



## Cabinet

<b>Title</b>	<b>Brent Cross Update Report</b>
<b>Date of meeting</b>	18 July 2023
<b>Report of</b>	Councillor Ross Houston Cabinet Member (Portfolio Holder) - Homes and Regeneration
<b>Wards</b>	Cricklewood
<b>Status</b>	Public with Exempt report (Not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 as amended as this relates to information of a financial nature and information in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)
<b>Key</b>	Key
<b>Urgent</b>	No
<b>Appendices</b>	Appendix 1, Brent Cross West Station (BXW) Site Progress Photographs
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### Summary

This report provides an update to the Cabinet on the progress being made across the Brent Cross Programme in recent months. Notably, the report provides updates on the following;

- Final construction activities of the Brent Cross West Station and focus on closing out the commercial position and bring the station into use.
- Community engagement across the scheme
- Construction progress on site with the first new residential plots of Brent Cross nearing completion and works now well underway on several other development plots.

- The update to the Brent Cross Business Plan which sets out the wider strategy for delivering Brent Cross Town.

## Recommendations

That Cabinet note the contents of the report and the exempt report and its appendices and to;

1. Delegate authority to the Chief Executive in consultation with the Cabinet Member for Homes and Regeneration to finalise and agree updates to the BXS Business Plan in accordance with [paragraphs 1.23-1.26](#) of this report and accompanying exempt report.

### 1. Reasons for the Recommendations

- 1.1 The last update report on Brent Cross was submitted to the Housing & Growth Committee on 23<sup>rd</sup> March 2023. That report can be read here [Committee Report \(moderngov.co.uk\)](#)
- 1.2 This report provides an update to progress on the Brent Cross Programme and seeks to inform Cabinet of the ongoing activity within the development area, including community engagement, physical works update, and upcoming events.
- 1.3 Notable physical progress since the last update includes the following:
  - Advanced construction works on Brent Cross West Station which is now moving into testing and commissioning phase ahead of opening later this year.
  - Start on site of Plot 13 of Brent Cross Town and advancement of works on Plot 12 which is progressing according to the programme.
  - Public realm construction outside both sides of the new Station including installation of new bus stops that will serve the new Town.

### Brent Cross West Station Update

#### Construction

- 1.4 Construction on the new Brent Cross West station is moving into the very final phase with fixtures and fittings being installed. The project team is now focusing on ensuring all snagging items are closed out before contractor demobilisation ahead of station opening. The principal contractor, VolkerFitzpatrick, will remain in control of the station and provide security up until the official opening date later this year.



### **Bringing into Use**

- 1.5 With construction almost complete the focus for the project team will shift to the bringing into use phase. This includes all testing and commissioning of station systems, ensuring all 'as built' drawings are received and approved, and includes external standards bodies reviewing and approving that the station complies with all industry standards and requirements. This process is already well underway with several systems including ticket gate lines, lighting levels and partial CCTV already signed off.
- 1.6 A number of 'Go/No/Go' sessions have been held with all stakeholders involved in opening the station (Network Rail, GTR, DfT and Brent Cross Town) to ensure all workstreams are on target for opening in Autumn this year. The final 'Go/No/Go' session is scheduled for 25th July. If all stakeholders agree to proceed at that point, then the formal opening date will be announced publicly shortly after this session.

### **Signage Reveal**

- 1.7 On 23<sup>rd</sup> May 2023 councillors, officers and our rail partners came together to mark a new milestone for the station construction programme with the external signs being installed - a visible signal that London's newest mainline station will soon be operating. The bold lettering above Brent Cross West's eastern and western entrances marks an important step in the journey towards the project's completion and the event resulted in positive messaging in the local press and on social media. As we move toward station opening, the communications team will be implementing a strategy to promote the new station in the build up to and following station opening, which will include a formal opening event.



### **Commercial position**

- 1.8 As construction moves towards completion, much of the focus now moves to project close out, which includes reaching a final account on the station contract. On contracts of this size, it is common to have outstanding matters towards the end of the contract which there is disagreement between contractor and client on cost apportionment. Mace, who are managing the station contract on the council's behalf, have been working closely with VolkerFitzpatrick to



close out all the remaining disputed items and negotiations are close to being finalised which will bring cost certainty to the station contract.

