place to interact with the natural environment.

Business Plan Update and Second Phase Proposal

- 1.33. Related Argent are currently working up details on revisions to the Business Case and the second Phase Proposal, following Phase One going unconditional in June 2022. These documents are expected to be submitted to the council in the new year and will be included in future reports to the committee.

Relocation of the Whitefield Estate Part 2 – Plot 12

- 1.34. As mentioned above Plot 12 works are underway with the completion of new homes expected in 2024. Currently, L&Q is carrying out several engagement activities relating to the relocation of Whitefield Estate residents including holding 1-1 appointments with the secure tenants to discuss their allocation for the new homes. They also intend to

meet with resident leaseholders, to discuss the shared equity deal. This activity should help to ensure that residents feel fully engaged with the regeneration, and any questions they have are answered.

- 1.35. L&Q has developed a communication plan for the residents which will include hosting several drop-in sessions, exhibitions, developing FAQs and producing a shared equity guide and updating the resident guide for Whitefield Estate Part 2 residents.
- 1.36. The council and BXSLP is continuing to work together to agree the strategy to secure vacant possession of the Whitefield Estate.

Temporary Lettings

- 1.37. Much of the land within Mega Phase A has now been licenced to BXSLP to facilitate land remediation, infrastructure and plot works. BXSLP under the terms of the Property Agreement can draw down land on a temporary basis for interim uses and have already done so with the parade of shops on Claremont Way, introducing Happy Face Pizza, Karma Bread Bakery in addition to the Visitor Pavilion facility. These upgrades have been successful.
- 1.38. As reported to the committee on the 5th September, BXSLP are working with a leisure operator on a proposal for the building currently occupied by Food for All on Brent Terrace North with the aim to upgrade the building for grass-roots sports use. Terms are being worked up at present and if concluded will see a short-term lease granted before the end of the year.
- 1.39. The council is progressing the temporary letting with Jesus House with final terms to be concluded shortly.

Critical Infrastructure being delivered by the council

Relocation of the Whitefield Estate Part 1 – Plots 53 and 54

- 1.40. L&Q's contractor Bugler is continuing with the main construction works on Plots 53 and 54. The estimated completion of the plots and the relocation of residents to their new homes is scheduled for May 2023. Works are progressing well on Block B (Plot 53) with scaffold third lift in progress and Block C (Plot 54) with brickwork now complete up to level two. See drone image of Plot 54 (Block C) below:



Plot 54 construction – October 22

- 1.41. Once construction is complete the Whitefield Estate Part 1 residents will be moving to the new homes. The secure tenants are effectively moving at the council's request and

as a result it has a duty to make statutory home loss and disturbance payments to these tenants. The council can make such payments pursuant to the statutory provisions referred to in the Legal section, at paragraph 5.2.4.

- 1.42. Approval is requested from the committee to appoint Barnet Homes to administer the home loss and disturbance payments on the council's behalf. The payments will be made to 29 secure tenant households in summer 2023. The home loss payments prescribed amount is £7,800 for each household which totals £226,200 (excluding disturbance payments). This amount is increased by the government every year from 1st October. Any monies owed by tenants on rent arrears to the council will be deducted from the payments. This cost is contained within the Brent Cross Land Acquisition Budget, and it has been reflected within the Property Cost Estate for Whitefield Estate Part 1.

Waste Transfer Station

- 1.43. The project team has completed a review of the value engineering options submitted by McLaughlin & Harvey for the Waste Transfer Station. The options to be progressed have been selected and RIBA Stage 3 design for Geron Way has commenced. The end users, the North London Waste Authority (NLWA) and LondonEnergy Ltd (LEL) have been engaged to ensure the most effective design from an operational perspective.

Highways Works

- 1.44. The committee has previously approved the appointment of Tarmac Kier Joint Venture (TKJV) under the Highways Maintenance Framework to provide highway design and construction services on the Brent Cross project.
- 1.45. The Brent Cross Regeneration team has started engagement with TKJV to support the programme on the following schemes:
- Brent Cross West Station western entrance public realm (Design and Construction)
 - A5 Edgware Road j/w Geron Way widening and improvements (Construction)
 - Brent Terrace north improvements (Construction)
 - Tilling Road j/w Claremont Road widening (Design and Construction)
 - Tilling Road West realignment and improvements (Design and Early contractor Involvement)
 - A5/A406/M1 junction improvement works (Design and Early contractor Involvement)

164-168 Cricklewood Broadway

- 1.46. The feasibility study for the site at 164-168 Cricklewood Broadway has completed initial analysis, suggesting that the site is well-suited to new landscaping, planting, seating and small-scale commercial activity. Initial design options have been developed and costed and are now being subject to additional market testing and cost appraisal. The design team will undertake further engagement with the council's Town Team, Business Associations and other local stakeholders to develop the final proposals, which will be presented to Housing and Growth Committee in early 2023.

