

	<h2>Cabinet</h2>
Title	Brent Cross Update Report
Date of meeting	18 October 2023
Report of	Councillor Ross Houston Cabinet Member - Homes and Regeneration
Wards	Cricklewood
Status	Public with Exempt appendix (Not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 as amended as it relates to Information relating to the financial or business affairs of any particular person (including the authority holding that information))
Key	Key
Urgent	No
Appendices	Brent Cross Update appendix - EXEMPT
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Summary	
<p>This report provides an update to the Cabinet on the progress being made across the Brent Cross Programme in recent months.</p> <p>Notably, the report provides updates on the commissioning and bringing into use process for the Brent Cross West Station ahead of the formal opening of the station later this year, which will represent a significant moment for the borough and for Brent Cross Cricklewood Regeneration.</p> <p>Further updates are also provided on the good progress being made across Brent Cross Town, including the update to the Brent Cross South Business Plan and Next Phase Proposal, continued progress on site, and ongoing community engagement activity.</p>	

Updates are also provided on council delivered infrastructure relating to new homes for the Whitefield Estate residents, replacement Waste Transfer Station, and an update to the approach to CPO land assembly for infrastructure plots around Staple Corner roundabout, as explained in paragraphs 1.39 to 1.42.

Recommendations

That Cabinet:

1. Notes the contents of the report and the exempt appendix and;
2. Delegates authority to the Deputy Chief Executive in consultation with the Cabinet Member for Homes and Regeneration to approve the land acquisition strategy for the remaining plots in relation to the CPOs already made and for the Deputy Chief Executive to implement it, once the strategy has been finalised, as explained in paragraphs 1.39 to 1.42 of this report and the exempt appendix.

1. Reasons for the Recommendations

- 1.1 The last update report on Brent Cross was submitted to the Cabinet on 18th July 2023. That report can be read here [Committee Report \(modern.gov.co.uk\)](https://modern.gov.co.uk)
- 1.2 This report provides updates to progress on the Brent Cross Programme since the last report 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:
 - Near completion of the remaining physical works for the Brent Cross West station including snagging and handover of assets.
 - The Office of Rail and Road (ORR) have provided authorisation for entry into service for the station.
 - Confirmation that the Brent Cross West station is targeted to officially open in the coming months.
 - Opening of the public realm area outside the eastern entrance of the Brent Cross West station connecting Brent Terrace South with Brent Terrace North.

Brent Cross West Station Update

Construction

- 1.4 Construction on the new Brent Cross West station is nearing completion with the delivery team closing out the snagging programme. Once complete, the principal contractor, VolkerFitzpatrick, will remain in control of the station and provide security up until the official opening.

Brent Cross West Station



- 1.5 On 20th September 2023 the Office of Rail and Road (ORR) issued an authorisation letter which, subject to completing the Network Rail entry-in-to-service and asset management plans processes, grants authorisation for bringing the station into use. This is an important milestone and confirms that the station complies with required industry standards for operational railway stations.

Station Opening

- 1.6 A number of 'Go/No/Go' sessions have been held with all stakeholders involved in opening the station (Network Rail (NR), Govia Thameslink Railway (GTR), Department for Transport (DFT) and Brent Cross Town (BXT)) to ensure all workstreams remain on target for station opening which is expected to take place later this year.
- 1.7 A launch video has been produced to help build excitement and visibility around the station opening. The video has been posted on project and council social media channels as part of the station opening communications strategy and can be viewed at the following link. <https://youtu.be/axRPY3K34-Y?feature=shared>.

Brent Cross West Station



Operational Arrangements

- 1.8 Work continues to finalise the maintenance and leasing agreements for the station. This will ensure clear responsibilities for are assigned to each distinct element of the internal and external structure, once it is operational.
- 1.9 During the development of management plans for the station, it became apparent that the previously proposed arrangements created a number of overly complex management interfaces between the Brent Cross Estate Manco and Govia Thameslink Railway (GTR). This arrangement proposed the Estate Manco would manage both entrances and the overbridge, with a cost sharing arrangement with the station operator.
- 1.10 A more simplified arrangement has been agreed, which will see the station lease area expand to include the overbridge and the western entrance building with NR/GTR managing these areas. This means only the eastern entrance, which interfaces with the wider Brent Cross Town estate, will be the responsibility of the Brent Cross Estate Manco.
- 1.11 Importantly, the intention is that the council will retain control of the western entrance public realm. This will protect the ability to develop the retained land interests on this side of the station, without impacting on day to day railway operations.
- 1.12 The Housing & Growth Committee on 5th 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 settled a delegated powers report will be drafted to provide approval to enter into these agreements prior to station opening.