### **Station Maintenance and Operational Agreements**

- 1.9 Work continues to finalise the maintenance and leasing agreements for the station. This ensures clear responsibilities for each distinct element of the internal and external structure once it is operational.
- 1.10 As part of the original business case to secure government funding to deliver the station the council agreed to take on the operational costs of running the station until it turns profitable. While impacts such as Covid and the downturn in the economy have impacted the projected revenues of the station, modelling suggests it will turn profitable in year 2. The deficit for year 1 is estimated to be £1m and this will be funded from the Brent Cross revenue budget, which includes surplus generated from the purchase of the Brent South retail park.
- 1.11 The Housing & Growth Committee on 5<sup>th</sup> September 2022 delegated authority to the Brent Cross Programme Director, in consultation with the chair of the committee to finalise and enter into the operational maintenance and lease agreements required to bring the station into use. Once the maintenance, leasing and funding agreements have been completed delegated powers reports will be drafted to provide approval to enter into the required agreements.

### **Community Engagement**

- 1.12 The project team continue to run a 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.
- 1.13 The project team also host ad hoc drop-in sessions and meetings for residents around specific consultations or projects. In March and May, team members met with residents from Clitterhouse Crescent and Brent Terrace to discuss their issues and concerns with the development, including the Experimental Controlled Parking Zone introduced in March.
- 1.14 Teams across the programme have also been spending time on community initiatives. Most recently this has included members of the Brent Cross Regeneration team joining Related Argent's all-staff volunteering day at Whitefield School where together, the teams painted a new mural that had been designed by the school's students along the school's perimeter fence.



- 1.15 Members of the Mace team who are project managing the delivery of the Brent Cross West Station organised a litter picking session around the area. Barnet Council provided litter picking



materials and equipment, whilst Mace gathered volunteers who took to the streets for the clean-up session.



- 1.16 Another community initiative has also taken place on Brent Terrace after a successful garden project with teamwork between local residents, Related Argent members and with the coordination from Barnet colleagues. Work undertaken included digging over the flat area of the allotments, levelling the ground, moving bags of bark chips and piles of green waste, installing a guttering system on the shed and clearing up the area.



- 1.17 On 18 May, Brent Cross Town announced the continuation of the Community Fund which supports local initiatives and charities. This year the Fund has been raised to £50,000, of which £10,000 will be a special fifth anniversary pot of funding for the local community to vote for their favourite projects and initiatives (in July), as part of 'people's project' awards. Local organisations and initiatives based in and around Cricklewood, Childs Hill, Golders Green, and West Hendon can apply for grants between £500 and £5,000.
- 1.18 Council teams are currently coordinating to respond to a range of ongoing anti-social behaviour issues on the Golders Green Estate. Actions currently being implemented include the installation of mobile LBB CCTV cameras and the temporary stopping up of the end of Purbeck Drive. Residents are being encouraged to anonymously report incidents to the police when they observe them. The impact of these interventions is being closely monitored by the council's Community Safety Team.