Compulsory Purchase Progress

- 1.47. The council continues to negotiate with claimants through its agent Newsteer Chartered Surveyors and remains available to conclude terms for settlements based on the CPO compensation code.
- 1.48. The council is seeking to finalise acquisitions through its Undertaking Agreement with Network Rail for land needed for both highway improvements and the Waste Transfer Station on Geron Way.

Whitefield Estate CPO 1 Part 1

- 1.49. CPO notices to acquire the remaining freehold and leasehold interests (7 properties) are due to vest with the council in May 2023. Work is underway to programme the acquisitions and associated work to ensure the smooth transfer of residents in Part 1 to new property with a single move still being provided to residents.
- 1.50. With regards to Shared Equity, the council is reviewing the timings for valuations on existing properties, which will form the basis of the equity share on the new homes in plot 54. The intention is to streamline all decisions for both Whitefield Estate Part 1 and 2 to ensure all leaseholder and freeholders are given the same opportunities.
- 1.51. Barnet Homes will commence issuing termination notices for all Whitefield Estate Part 1 garage licences, to ensure the occupiers of these garages have ample time to remove belongings before the council requires vacant possession in Q2 2023.

Whitefield Estate CPO2 Part 2

- 1.52. CPO notices for this part of the estate are due to vest with the council over March/April 2024 with residents due to move to Plot 12. Newsteer are negotiating with leaseholders/agents to secure agreements for sale. As previously reported to committee, the council has offered an Option Agreement allowing for terms for leaseholders to secure an agreement with the council for sale terms. Currently the Options Agreement will expire 31 December 2022, and to ensure leaseholders have sufficient time to sign up for this an extension will be granted which will expire 31 March 2023. Officers are reviewing ways to streamline the process whereby leaseholders wishing to sell can do so for outright sale to facilitate those moving elsewhere and those taking up an offer of shared equity in plot 12. This would suit the Homes England funding managed by BXSLP. The final terms will be the delegated to Chief Officer in consultation with the Chair of the committee.

Controlled Parking Zones

- 1.53. As reported to the last committee the approach to implementing parking restrictions in the area have been split into two phases

- Phase 1 (short term) - Experimental Traffic Regulation Order (ETRO)

This will allow the implementation of parking measures in the short term to control parking on local residential roads in particular when the new Brent Cross West station is open, and to reflect increased parking demand that has occurred over the Summer as a result of new facilities in the area.

- Phase 2 (longer term) - A full Controlled Parking Zone (CPZ)

A review into the implementation of a permanent controlled parking zone has also been commenced. This covers a much wider area than the ETRO. Following the consultation, the design will be finalised, and is expected to be implemented in 2024 to coincide with the first new occupation of the development.

- 1.54. A dedicated [ETRO/CPZ page](#) has been developed on the TransformingBX website and will be updated with the latest information as the programme is implemented.

TFL Bus Route Consultation

- 1.55. As reported to the committee on the 5th September, in June TfL started consultation on the Central London Bus Review. The council has challenged the proposals in its response to the consultation, as approximately 7.5% of the forecast bus passengers accessing Brent Cross Town would be affected by the proposed changes to the 189 and 16 routes and it will make it harder for the Brent Cross development to meet agreed modal share targets. Whilst it is accepted that there have been changes in bus demand post-pandemic, it is critical that the proposed changes are not short-sighted and that they do not restrict the ease of access and modal choice for people accessing Brent Cross Town in the coming years. These changes could create a risk to the regeneration's target mode shift away from private car trips, which is out of step with the objectives of the Mayor's Transport Strategy.

Licences

- 1.56. The council and Brent Cross Town continue to agree licences to facilitate the infrastructure works across the Brent Cross Town development. A number of licences have recently been agreed or are currently being negotiated as set out below:
- Plot development licences entered into with BXSLP related to the delivery of Lot 2 plots and Plot 25.
 - Expansion of existing compound licences to include areas in the vicinity of the former Hendon Waste Transfer Station.

