



# Sustainability Report



## Foreword

At Brent Cross Town, sustainability is the foundation of our strategy and the lens through which we create long-term value. Our ambition is to set a new benchmark for sustainable urban living, where people, place, and environment are integrated into a resilient and flourishing park town.

This Sustainability Report reflects the progress we are making. This includes our all-electric main energy centre which will support our net zero ambitions and the pioneering hybrid timber frame used to construct our flagship office and Sheffield Hallam University's London campus.

We are also investing in strong local partnerships, supporting education and accelerating employment opportunities through the delivery of our recruitment and careers service. Additionally, we have published the baseline findings of our Flourishing Index and taken actions to address them which will strengthen the social fabric of Brent Cross Town and promote wellbeing.

Our governance framework ensures that these commitments are underpinned by transparency, accountability, and responsible decision-making.

Sustainability is embedded into every aspect of delivery - from the design and construction of our buildings to the creation of public spaces, to the way we work as an organisation.

Brent Cross Town represents our long-term commitment to climate resilience, social value, and innovation. I am proud of the progress achieved to date and confident that together with our partners, we are building an amazing new town that will deliver benefits - social, environmental, and economic - for generations to come.

**Tom Goodall**  
Chief Executive Director, Related Agent

# Brent Cross Town at a glance

Brent Cross Town is an £8 billion, 180-acre north London neighbourhood being developed by Brent Cross South Limited Partnership, a joint venture between Related Argent and Barnet Council. As the centrepiece of the

Brent Cross Cricklewood regeneration programme, Brent Cross Town is the biggest redevelopment and growth project Barnet Council has ever undertaken, and one of Europe's largest town centre developments.



↑ **A vibrant new town featuring play areas, open green space, and family-friendly activities.**

This pioneering mixed-use development brings together new homes, retail, sports and office space, as well as improved schools, amenities, squares and greenspaces.

This update outlines Brent Cross Town's environmental, social and governance objectives and provides an overview of our progress to date.

Brent Cross Town is focused on delivering the following four pledges which embody our ethos of improving urban life for everybody, every day.

# We're making four pledges to deliver our bold vision



## 1 To be the place in London for sport and play

It will be an unrivalled play, activities and socialising destination, providing the best sports facilities alongside exceptional recreational spaces. A place that transforms lives, unites people and builds communities. Working with leading sports organisations and ambassadors, Brent Cross Town will champion female participation, diversity and inclusion.



## 2 To be a town where all can flourish

Brent Cross Town will be a place where quality of life is the priority. Promoting inclusivity, neighbourliness and good health and wellbeing. Our pioneering Flourishing Index will track how individuals and communities flourish, putting Brent Cross Town at the forefront of people-centred design.



## 3 Net zero carbon

The new neighbourhood will address the challenge of the global climate crisis. Everyone who lives and works at Brent Cross Town will be empowered to make low-carbon lifestyle choices of their own.



## 4 To drive new connections

Brent Cross Town is in an enviable location. 12 minutes from central London, offering onwards rail travel to destinations including Paris, Brussels, and Amsterdam. It is ideally placed to strengthen and develop social and physical connections between businesses, communities, customers, friends and family.



# SOCIAL



# 3,000

Resident surveys completed since 2020 as part of the Flourishing Index research into local wellbeing

# £230<sup>₰</sup>

↑ Provided in grants to local grassroots organisations since 2019

# 10<sup>₰</sup>

Residents attending our local events and activities programme.

# 30<sup>+</sup>

↑ Community engagement to enable feedback and discussion to influence decision making.

WORKING OVER

# 3.5<sup>M</sup>

CONSTRUCTION HOURS without a RIDDOR reportable incident

# £2.7<sup>M</sup>

Awarded to local businesses in contracts, since 2019

# 400<sup>+</sup>

↑ Local workers have supported construction delivery since 2019.

# 40<sup>₰</sup>

Visitors enjoying our new green spaces every month

# 40<sup>+</sup>

Dedicated community engagements delivered in the last 24 months to enable feedback discussions to influence decision making.

# >15<sup>₰</sup>

Beneficiaries supported through our Community Fund since 2019.



# ENVIRONMENTAL

**313**  
TREES PLANTED  
(SO FAR)

**69%**  
LOWER CO<sub>2</sub>  
All electric main energy centre reducing carbon emissions.

Committed to  
**20%**  
Net biodiversity increase across Clitterhouse Playing Fields.