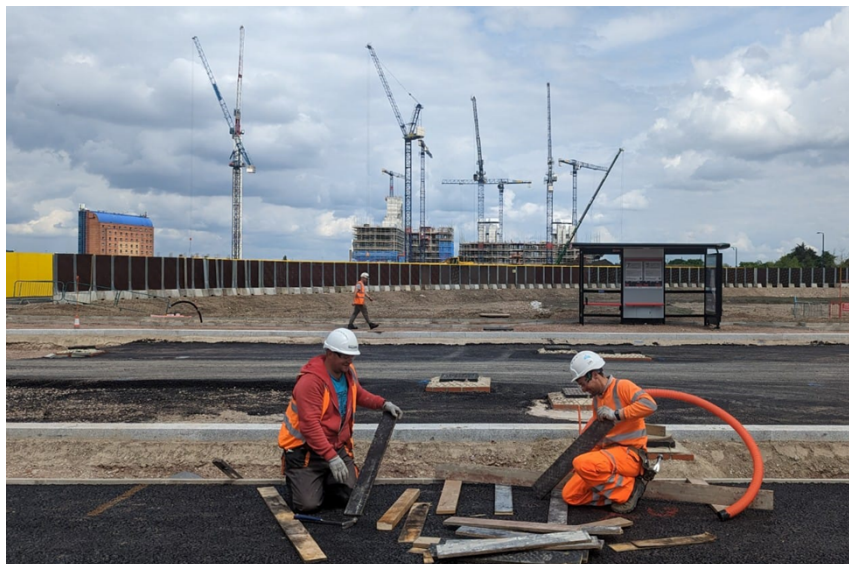
### **Brent Cross Town Update**

## **Site Works Update**

- 1.19 Works on the new Town are progressing at pace. Since the last update report physical works above ground have commenced on Plot 13, which supplements plot 12 and plot 202 which are already well underway. Progress can be seen in the latest drone video available on the Brent Cross Town website <https://www.brentcrosstown.co.uk/2023/05/15/may-2023-drone-footage>



- 1.20 Works have also progressed well on highways and public realm works that will become the entrance to the new station on the Eastern side. This is most evident by the installation of two bus stops outside the eastern entrance which will serve the development and act as a transport interchange between bus and train, promoting use of sustainable public transport by creating greater options for users in the area.



## **Clitterhouse Playing Fields**

- 1.21 Following the conclusion of the final round of public engagement in October 2022 the full planning application for Clitterhouse Playing Fields was submitted by Related Argent on the 21st November. The full application documents and plans can be viewed on the Barnet Planning portal by using reference 22/5617/FUL.



1.22 The LPA is continuing their review of the application with a recommendation anticipated to be made to the Strategic Planning Committee in July or September.

### **BXS Business Plan**

1.23 The Brent Cross South Business Plan provides the over-arching strategy to which the joint venture partners (LB Barnet and Related Argent) are working towards delivering Brent Cross Town (BXT). As the project comes forward and BXT evolves, it is envisaged that the Business Plan will be updated on a periodic basis (notionally every year or so) to reflect progress with phase delivery, changes in market activity and current economic conditions and forecasts.

1.24 Due to uncertainty around how initial phases and plots would be brought forward during the Covid pandemic and numerous challenges of getting such a complex scheme 'out of the blocks' at the time, it is now more than 2 years since the Business Plan was last reviewed. Although economic, cost and property market challenges remain, those hurdles were navigated and the scheme is now well underway, so this is a good moment to fully update the Business Plan, set strategic objectives for the next 3-5 years of activity and plan the scheme's long-term direction within the context of the administration's priorities.

1.25 The review process has recently begun, informed by current market circumstances and an emerging Second Phase Proposal (see below) with stakeholder engagement on the draft content being planned over the next 2-3 months, before the final Plan is reported to Cabinet in the Autumn prior to adoption by the Partnership.

1.26 In this context, while procedures for updating the Business Plan are governed by partnership agreements, under which Related Argent (as the appointed Development Manager) resources the periodic reviews and their approval by the Partnership, in practice LBB has a significant role in this process. The Council is therefore providing substantial input to the current Business Plan review and also has a right to approve the detailed Phase Proposals that flow from the adopted Business Plan strategies.

### **Next Phase Proposal**

1.27 Phase proposals are a requirement of the BXS Project Agreement and under-pin the process by which Brent Cross Town regeneration comes forward, in clearly planned and financially viable phases that achieve the objectives of the adopted Business Plan. Under set Project Agreement procedures, these phase proposals are presented by the Development Manager, ahead of relevant plot drawdown, for consideration and approval by the joint venture partners.

1.28 The joint venture partnership BXSLP is currently developing its next Phase Proposal(s) following Phase One going unconditional in June 2022 and the subsequent drawdown of several residential plots, including Plot 12 for the re-homed Whitefield Estate residents, that are now well underway.

1.29 These detailed phase proposals typically incorporate a group of individual development plots, together with the new infrastructure, services and public realm that is needed to support them and deliver the 'joined up' BXT which the scheme Masterplan envisages. Each phase proposal sets out the range and mix of uses, specific plot components and accommodation schedules, together with a timetable for development of that phase and the Council's projected land receipts based on Phase viability appraisals.

1.30 The Second Phase Proposal is now being prepared, alongside the Business Plan review, as reported above. Further information will be provided to the Cabinet as the proposal is developed.