Development Programme

- 1.57. A 12 month lookahead programme has been published on the TransformingBX website to provide a lookahead to the upcoming works being undertaken over the coming year. This programme will be updated periodically with the latest developments on the programme.

Promoting skills employment and opportunities

- 1.57.1. A key part of our communications strategy is to promote the opportunities for local people and businesses during the construction phase of the development and beyond.
- 1.57.2. Social value teams across the development continue to support local schools and community groups. And over the coming months we will be increasing our communications activity around jobs and skills opportunities across our sites.
- 1.57.3. Skills, jobs and grant opportunities can also be found at www.transformingbx.co.uk/opportunities

Community Benefits

- 1.57.4. Planters for Hope is a collaboration project between Our Yard at Clitterhouse Farm and the Golders Green Estate Residents Association with a goal to combat anti-social behaviour while brightening up the Golders Green Estate. After a successful application, Planters for Hope won a grant from the Community Fund 2022. The Brent Cross Town Community Fund has been running annually since 2019 and offers funding to local initiatives that help the community to flourish.
- 1.57.5. Planters for Hope will bring back a sense of pride and community to residents by installing a series of mini gardens using peat-free compost and pollinator-friendly plants. The planters have been built and will be maintained by estate residents, giving them the chance to get to know each other, encouraging community cohesion, and restoring people's pride in their neighbourhood.

Donoghue

- 1.58. As reported to the committee on the 5th September, the PB Donoghue waste management site on Claremont Road has been sold to Chase New Homes, an independent housing developer. A detailed planning application is expected to be submitted imminently.
- 1.59. Following the planning process, a detailed design will be developed ahead of construction. In the meantime, the waste management site will continue to operate as usual.

Brent Cross South Retail Park

- 1.60. The Retail Park remains fully let.
- 1.61. As reported to the committee on the 5th September, Heads of Terms and the subsequent variation to the project agreement have been completed to provide the framework for bringing the Retail Park into the Brent Cross Town Joint Venture. Progress incorporating the Retail Park into the wider scheme will be reported to future meetings of the committee.

Brent Cross Shopping Centre

- 1.62. There is no further update since the last meeting of the committee. Hammerson have communicated they are developing some plans to implement some minor improvements to the area surrounding the shopping centre.

2. Reasons for recommendations

- 2.1. The comprehensive regeneration of Brent Cross is a long-standing objective of the council and a key regeneration priority of the Mayor of London. The details of the scheme are set out in previous update reports to this Committee

3. Alternative options considered and not recommended

- 3.1. None in the context of this report.

4. Post decision implementation

- 4.1. The council and its advisors will continue to progress all work streams to ensure delivery of the Brent Cross regeneration proposals as outlined in this report and approved by the Housing and Growth Committee.

5. Implications of decision

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

- 5.1.1. The council has put in place procedures to ensure the effective monitoring of the financial performance of the Brent Cross Programme. The Brent Cross Governance Board comprising senior officers of the council, including the Chief Executive and the Director of Finance, receives a detailed report each month setting out the financial performance of the Brent Cross Programme. This report includes a breakdown of the performance against the approved budgets and details of the individual Officers responsible for managing the budgets included within the Brent Cross Programme.
- 5.1.2. The overall Brent Cross Programme position forms part of the Financial Monitoring Report being presented at this Housing & Growth Committee.

Land Acquisitions

- 5.1.3. The approved budget is £65.962m. Cumulative spend to date is £57.158m. The current year forecast for 2022/23 is £4.175m.

Brent Cross Town Land Acquisitions

- 5.1.4. The approved budget is £33.657m. Cumulative spend to date is £16.479m. The current year forecast for 2022/23 is £1.939m.

Brent Cross West Station

- 5.1.5. The approved budget is £388.912m. Cumulative spend to date to is £307.459m. The current year forecast for 2022/23 is £58.351m.

Critical Infrastructure

- 5.1.6. The approved budget is £55.9m. Cumulative spend to date is £42.357m. The current year forecast for 2022/23 is £11.879m.

DLUHC Grant Funding

- 5.1.7. The total £416.573m grant has now been received (as of July 2022). The council continue to work with Department for Levelling Up, Housing and Communities (DLUHC) on closing off the DLUHC funded elements and will be updating further on the repayable element of the grant once income from the Brent Cross Town scheme starts to materialise.