**>100K m<sup>3</sup>**  
Of soil reused on site.

**29%**  
REDUCTION  
In whole lifecycle carbon emissions at 3 Copper Square compared with GLA aspirational benchmark (excluding tenant fitout)

**53 kWh/m<sup>2</sup>**  
GIA/YEAR  
Average energy use intensity of latest plots

**>190<sup>K</sup>**  
Bulbs planted to date

**3,822**  
tCO<sub>2</sub>e  
Sequestered within 3 Copper Square timber floors.

**103**  
tCO<sub>2</sub>e  
Upfront carbon avoided in the primary substation

**27%**  
Green roofs

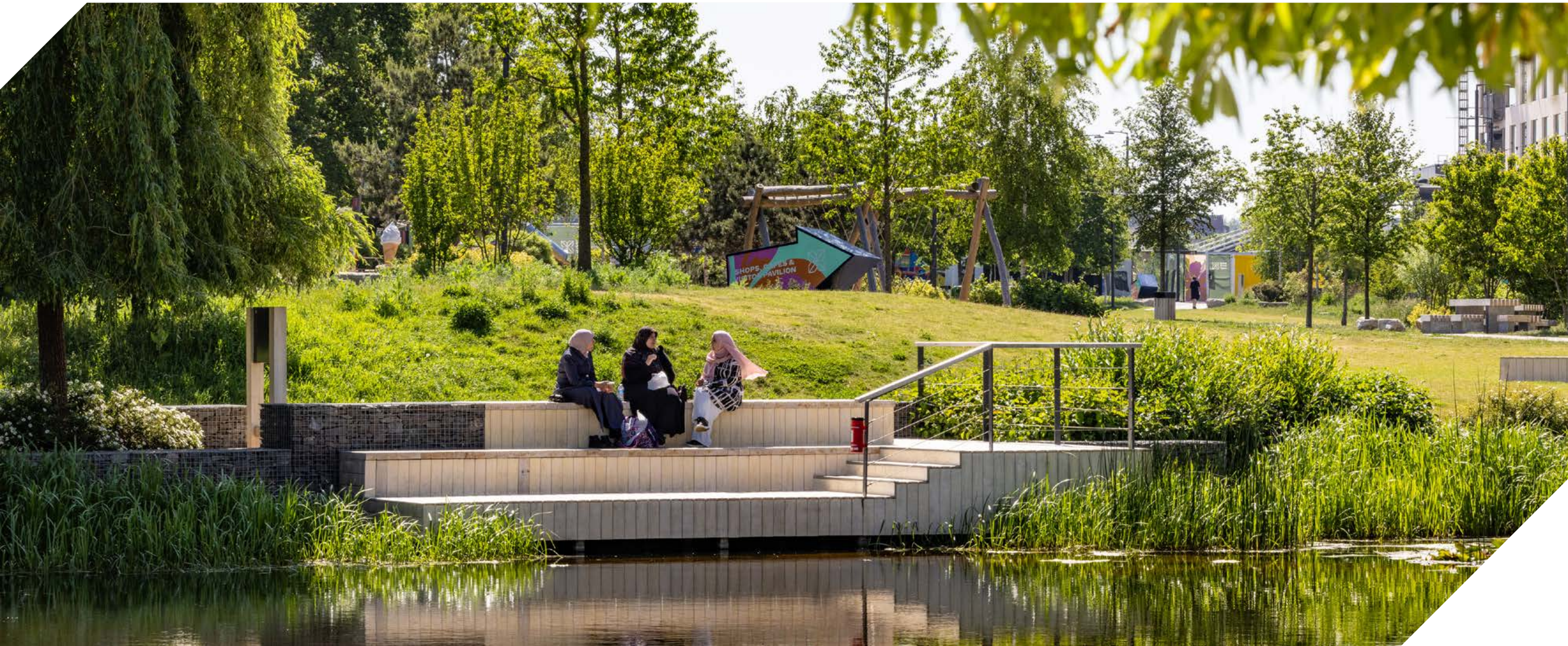
# Brent Cross Town ESG Objectives

Related Argent has developed environmental, social and governance (ESG) objectives which are implemented across our development projects and managed assets. The objectives focus on a range of themes related to the built environment.

We have developed a sustainability framework to put these objectives into practice. The framework describes specific design, construction and operational targets for the asset classes

at Brent Cross Town and is supported by guidance documents to ensure accuracy and consistency. The framework is core to ensuring ESG performance of our buildings continually improves.

Targets are embedded into project briefs, strategies are incorporated into the design, and performance is monitored and managed throughout construction and operation. Our targets cover the key themes shown overleaf.





# Environmental Leadership

## Delivering Net Zero

Alignment with industry best practice to reach net zero carbon including embodied and operational carbon targets, renewable energy and public disclosure.

## Connecting With Nature

Maximise habitat creation and biodiversity across all our projects enabling people to connect with nature.

## Creating Healthy and Resilient Spaces

Design, build and manage healthy places that promote active lifestyles and optimise workplaces, ensure climate resilience, good air quality and sustainable transport across all our projects.

## Supporting a Circular Economy

Incorporate circular economy principles across our projects including the retention and reuse of materials, design for deconstruction, and maximise recycling.

# Social Impact

## Create Opportunities for Good Work

Invest in skills and employment opportunities that enables local people and business to thrive. Supporting people build skills and experience to be able to access good quality work.