Station Commercial position

- 1.13 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. Mace, who are managing the station contract on the council's behalf, have been working closely with VolkerFitzpatrick and have closed out all major disputed items bringing cost certainty to the station contract. There will still be the need to review any claims or disputes in the final stage of delivery, but these are expected to be minor.

Community Engagement

- 1.14 Following concerns raised to us by residents regarding anti-social behaviour taking place in the vicinity of Purbeck Drive (between Cotswold Gardens and Clitterhouse Playing Fields), planters have been installed and a road closure has been put into place to dissuade people congregating in this location. CCTV has also been installed to monitor the area and ensure the planters are not tampered with. The solution has been successful and positive feedback has been received from local residents, who will maintain the plants with support from the council moving forward. ASB across the wider local area are also being monitored to manage the risk that antisocial behaviour that had been taking place on Purbeck Drive is displaced to another part of the Golders Green Estate.

Planters at Purbeck Drive



- 1.15 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.
- 1.16 Teams across the programme continue to deliver community-focused initiatives. Most recently this has included officers working with Related Argent's all-staff volunteering day at Claremont School where together, the teams painted a new mural along the wall that faces Claremont Road. Other council teams have been involved in litter picking in the area including along Brent Terrace.

Brent Cross Town Update

Summer in the Park

- 1.17 Brent Cross Town hosted a range of free weekly activities in Claremont Park over the school holidays. The programme covered a total of 21 days of events with 8 different types of activities and 44 sessions including arts and crafts, sports, wellbeing activities and social games. There were an estimated 1,300 attendees across the various sessions throughout this period.

Claremont Park Summer Activities



Site Works Update

- 1.18 Brent Cross Town continues to take shape with works progressing well on the early development plots. Plot 12 has now reached final height and a topping out ceremony took place on the 19th September, followed by a community BBQ evening at the pavilion on the 20th September with residents of the Whitefield Estate who will be moving to plot 12.
- 1.19 Physical progress can be seen in the latest drone video available on the Brent Cross Town website at the following link <https://www.brentcrosstown.co.uk/2023/08/21/august-2023-drone-footage>

View from top of Plot 12



- 1.20 Works have also completed on the public realm outside the station eastern entrance. This area is now open to the public and re-introduces the route through from Brent Terrace North and South. When the station opens later this year this area will form a key transport interchange with access to the station, new bus stops, and a new walking route across the railway linking communities on

either side of the tracks. Once opened the station will be served by bus routes 189 and 326 on the east, and route 316 on the west. The new public realm can be seen in the image below.



- 1.21 Further good progress has been made in connecting utilities for the development. Notably the primary substation has been powered up for the first time. The electricity available will now be used to provide construction power supplies to forthcoming residential and office sites, as well as providing permanent supplies initially to offices in Station Quarter, to the Main Energy Centre and ultimately to the rest of the Brent Cross Town site.

Clitterhouse Playing Fields

- 1.22 The planning application for the upgrade to Clitterhouse Playing Fields was approved at strategic planning committee on 4th October 2023. Following committee and the incorporation of amended obligations and informatives, a detailed design phase will commence ahead of physical works which could start in late 2024 or early 2025. Notably the works on the park will be undertaken in phases so parts of the playing fields will always be available for use by the public.

Brent Cross Town (BXS) Business Plan

- 1.23 As reported to cabinet in July 2023, 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 The Business Plan review process began roughly 4 months ago, informed by current market circumstances and an emerging Second Phase Proposal, which is detailed below. The cabinet may be aware that the first phase proposal includes the early residential plots of Brent Cross Town and is already under construction. The updated content and individual chapters are being produced by Related Argent, with the process of LBB review and feedback ongoing.
- 1.25 An update paper was presented to Cabinet in July 2023, with finalisation of the new Plan being delegated to the Chief Executive in consultation with the Cabinet Member for Homes and

Regeneration. The final draft Business Plan will be reported in more detail prior to adoption by the Partnership.

- 1.26 While the business plan foresees the development of the scheme in a number of phases, the joint venture will continue to assess individual plot opportunities as and when they become available in response to difficult market conditions.

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 Following Phase One going unconditional in June 2022 and the subsequent drawdown of several residential plots, which are now under construction, the Second Phase Proposal is now being prepared.
- 1.29 It is possible that Plot 1 (the first office building) may be the subject of a site-specific Phase Proposal and that several other plots around the station and north of the new High Street, will constitute the following phase.
- 1.30 Plot 22 may also form part of an upcoming phase proposal following the announcement in August of a new partnership that will deliver Brent Cross Town's first retirement village in Plot 22. The 150 homes designed for later living will add to the growing mix of housing options available as part of the transformation of the area. The plot is subject to detailed planning permission and will likely form part of the next development phase of Brent Cross Town.
- 1.31 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.