5.2. Legal and Constitutional References

- 5.2.1. The council's Constitution, Article 7.5, states that the functions of the Housing and Growth Committee includes responsibility for regeneration schemes and asset management.
- 5.2.2. The council's Constitution, Article 10 Table A states that the Housing and Growth Committee is responsible for authorising all disposal and acquisition of land for over £500k.
- 5.2.3. The council is obliged by the development documents to enter into the proposed property transactions included in this report.
- 5.2.4. Section 32 (7b) of the Land Compensation Act 1973 (the Act) where a landlord obtains possession by agreement of a dwelling subject to a secure tenancy within the meaning of Part IV of the Housing Act 1985 and- (a) notice of proceedings for possession of the dwellings has been served , or might have been served, specifying ground 10 or 10A in Part II of Schedule 2 to that Act, or (b) the landlord has applied, or could apply, to the Secretary of State for approval for the purposes of Ground 10A of the development scheme including the dwelling, or part of it, the landlord may make to the person giving up possession or occupation a payment corresponding to home loss payment or discretionary payment which they would be required or authorised to make to him if on either of those grounds.
- 5.2.5. All of the activity and legal transactions contemplated in this report will be carried out pursuant to and in compliance with all relevant statutory requirements, including all procurement activity which will be undertaken in accordance with the Council's Contract Procedure Rules and the Public Contracts Regulations 2015 (as amended) or any replacement public procurement regime that may become law in the UK as applicable.

5.3. **Insight**

- 5.3.1. None in the context of this report

5.4. **Social Value**

- 5.4.1. As indicated in sections within this report, the Brent Cross programme will secure wider social, economic and environmental benefits.

5.5. **Risk Management**

- 5.5.1. Risk management has been applied across all levels of the programme. Owners and mitigation plans are identified, and risks are measured against impact and likelihood to give an overall rating. High rating risks are escalated and reported through the defined reporting procedure with top risks reported to the Brent Cross Governance Board. Currently the high-level risks and mitigations are summarised below:
- 5.5.2. **Programme and funding** – There is a risk that BXN does not progress in the form currently proposed. Whilst the funding risk to the Station delivery has been significantly mitigated through the Revised Funding Agreement with Government, the delivery of the BXN proposals and delivery of infrastructure is an important part of the regeneration proposals.

- 5.5.3. **Station Delivery Date** – there is the risk that the station opening date may be delayed. The current programme forecasts completion of physical construction in early in 2023. There remains a risk of unforeseen delay due to cancelled railway possessions, industrial action, inclement weather etc. While the possession risk has been mitigated, railway possessions can, whilst unlikely, be cancelled due to unforeseen circumstances. The project team and Network Rail continue to work closely together to avoid, mitigate and/or manage the impact of possessions unavoidably lost. These are regularly monitored through both NR board and Rail operations assurance board.
- 5.5.4. **Station Franchise** – The current Thameslink franchise, operated by GTR, has been renewed which removes a risk of uncertainty on the station operator. There remains a small residual risk as the new station still needs to be formally accepted by the operator, however through consultation with DfT and GTR through the various project boards it has been made clear the station is to be considered as part of the franchise when it comes into use and a robust handover process has been developed with all industry stakeholders included.
- 5.5.5. **Brent Cross West delivery costs** – as with all major programmes there is the risk that costs will increase during programme delivery. As reported to previous committees the Brent Cross West budget is under pressure and this risk is being actively managed with public sector partners and contractors. The contract between the council and NR is an Emerging Cost contract. As indicated in previous reports, all emerging cost contracts entered into will require strong contract management to ensure all costs incurred are reasonable. As part of the signed Implementation Agreement the council has open book access to all of Network Rail's financial information relating to invoiced costs incurred on the programme. This extends to Network Rail contractors where an emerging cost contract is in place. As referred to in the report to the former Assets and Regeneration and Growth Committee (ARG) in November 2018, the council also has the right (subject to notice and personal safety) to access the site and attend meetings. In this regard, the regular senior level meetings between Network Rail and the council/Mace delivery are continuing to review the costs each month. Similarly, there is an on-site presence by the council/Mace delivery team to be monitoring programme and work achieved, particularly during track possessions. As indicated within this report, delivery costs have increased and put pressure on the programme budget. A funding strategy has been developed and was approved by Policy & Resources Committee on 29 September 2022.
- 5.5.6. **Brent Cross West Station Operating Costs** – As part of the original station business case and grant agreement, it was agreed that the Council would take on the shortfall in operational cost of the station until it became profitable. Work is underway to confirm the ongoing operational cost of the station which will feed into an updated model that will provide further clarity on future cost risk. Discussions are ongoing with DfT on this topic.
- 5.5.7. **Resources** - The most important control mechanism for the council is to employ experienced staff who will provide diligent review and challenge of the NR cost base and reject any costs which are not reasonably and properly incurred. The council's Client and Brent Cross West delivery team comprises professionals used to working on the railway within Network Rail and are experienced in delivering large railway projects. There is a need to ensure resilience within the programme in the event that key persons depart the project as well as to update the succession planning strategy.

