



# Brent Cross Government Assurance Board

19 October 2022

# BXT Construction update

## Brent Cross Town

- Legal agreements complete for Lot 2 plots (13, 14, 202 and 203). Works are due to commence immediately for Plot 202 and it is anticipated that work will commence on Plot 13 in December 2022, Plot 14 in May 2023 and Plot 203 in December 2023.
- Plot 25 legal documents for drawdown expected to be completed on 20<sup>th</sup> October.
- The Reserved Matters application for Plot 1 unanimously approved by the Strategic Planning Committee on 6th October. Plot 1 is the first of the commercial buildings in Brent Cross Town to come forward in the Station Quarter Development Zone.
- Clitterhouse Playing Fields round 3 complete. Some minor alterations being made as a result of feedback. Planning application expected in Nov/Dec.
- Cricklewood Coffee Roasters opened its doors on Claremont Way NW2 1AJ. The roastery opening now marks the completion of all the street retailers on Claremont Way.
- On site construction progressing well – see images.

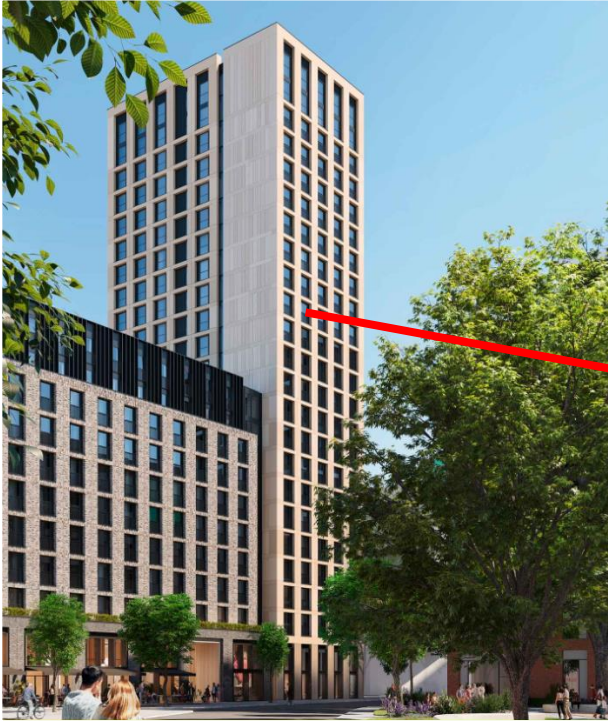


Plot 1 CGI

# Site Update

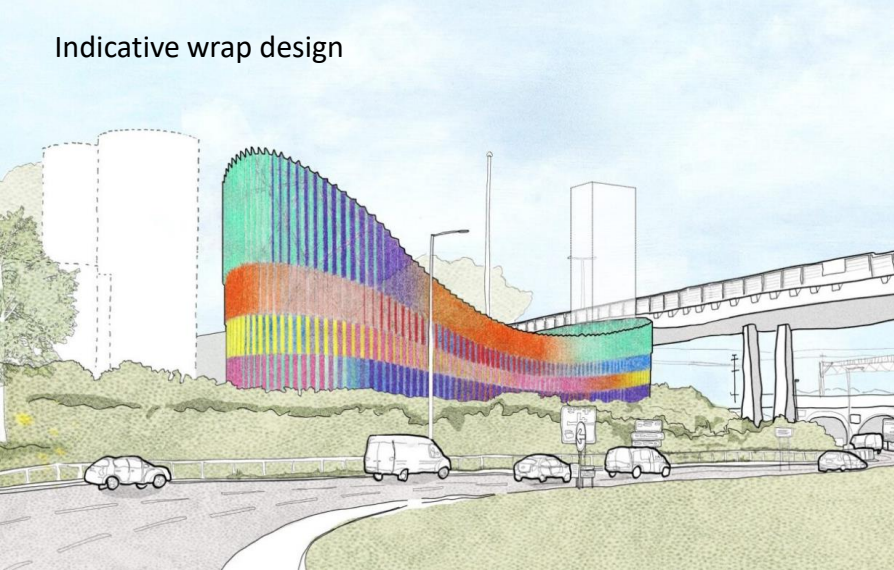


# Site Update – Plot 25



# Site Update – Substation energy centre

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



# BXCI Construction update

## 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.
- Elevation works is progressing up to level two with scaffolding, brickwork, roof & waterproofing being undertaken on all blocks except for Block A.
- Experimental Traffic Regulation Order (ETRO) being implemented on Brent Terrace ahead of permanent CPZ – estimated implementation of Dec 22.