Brent Cross Infrastructure (Delivered by the Council)

Plots 53/54 / Whitefield Estate Low Rise

- 1.32 Works on the first replacement homes of the programme are nearing completion. These plots will house residents who have chosen to relocate from the Whitefield Estate low rise units. The units were scheduled to complete in October 2023, however due to delays in utility connections completion is now expected to take place in November 2023.
- 1.33 As the completion date falls close to December, the re-housing process will now commence in the new year to avoid any clashes with the Christmas holidays and to prevent unnecessary disruption to residents. Once all residents have moved into their new homes, the demolition of the low-rise units will take place.

Plots 53 and 54



- 1.34 As part of the rehousing process, the Council is establishing the rents and services charges for residents in their first year of occupation with L&Q, as per the terms of the Residential Relocation Strategy (Condition 1.10 of S73 Planning Application), which was approved by the Local Planning Authority. The Council is averaging rents for the new homes to ensure that all secure tenants are treated fairly by charging the same rents and services charges for the same sized properties.

Waste Transfer Station

- 1.35 As reported to the Cabinet meeting on the 18th July 2023, the council have an obligation to construct 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.
- 1.36 The first stage of the design and build contract for the Geron Way site has been instructed, and the council is due to instruct the contractor to proceed with stage 2 and commence construction on the site in early 2024.
- 1.37 Concurrently, the council officers continue to meet with the North London Waste Authority (NLWA) and London Energy Limited (who will be the end users of the site) to review an alternative option proposed by NLWA. The Council continues to take a pragmatic and proactive approach in these discussions, while ensuring it does not take on unfair risk in delaying the Geron Way site which is continuing through the design stage. Should a resolution not be reached on the alternative site in the coming months, the council will proceed with instructing the build phase at the Geron Way site as originally planned.
- 1.38 Work continues to assess the options for securing the early demolition of the decommissioned Hendon Waste Transfer Station, which remains liable for Business Rates. Some meanwhile / temporary uses have been identified and a simple business plan is being worked up to assess viability.

Infrastructure

- 1.39 As reported to Cabinet in July 23, the Section 73 planning permission envisages several road infrastructure investments 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 in order to accommodate the increased traffic associated with the previously proposed scheme. Compulsory Purchase Orders (CPOs) are in place accordingly to enable the acquisition of land as required to implement that scheme.
- 1.40 Since the S73 approval, there have been changes to policy relating to highways capacity improvements in and around London, with a bigger focus on promoting active and sustainable travel options while attempting to reduce the use of private cars and road transport.
- 1.41 The Brent Cross Regeneration team are working with the Brent Cross Shopping Centre owners to review the land requirements based on an updated scheme. A strategy is being developed relating to the remaining plots within the CPO which have yet to be acquired.
- 1.42 The cabinet is asked to delegate authority to the Deputy Chief Executive in consultation with the Cabinet Member for Homes and Regeneration to approve the land acquisition strategy for the remaining plots in relation to the CPOs already made and for the Deputy Chief Executive to implement it once the strategy has been finalised.

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 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 Cricklewood regeneration scheme seeks to embody the key themes of the corporate plan including people place and planet.
- 4.2 The Brent Cross Town development will have an on-site energy centre and the largest air source heat pump installation in Europe. It will provide low carbon heating the planned 6,700 new homes and all energy supplied will come from 100% renewable sources.
- 4.3 New and improved parks and greenspaces are being delivered with the local community at the heart of the development. The recent summer of fun programme held in Claremont Park was

attended by over 1,300 people and further community activities are planned throughout the year encapsulating the Borough of Fun strategy.

- 4.4 The Brent Cross Town community fund has now been running for over 5 years and supports local community groups each year with funding towards improvement projects, yet again putting local people at the heart of the development.

Corporate Performance / Outcome Measures

- 4.5 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.
- 4.6 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

- 4.7 Brent Cross Town will address the urgent challenge of the global Climate Crisis, achieving net zero carbon by 2030 at the latest.
- 4.8 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

- 4.9 None in the context of this report.

Risk Management

- 4.10 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:
- 4.11 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.
- 4.12 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.
- 4.13 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.

- 4.14 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.
- 4.15 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.
- 4.16 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 for 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.
- 4.17 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

- 4.18 None in the context of this report

Social Value

- 4.19 On Brent Cross Town, Midgard are seeking to recruit a London Region Social Value manager.
- 4.20 Galliford Try have hit the ground running and have moved Barnet residents over to site to help Local Labour stats and have started engaging with the community and planning activity with schools.
- 4.21 Brent Cross Recruit (BXR) – Related Argent are working on cost appraisals for the Plot 13 site. BAM Nuttall are scheduled to start on site in December/January so RA are aiming to recruit the BXR officer/manager for a January start once fundings has agreed.
- 4.22 Skills Centre – RA are awaiting a costed feasibility study to support the setup of the Construction and Green Skills Centre at Edgware and then relocate to Brent Cross in 3 years.