- 5.5.8. **Economic Change** – There is a risk that the prevailing economic position for the traditional retail sector will continue alongside residential and commercial given current market conditions. This could result in reduced demand for retail space and administration to existing retailers. To mitigate this both Brent Cross North and Brent Cross Town development partners are exploring/reviewing diversification of offer within the Brent Cross development area. Wider macro-economic shocks may also impact the residential and office markets in London.
- 5.5.9. **COVID 19** – In line with national statistics, this risk has reduced, but the team continues to monitor cases and impact on programme. So far programme has been maintained however the team do expect some additional challenges as impacts on the supply chain are understood. Cost impact to date is estimated at £4m. It should be noted that further risks are dependent on any changes to government guidelines which could impact the project. The project team is maintaining a COVID 19 impact tracker to ensure all unavoidable costs and delays are recorded.
- 5.5.10. **Availability of Materials** – Costs and availability of materials following the impacts of the pandemic and more recently the war in Ukraine is having an impact on supply chains across the world. For elements of the scheme that are close to completion such as the Brent Cross West station this is less of an issue, however for those that have yet to start construction such as the new Waste Transfer Station the impacts may be significant. The programme team continues to assess the changing situation and are taking a pragmatic approach, considering alternative materials where possible if lead times are becoming an issue
- 5.5.11. **Retail Park Acquisition** - The key risk associated with the acquisition of the Retail Park is ensuring that the acquisition has no negative impact on the General Fund. The council has in place the required structures and will update as required to enable it to manage the Retail Park against these short-term variables such as Covid and Brexit to ensure that the council will secure the required returns so that there will be no gap or negative impact on the General Fund.

5.6. **Equalities and Diversity**

- 5.6.1. As previously reported, the Development Proposals support achievement of the council's Strategic Equalities Objective.
- 5.6.2. The development proposals for the Brent Cross 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 Brent Cross West 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.

5.7. **Corporate Parenting**

- 5.7.1. None in the context of this report.

5.8. **Consultation and Engagement**

Brent Cross Cricklewood programme-wide communications

- 5.8.1. We continue to work with our delivery partners to ensure residents living in the development area are kept up-to-date on the project, are given clear and timely construction updates, and are aware of opportunities available to them from employment and skills, funding and new amenities

Channels update and good news stories

- 5.8.2. Since transformingbx.co.uk launched in in February 2020, to provide news and construction updates to residents, there have been over 48K unique users accessing the website.
- 5.8.3. The website content is continuously updated to reflect the progress made across the development. The most visited pages remain local news, construction information and the new Brent Cross West station.
- 5.8.4. The October 2022 e-newsletter was sent to over 350 people covering opening of Cricklewood Coffee Roasters, the final retailer to open on Claremont Way, half-term events and a final call for people to vote for Claremont Park in the People's Choice Award 2022. It also included a popular new time-lapse video showing progress on site from 2020.
- 5.8.5. Our September 2022 e-newsletter covered the final consultation round for the Clitterhouse Playing Fields, the Brent Cross Community Fund 2022 winners, Claremont Park's nomination for the People's Choice Award, the Brent Cross Town newsletter and resident drop-in session details..

Construction updates

- 5.8.6. The latest three-month [construction update](#) was issued in October 2022 providing a forward look of construction activity for Brent Cross West, Brent Cross Town and Plots 53 and 54 (replacement homes for Whitefield Estate residents) until the end of the year.
- 5.8.7. The next construction update is due to be released end of December.