### **The 108 Baseball**



- 1.31 Related Argent have recently announced that a new, state-of-the-art, indoor baseball and softball facility, the first of its kind in Europe, is coming to Brent Cross Town this autumn. The facility encompasses 4 dual-sport batting cages and full-size adult infield.
- 1.32 The 40,000 sq. ft training facility will be for everyone and anyone interested in baseball, from professional teams and elite athletes to young people and adults playing for fun, casual hitters, softball players, and people wanting to have a go at baseball for the first time.
- 1.33 Alongside sports equipment, The 108 will have a restaurant and bar, big screens to watch games on and a space for parties and events. The facility is located on Brent Terrace North and is in close proximity to the new Brent Cross West Station.

### **Brent Cross Infrastructure (Delivered by the Council)**

#### **Plots 53/54 / Whitefield Estate Low Rise**

- 1.34 Works on the first replacement homes of the programme are nearing completion and are due to complete in October. Following completion residents who have chosen to relocate from the Whitefield Estate low rise units will move to the new properties. This process is expected to complete by the end of November with demolition of the low rise units to take place in early 2024.
- 1.35 The Housing & Growth Committee on 23 March 2023 delegated to the Chief Executive in consultation with the Chair to finalise and enter into the required legal agreement with BXSLP to undertake the works related to demolition of the low-rise Whitefield Estate subject to agreement with BXSLP. The details of this agreement are being worked through and are expected to be finalised in the coming months.



### **Waste Transfer Station**

- 1.36 The Cabinet may be aware of the requirement for a replacement Waste Transfer Station (WTS) for the now decommissioned Hendon Waste Transfer Station. The long-term proposal has been for the site on Geron Way to be utilised for this purpose and planning permission has been granted for this site.
- 1.37 Over the past year an alternative option has been assessed to permanently relocate waste services to a site in Wembley which has been used on an interim basis while the new WTS is constructed. Despite best efforts from the council, it has not so far been possible to find an acceptable design at the alternative site, and the increasing cost liability of delaying the new WTS construction at Geron Way means that it is vital an agreement is reached on the alternative site as a matter of urgency.
- 1.38 The first phase of the design and build contract for the Geron Way site is under way, and the council is due to instruct the contractor to proceed with phase 2 and commence construction on the new site in late Summer. Some further design works are required with physical construction expected to start in early 2024.
- 1.39 Alongside this, options are currently being explored for securing the early demolition of the decommissioned Hendon WTS, which remains liable for Business Rates. A strategy for financing the demolition is being developed and will be presented to Cabinet in due course.

### **Infrastructure 3**

- 1.40 The Section 73 planning permission envisages several infrastructure improvements which were originally to be delivered by the Brent Cross Shopping Centre owners (previously referred to as Brent Cross North). Many of these improvements relate to increasing capacity on the road network around the shopping centre.
- 1.41 Since the S73 approval, there have been changes to policy relating to highways capacity improvements in and around London, with a bigger focus on active and sustainable travel options and less focus on private car and road transport.
- 1.42 The BX Regeneration team are working with the Brent Cross Shopping Centre owners to review the requirements in the planning permission and associated development triggers. In the short term, the council may choose to purchase land required for infrastructure improvements to safeguard the ability to deliver these works before the expiry of the CPO. This will be subject to a Cabinet paper later this year.

### **Brent Cross South Retail Park**

- 1.43 The Retail Park remains fully let.
- 1.44 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 Cabinet meetings.

## **2. Alternative Options Considered and Not Recommended**

- 2.1 See paragraph 1.37. None other in the context of this report

## **3. Post Decision Implementation**

- 3.1 The council and its advisors will continue to progress all work streams to ensure delivery of the Brent Cross regeneration programme as outlined in this report. Delegated Powers Report and

Officer Decision Reports will be drafted as required and recorded on the Brent Cross decisions register to ensure a good audit trail of decisions relating to the scheme.

#### **4. Corporate Priorities, Performance and Other Considerations**

##### **Corporate Plan**

- 4.1 The Brent Cross Town development will create 6,700 homes and workplaces for 25,000 people, set in around 50 acres of green parks and playing fields. Brent Cross Town will achieve net zero carbon by 2030 at the latest.