4.23 Performance - Galldris have been able to retain their local workforce despite scaling down activities, with 20% from Barnet, Brent, and Camden. Galliford Try commenced onsite in May and are reporting 19% of the workforce from Barnet. Whilst Midgard are still in the process of recruiting their Social Value Lead, progress is slower than anticipated, however by end of June, 11% of their workforce were from the three boroughs. Midgard are planning to recruit 6 work experience placements across multiple disciplines. Mulalley have so far been unable to provide stats but are pulling together their first report now, which should include Chase Homes site data.

4.24 Monthly Employment and Skills Sub-Group (ESSG) meetings will become operational developer forums and performance meetings, but with the addition of quarterly strategic meetings with more senior stakeholders present. Various construction trades will need work experience (block or day release) for 16 and 17 year olds from January 2024, with an employer support fund available to pay for equipment and other costs. Galliford Try plan to offer structured placements on Plot 14.

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.

Land Acquisitions

5.2 The approved budget is £65.962m. Cumulative spend to date is £61.270m. The current year forecast for 2023/24, inclusive of in-year spend, is £5.338m.

Brent Cross Town Land Acquisitions

5.3 The approved budget is £33.657m. Cumulative spend to date is £17.163m. The current year forecast for 2023/24, inclusive of in-year spend, is £15.238m.

Brent Cross West Station

5.4 The approved budget is £388.945m. Cumulative spend to date is £337.911m. The current year forecast for 2023/24, inclusive of in-year spend, is £29.786m.

Critical Infrastructure

5.5 The approved budget is £55.966m. Cumulative spend to date is £49.369m. The current year forecast for 2023/24, inclusive of in-year spend, is £4.350m.

DLUHC Grant Funding

5.6 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 Part 2D 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 77K unique users visiting the site to date and our July and August e-newsletters were sent to over 400 people.
- 7.4 The latest three-month [construction update](#) was issued in September 2023 providing an update to residents on Brent Cross West, Plots 53 and 54 (replacement homes for Whitefield Estate residents) and the Experimental Controlled Parking Zones currently in place in the area.
- 7.5 Brent Cross Town also distributed its Summer community newsletter in July covering the latest updates on the development. Their next newsletter will be the October 2023 edition. Updates on Brent Cross Town construction activity will be included in the newsletter.
- 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. While our monthly drop in sessions, held the third Thursday of the month are also in place for residents to come and speak to the project team.

7.7 Good news stories from across the development are regularly published on the project website and you can read all of these in full at [Transformingbx.co.uk/news](https://transformingbx.co.uk/news)

Press Coverage

7.8 The significant milestone of announcing The 108 indoor baseball centre put the regeneration programme trending online and in print media papers, some include:

- [The Evening Standard](#) and [Yahoo](#)
- [Hampstead and Highgate](#), [Times](#) and [Brent and Kilburn](#)
- [Property Week](#), [BE News](#) and [CoStar](#)

7.9 The [Evening Standard](#) highlighted the Brent Cross Cricklewood regeneration scheme as one to watch out for in the coming years, with new homes and a new station being built.

7.10 Brent Cross West station passing tests was picked up by a few outlets as an exciting step closer to station completion. Outlets included [Rail Business Daily](#), [Rail Advent](#) and [IanVisits](#).

7.11 The approval of Plot 19 plans were also a milestone that hit media coverage, including [Architects Journal](#), [Property Week](#) and [FixRadio](#).

7.12 The announcement of the new retirement homes at Brent Cross Town created a buzz online, with articles from [Laing Buisson News](#); [BE News](#); [Co Star](#); [Professional Pensions](#); [Property EU](#); [Europe Real Estate](#), [Construction Index](#), [Care Talk Business](#), [Institutional Real Estate News](#), [React News](#).

7.13 The topping out of Plot 12 and 202 received trade coverage with articles from [Europe Real Estate](#) and [Bdaily \(UK regional business news\)](#):

7.14 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.

- [Claremont Park's prestigious award in The Pineapples 2023](#)
- [New bike storage installed at Brent Cross West](#)
- [UK's first indoor baseball centre](#)
- [New footpath opening from Brent Terrace](#)
- [Brent Cross West passes tests](#)
- [Sustainable Office given the green light](#)
- [Drone footage of Brent Cross West](#)
- [Summer Fun at Brent Cross Town](#)
- [Provider to develop retirement village](#)

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, 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 section 149 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 Cabinet 18th July 2023

<https://barnet.moderngov.co.uk/documents/s79063/PUBLIC%20-%20Brent%20Cross%20Cabinet%20Report%20-%20July%202023.pdf>