# Programme update - Isolation/ possession cancellations

- As previously reported, planned access (isolations/possessions) for Week 25 (17-18 Sept) were cancelled. Week 25 would have provided for 48 hours of 'all-line' access which would have allowed the installation the slow line feature canopies. These works are being re-scheduled.
- Access planned for weeks 27 and 28 (1-2 and 8-9 October) have since been cancelled due to strike action. Both of these weekends had offered 13 hours of access to the fast lines. It was intended to install the feature canopies on the fast line platforms over both these weekends
- The delivery teams have been working with Network Rail to secure alternative access and reschedule the works.
- Alternative isolation/possession access has been secure for week 30 (22-23 October), week 32 (5-6 November) and week 33 (12-13 November)

Weekend		Lines	Hours	Critical Works Planned
<b>Cancelled Work Access</b>				
Week 25	17/18 Sept	ALL	48	Slow platform feature canopies
Week 27	1/2 Oct	Fasts	13	Fast platform feature canopies
Week 28	8/9 Oct	Fasts	13	Fast platform feature canopies

<b>Re-Planned Work Access</b>				
Week 30	22/23 Oct	Slows	30	Slow platform feature canopies
Week 32	5/6 Nov	ALL	48	Slow platform waiting rooms Fast platform feature canopies
Week 33	12/13 Nov	ALL	48	Fast platform waiting rooms

# Programme update

- ❑ Construction programme being updated to reflect delays
- ❑ Hour-by-hour scheduling being developed for new access arrangements in Wks 32 & 33
- ❑ Teams working closely with Network Rail to ensure effects of disruption are minimised
- ❑ Updated construction, test & commissioning, and Entry into Service programmes will inform the Go/No-Go Steering Group meeting planned for 8<sup>th</sup> November 2022

**RECENT UPDATE: Yesterday the RMT union announced rail strikes will take place on 3, 5, and 7 November. As Network Rail's signal workers are involved, disruption across the rail network is expected.**

- ✓ **- This could have an adverse impact on the week 32, 48hr all-line possession planned.**
- ✓ **- The Team is working with Network Rail to better understand the potential impact and to mitigate any adverse effects**



# BXW Programme Updates

## Brent Cross West Station – Station Opening Programme

### Handback Steering Group

- The Steering Group meeting 8 Nov'22 to review programme confidence prior to fixing a station opening date.
- Mace will work with each Workstream Lead in advance to review the preparedness and forward plans to assure robustness.
- Although work to update programmes is ongoing it is likely now that construction works will be completed in late February and that the likely revised opening date will be mid summer.
- Strategy and Plans being developed for 'station tours' and for events to be held in the run up to and including the grand station opening event.
- Mace has issued Station Opening & Handover Strategy document to wider stakeholders (NR, GTR and BXT).
- **NOTE:** Request for GAB members to provide contacts who may be interested in site visit as part of station opening programme.

	Workstreams	Lead Organisation
1	Construction, testing and commissioning activities	VFL
2	Installation and commissioning of SFO equipment (TVMs, ATGs, IT systems, furniture etc.)	GTR
3	Completion of interim transport interchange works	BXSLP
4	ORR Authorisation to Place into Service including NTSNs / CSM	Mace
5	F0032 Entry into Service process	Mace
6	SFO operational readiness (union engagement, test trains, operational strategies, maintenance contracts etc.)	GTR
7	ManCo operational readiness (staffing strategy, training, operational strategies, maintenance contracts etc.)	BXSLP
8	Wider railway network changes / updates (train maps, ticketing, online systems etc. – critical items for station opening only)	GTR
9	Discharge of pre-operational planning conditions	Mace
10	Execution of legal documents (LBB led items)	LBB
11	Execution of legal documents (NR / SFO led items)	NR
12	Railway infrastructure / planning changes (Network Change, timetabling etc.)	NR
13	Public consultation / station opening event	LBB