##### **Corporate Performance / Outcome Measures**

- 4.2 A benefit realisation plan is in place to measure the numerous benefits being delivered by the Brent Cross development. Many of these have been baselined from the original business case and include tangible benefits such as new homes, school places, sq ft of open/green space and numerous other measures.
- 4.3 In addition to the above, the Brent Cross Town Joint Venture have worked with Manchester University to develop the Flourishing Index, which seeks to measure how well the people at Brent Cross Town and the surrounding communities are doing. Baseline data has been recorded and future surveys will provide insight into health and wellbeing of residents as the development comes forward.

##### **Sustainability**

- 4.4 Brent Cross Town will address the urgent challenge of the global Climate Crisis, achieving net zero carbon by 2030 at the latest.
- 4.5 The development is addressing this with low-carbon construction, renewable power, circular economy principles, carbon offsetting — and by empowering everyone who lives and works in Brent Cross Town to make low-carbon lifestyle choices of their own.

##### **Corporate Parenting**

- 4.6 None in the context of this report.

##### **Risk Management**

- 4.7 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:
- 4.8 Infrastructure Requirement – Brent Cross North is in a state of deferral. Infrastructure currently required within the planning permission that was the responsibility of the shopping centre owner currently has no programme for delivery. The regen team are working with the shopping centre owner on a strategy to review planning requirements and triggers. Some funds may need to be spent on land to protect scheme delivery in the short term.
- 4.9 Station Delivery Date – there is the risk that the station opening date may be delayed. While the station construction is nearing practical completion, there remains a number of live workstreams to bring the station into use. The project team and Network Rail continue to work closely together with other stakeholders to monitor the programme for station opening with meetings on a weekly basis.



- 4.10 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 Housing & Growth Committees, the Brent Cross West budget is under pressure and this risk is being actively managed with public sector partners and contractors. A funding strategy has been developed and was approved by Policy & Resources Committee on 29 September 2022. Since then, the project team has been working closely with the station contractor to close out outstanding claims as detailed in this report. There does however remain a risk around a number of claims with Network Rail pertaining to historic programme delays. Following close out of the station contract, focus will move to resolving the NR disputed items.
- 4.11 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. Income generated from the purchase of the Retail Park has been identified as a source cover shortfall, however until the station opens and actual revenues are measured the budget position remains at risk. Dialogue remains ongoing with the DfT on the structure of any payments.
- 4.12 Resources - The most important control mechanism for the council is to employ experienced staff who will provide diligent review and challenge contractor costs 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.
- 4.13 Economic Change – The wider economic situation presents a challenge to both delivery and marketability of the development. Brent Cross Town development partners are exploring/reviewing diversification of offer within the Brent Cross development area and the business plan is being reviewed and updated in light of the challenging economic conditions. For the council, increased construction costs for the remaining scope is likely with the Waste Transfer Station expected to be impacted. 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
- 4.14 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 while also working with Related Argent to ensure the timing of bringing the Retail Park into the development works in the best interest of the council.

#### **Insight**

- 4.15 None in the context of this report

#### **Social Value**

- 4.16 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.
- 4.17 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.

4.18 Skills, jobs and grant opportunities can also be found at [www.transformingbx.co.uk/opportunities](http://www.transformingbx.co.uk/opportunities)

4.19 Some highlights reported through the Employment and Skills team include;

- a) Brent Cross Town Contractor Galldris have reported Local labour now at 15.2% (Barnet) and 22.2% for the 3 home boroughs, with 6 Apprentices on site, all of whom will be retained and taken to other sites when Galldris finish at Brent Cross Town.
- b) Brent Cross Town Contractor Midgard have confirmed that both plots will generate 37 local jobs each for Barnet residents.
- c) Barnet officers joined Related Argent in a workshop with Sheffield Hallam University to begin to explore ideas for collaboration pre and post arrival at Brent Cross Town.
- d) We are planning to allow contractors from the Chase Homes development (Donoghues site) access to the E&S systems set up for Brent Cross Town to support delivery.

4.20 The team is continuing good work with focus in the upcoming year on;

- Continuous improvement of ESAPs, leading to more robust agreements with contractors.
- Creation of a comprehensive programme plan to frame future forecasting and reporting.
- Create and/or adopt a state-of-the-art reporting tool.
- Work more closely with Midgard to maximise their opportunities.
- Formalise plans and timetable to install Brent Cross Town Recruit.