Good news

- **[Community Fund](#)**: In August, the 11 Brent Cross Town Community Fund Ward winners for 2022 were announced.
- **[Claremont Park Award Nomination](#)**: Claremont Park, which opened in June this year, has been nominated for the 2022 People's Choice Award, organised by New London Awards. The development at the heart of the ambitious Brent Cross Cricklewood regeneration programme. We have been encouraging voting and look forward to hearing the results on the 29 November.
- **[Cricklewood Coffee Roasters opens](#)**: Award-winning, Cricklewood Coffee Roasters, run by local resident James Colbourne, recently officially joined Claremont Way. Its opening marks the completion of Claremont Way retailers, a new milestone for Brent Cross Town and the wider Brent Cross Cricklewood regeneration scheme which is prioritising local amenities and infrastructure first within the programme.
- **[Half term activities for local people](#)**: We promoted a range of activities for families at Brent Cross Town during the October half-term. The events which included arts,

crafts, and film screenings in partnership with the Phoenix Cinema were well attended by local people.

- **#TimeTogether campaign:** Women and girls were also invited to join free sporting activities organised by Brent Cross Town in partnership with Women in Sport as part of their #TimeTogether campaign. The programme was put together following local feedback on what teenage girls said they would enjoy taking part in with their mum or mother figure in their life. The events were widely promoted via social media and partner channels.

Community Drop-in Sessions

- 5.8.8. We continue to run monthly drop-in session on the third Thursday evening of every month at the Brent Cross Town Visitor Pavilion. Teams from Related Argent, Barnet Council and L&Q are on hand to answer questions from residents in the local area (particularly those most impacted by construction). This is in addition to regular opening hours at the Visitor Pavilion where Welcome Hosts are available daily to answer questions about the programme.
- 5.8.9. Generally, around a dozen residents attend. Parking remains an issue to be monitored and responded to. Noise concerns from the newly opened park have become less frequently raised as teams have responded to specific requests where possible.
- 5.8.10. We have written directly to residents to make them aware of the events and will continue to publicise them via digital communications and construction updates. More information about these drop-in sessions can be found [here](#).

Consultations

- 5.8.11. The final round of the Clitterhouse Playing Fields consultation ran during September. An integrated marketing and engagement campaign ran to promote the event via digital channels, emails and letters to key local groups and representatives and a 17K leaflet drop to local homes. Posters and leaflets were also distributed via schools and local venues.
- 5.8.12. Despite a delay to the in-person events which were rescheduled due to the passing of Her Majesty Queen Elizabeth II, there was a very good level of engagement, with a combination of in-person events, online exhibitions and feedback forms receiving 443 pieces of feedback. More than the previous rounds.
- 5.8.13. A follow up event was scheduled with residents from Golders Green Estate and Swannell Way to provide an opportunity to further discuss concerns raised about the proposed design, following an initial evaluation of the responses and area profiling.
- 5.8.14. Our joint venture partner, Related Argent, is currently reviewing all the feedback and comments from the consultation which will be incorporated before a planning application is submitted and next steps are agreed.

Press Coverage

- 5.8.15. Recent press coverage CPF third consultation round includes:

- Engage Barnet: [Clitterhouse Playing Fields phase 3 consultation](#)

- Transforming Brent Cross Cricklewood: [Have Your Final Say On Clitterhouse Playing Fields](#)
- Barnet Times: [Clitterhouse Playing Fields, Brent Cross Town consultation](#)
- This is Local London: [Clitterhouse Playing Fields, Brent Cross Town consultation](#)

5.8.16. Recent press coverage on Lot 2 includes:

- Transgloba: [Midgard appointed to £8bn Brent Cross Town](#)
- Construction Enquirer: [Midgard lands latest £600m phase at Brent Cross Town](#)
- Construction News: [Midgard appointed to £8bn Brent Cross Town](#)
- UKREiiF - [Invesco backs UKREiiF sponsor Related Argent's £8bn Brent Cross Town development](#)
- Top Build Homes: [Midgard lands latest £600m phase at Brent Cross Town](#)

5.9. Environmental Impact

5.9.1. Brent Cross Town vision includes a commitment to developing a net zero carbon town and achieving this aim by 2030. This will be achieved through a mix of low-carbon construction, renewable power, circular economy principles, carbon offsetting — and by empowering everyone who lives and works in the new town to make low-carbon lifestyle choices of their own.

5.9.2. The new Town will be served by a new train station with bus connections which will promote use of public transport and take cars off the road. The station creates a new walking route across the midland mainline railway making this a much more feasible journey for pedestrians and cyclists in the area. Improvements to previously congested road junctions will improve idling time and traffic flows in these areas.

6. Background papers

- Housing and Growth Committee, 05 September 2022, Brent Cross Cricklewood Update Report

<https://barnet.moderngov.co.uk/documents/s73891/PUBLIC%20-%20BX%20HG%20DRAFT-%2005%20Sept%202022%20Final.pdf>