# BXW Programme Updates



Lindner installing ceiling grid



Fourways installing CMS to the LV switch room

# BXW Programme Updates



FourWays installing conduit to Fast platform lift shaft



GL:1 roofing completed

# BXW Programme Updates



Unpaid concourse



Drivers accommodation roofing installed

# BXW Programme Updates



VFL safety day

# BXW Programme Updates

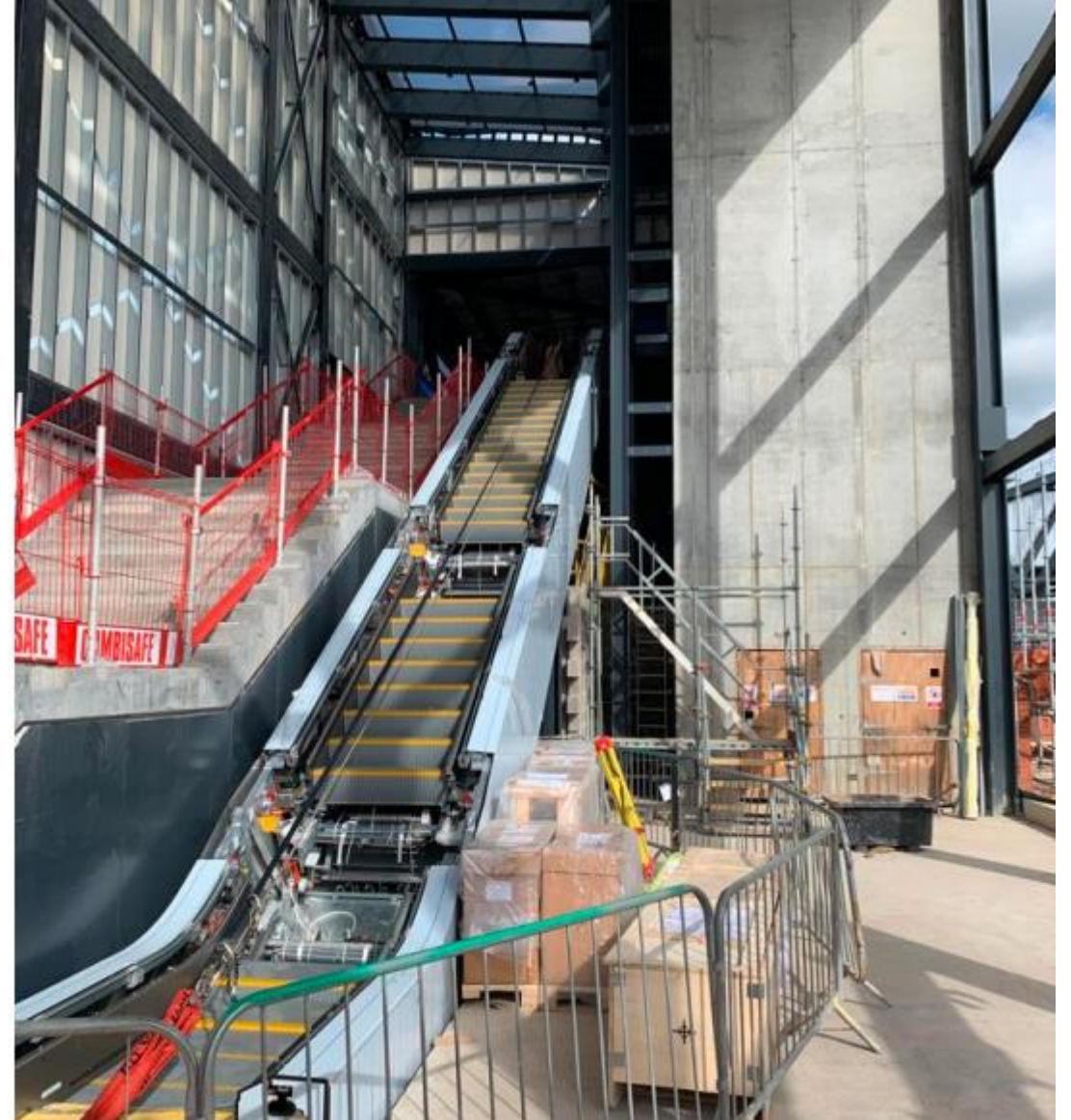


STFE roofing to the WEB

# BXW Programme Updates



WEB escalator installed



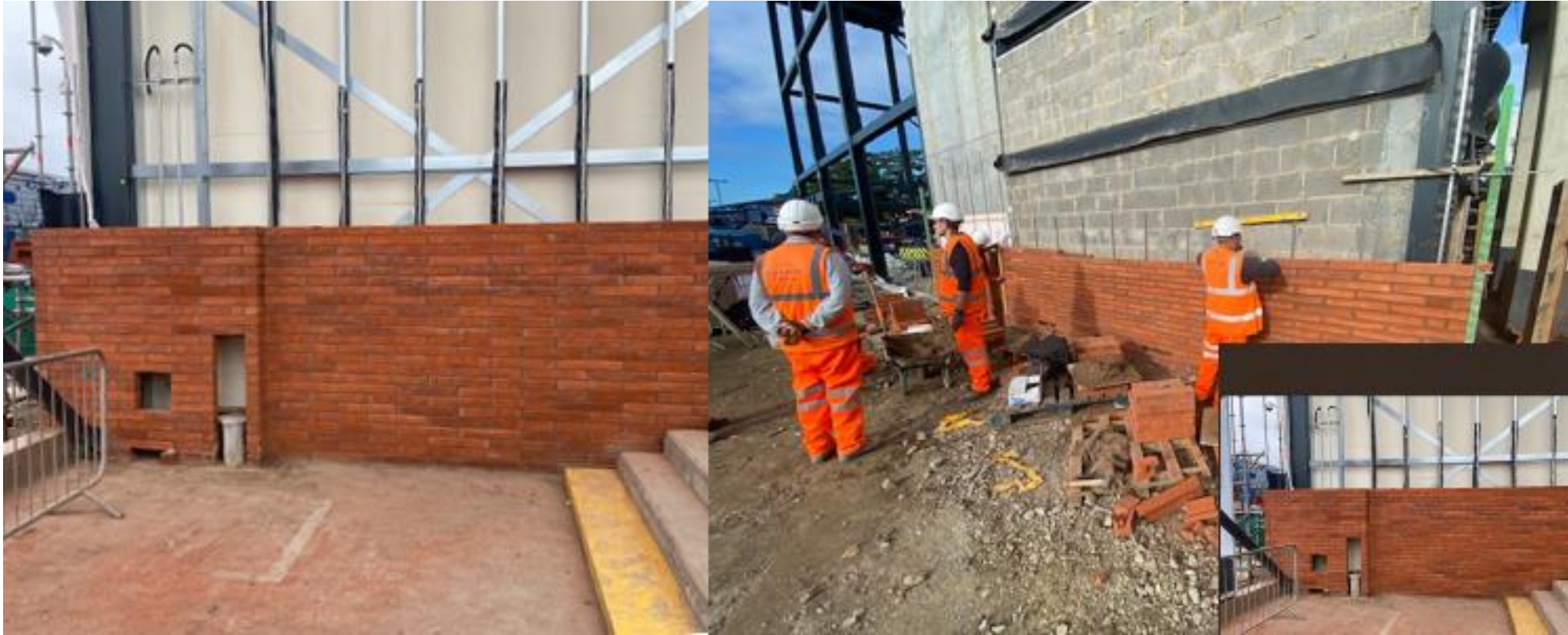
# BXW Programme Updates



WEB brickwork onto the second lift



# BXW Programme Updates



Caxtons continue internal and external brickwork to SWEB.

# BXW Programme Updates



WEB brickwork onto the second lift



WEB BWIC holes to walls and slabs in progress

# BXW Programme Updates



WEB curtain wall mullions and paint touch ups in progress  
Internal brickwork first lift installed to the north elevation

# BXW Programme Updates



Aerial View

# BXW Programme Updates



Station Elevation looking South



Station elevation looking north.

# BXW Programme Updates



SEEB south elevation hoarding materials laid out ready to commence

# BXW Programme Updates



SEEB – South Elevation Hoarding

# BXW Programme Updates



SEEB – Model / Graphic of SEEB in-situ