## **5. Resource Implications (Finance and Value for Money, Procurement, Staffing, IT and Property)**

5.1 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.

5.2 The Brent Cross Programme forecast is currently under review and will be available following the approval of the *Chief Finance Officer Report – Financial Outturn 2022/23 and 2023/24 Budget Management* at Cabinet on 26 June 2023 and endorsement at BXC Governance Board on 20 July 2023.

### **Land Acquisitions**

5.3 The approved budget is £65.962m. Cumulative spend to 31<sup>st</sup> March 2023 is £60.032m.

### **Brent Cross Town Land Acquisitions**

5.4 The approved budget is £33.657m. Cumulative spend to 31<sup>st</sup> March 2023 is £16.848m.

### **Brent Cross West Station**

5.5 The approved budget is £388.945m. Cumulative spend to 31<sup>st</sup> March 2023 is £333.099m.

### **Critical Infrastructure**

5.6 The approved budget is £55.9m. Cumulative spend to 31st March 2023 is £48.318m.

#### **DLUHC Grant Funding**

5.7 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.

### **6. Legal Implications and Constitution References**

6.1 All of the activity and legal transactions contemplated in this report will be carried out pursuant to and in compliance with all relevant statutory and legal 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.

6.2 The terms of reference of Cabinet includes the following responsibilities:

- Development of proposals for the budget (including the capital and revenue budgets, the fixing of the Council Tax Base, and the level of Council Tax) and the financial strategy for the Council;
- Monitoring the implementation of the budget and financial strategy;
- Recommending major new policies (and amendments to existing policies) to the Council for approval as part of the Council's Policy Framework and implementing those approved by Council;
- Approving policies that are not part of the policy framework;
- Management of the Council's Capital Programme;

6.3 Under Part2D of the Council's constitution, Cabinet is responsible for key decisions, namely;

- an executive decision which is likely to result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the budget for the service or function to which the decision relates; or
- an executive decision which is likely to be significant in terms of its effects on communities living or working in an area of two or more wards of the Borough.

### **7. Consultation**

#### **Consultation and engagement on the Brent Cross Cricklewood programme is ongoing**

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

7.2 Our print and digital channel strategy aims to ensure residents are informed about the project including any disruptive construction works and can have their say on important parts of the regeneration.



- 7.3 Transformingbx.co.uk (which launched in February 2020) continues to be a well-used resource with over 72K unique users visiting the site to date and our May e-newsletter and June e-newsletters were sent to over 400 people.
- 7.4 The latest three-month construction update was issued in March 2023 providing a forward look of construction activity for Brent Cross West, Brent Cross Town, Plots 53 and 54 (replacement homes for Whitefield Estate residents) and Controlled Parking Zones until June. Our next construction update is due at the end of June 2023.
- 7.5 Brent Cross Town also distributed its spring community newsletter in May covering the latest updates on the development. Their next newsletter will be the summer 2023 edition.
- 7.6 Both community@brentcrosstown.co.uk and transformingbx@barnet.gov.uk also continue to be channels that residents can contact us with any questions, requests or concerns about the project.

### **Good news stories from across the development**

- 7.7 Free activities for children over the spring break: We started the spring by sharing a list of free activities at Brent Cross Town which kids were invited to join over the school break. Activities included art and craft run by community artist Anna Van der Poorten and outdoor games organised by previous Brent Cross Town Community Fund recipients F.U.S.E. The activities were spread across the spring break and overall saw over 600 children in total attend.
- 7.8 London Festival of Architecture: grants offered to local community groups by Barnet and events at Brent Cross Town confirmed. In April, Barnet Council awarded £15,000 to individuals and community groups organising 'learn and discover' events for the London Festival of Architecture. The London Festival of Architecture (LFA) is a month-long celebration of architecture taking place every June across London. Two of the events will be taking place at Brent Cross Town, including a panel discussion event and a tour of Claremont Park.
- 7.9 The first Eid event at Claremont Park: In April we celebrated the first Eid event at Claremont Park. The park saw an impressive count of 385 children and 185 parents/guardians attend the event, as well as local ward members. The day was also joined by a live music band, a food vendor, face painting and henna artists. Local retailers like Gussy's Ice Cream parlour at Claremont Park and the Visitor Pavilion also benefited from footfall. Due to the success of the event, we have asked residents to share their ideas on future fun events that they would like to see take place.
- 7.10 Volunteers create artwork for Whitefield School: In May, volunteers from our team joined partners Related Argent's all-staff volunteering day at Whitefield School to paint a new mural along the whole length of the school's perimeter fence. The creative artwork was designed by Whitefield School students who came up with the theme 'Extraordinarily Wild' and street art experts Global Street Art. The new fence has brightened the area and inspired other improvements locally.
- 7.11 Brent Cross Town's Community Fund opens for its fifth year: Brent Cross Town announced the continuation of the Community Fund which supports local initiatives and charities. This year the Fund has been raised to £50,000, of which £10,000 will be a special fifth anniversary pot of funding for the local community to vote for their favourite projects and initiatives (in July), as part of 'people's project' awards. Local organisations and initiatives based in and around Cricklewood, Childs Hill, Golders Green, and West Hendon could apply for grants between £500 and £5,000.

7.12 Brent Cross West Signage revealed: On 24 May we announced that new external signs were installed on Brent Cross West station, a visible signal that London's newest mainline station will soon be operating. The bold lettering above Brent Cross West's eastern and western entrances marks an important step in the journey towards the project's completion, with the Thameslink station set to open to the public in the autumn. Councillors, officers and rail partners came together to mark the new milestone. As well as new images, we also shared a video of how the station is shaping up and councillors sharing their thoughts about the new station.

7.13 Looking after our local area: Over the past weeks, along with partners of the Brent Cross Cricklewood regeneration programme, we have taken up tasks to improve the local area, from gardening projects to litter picking and cleaning graffiti.

### Press Coverage

7.14 The significant milestone of Brent Cross West's signage being installed put the regeneration programme trending online and in print media papers, some include:

- [Brent and Kilburn Times](#)
- [Times](#)
- [Harrow Online](#)
- [Barnet Post](#)
- [IanVisits](#)
- [Rail Business Daily](#)
- [The London Press](#)
- [Tweet from Ross Lydall \(Editor at The Evening Standard\)](#)
- [Tweet from IanVisits](#)

7.15 [Metro](#) newspaper also ran a feature on the West London Orbital rail service which mentioned Brent Cross West.

7.16 The local Times newspaper series has carried several stories over the past couple of months about the project, alerting readers to events and announcements across the programme.

- [Easter Fun at Park Town](#)
- [Eid in the Park](#)
- [Whitefield School Volunteering](#)
- [Drone shots of Brent Cross West](#)
- [Brent Cross Community Fund 2023](#)
- [Claremont Park won a national award](#)
- [Bike storage at Brent Cross West](#)

7.17 The progress of homes construction at Brent Cross Town has also been picked up by a few news outlets, such as [MyLondon](#), [Yahoo](#) and [ShowHouse](#), with a focus on new 'towns' coming to the city.

## 8. Equalities and Diversity

8.1 Decision makers should have due regard to the public sector equality duty in making their decisions. The equalities duties are continuing duties they are not duties to secure a particular outcome. The equalities impact will be revisited on each of the proposals as they are developed. Consideration of the duties should precede the decision. It is important that Cabinet has regard

to the statutory grounds in the light of all available material such as consultation responses. The statutory grounds of the public sector equality duty are found at section 149 of the Equality Act 2010 and are as follows:

A public authority must, in the exercise of its functions, have due regard to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

- a) Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- b) Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
- c) Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

- a) Tackle prejudice, and
- b) Promote understanding.

Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under the Act. The relevant protected characteristics are:

- a) Age
- b) Disability
- c) Gender reassignment
- d) Pregnancy and maternity
- e) Race
- f) Religion or belief
- g) Sex
- h) Sexual orientation
- i) Marriage and civil partnership

## **9. Background Papers**

9.1 **Report to the LBB Housing & Growth Committee 23<sup>rd</sup> March 2023**

<https://barnet.moderngov.co.uk/documents/s76876/PUBLIC%20-%20BX%20HG%20FINAL%2023%20Mar%2023.pdf>