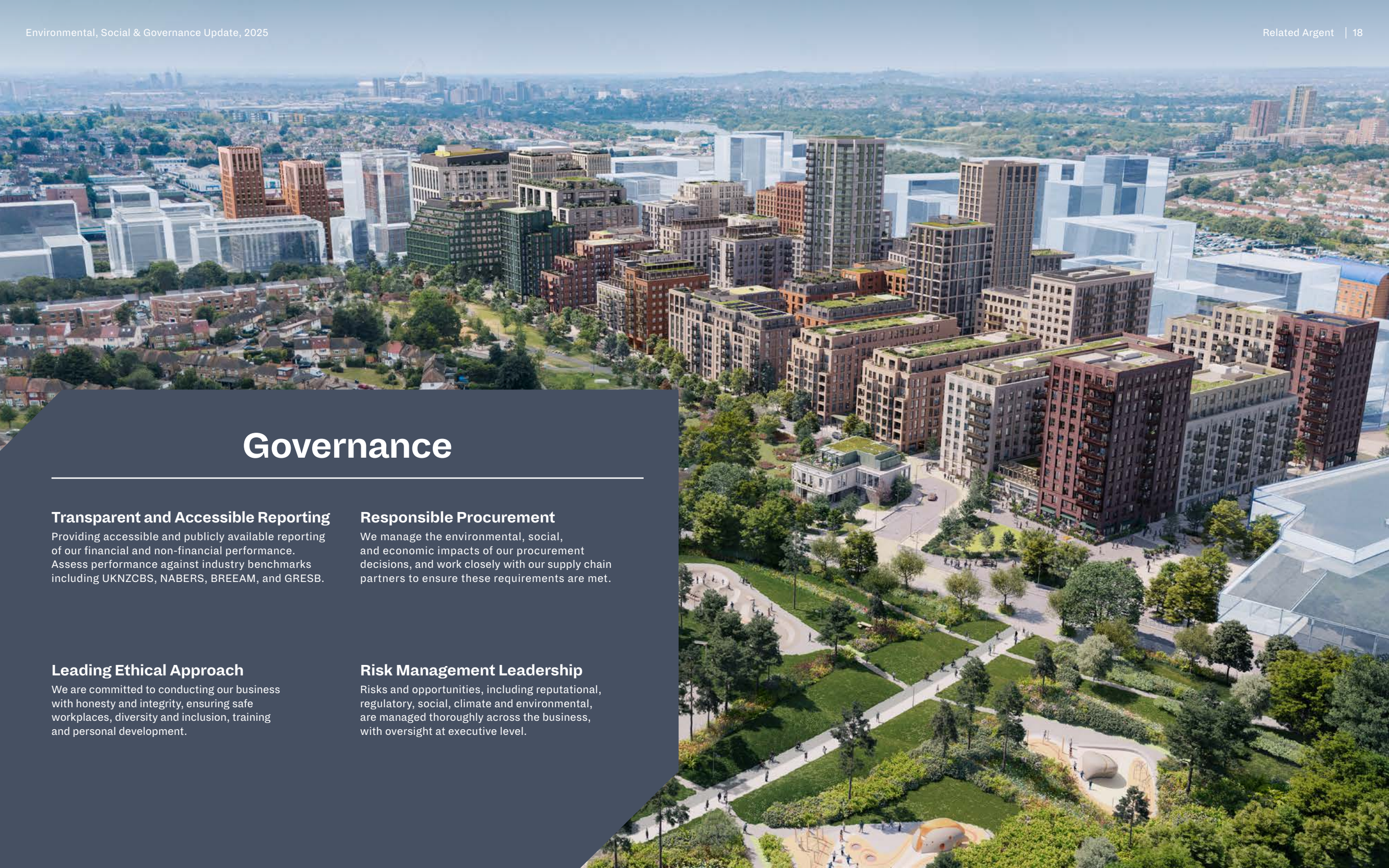
## Build Strong and Resilient Communities

Working with our communities to help improve the long-term future of their neighbourhoods. Creating places where people feel safe and are included in community connections and are able to flourish.

## Support People to Lead Healthy Lives

Creating the opportunity for people to live healthy lives through the provision of activities, networks, and amenities which improve physical and mental health and wellbeing.





# Governance

## Transparent and Accessible Reporting

Providing accessible and publicly available reporting of our financial and non-financial performance. Assess performance against industry benchmarks including UKNZCBS, NABERS, BREEAM, and GRESB.

## Responsible Procurement

We manage the environmental, social, and economic impacts of our procurement decisions, and work closely with our supply chain partners to ensure these requirements are met.

## Leading Ethical Approach

We are committed to conducting our business with honesty and integrity, ensuring safe workplaces, diversity and inclusion, training and personal development.

## Risk Management Leadership

Risks and opportunities, including reputational, regulatory, social, climate and environmental, are managed thoroughly across the business, with oversight at executive level.



# Environmental Leadership

This section provides further detail as to how we are taking action to deliver Brent Cross Town's environmental objectives

# Delivering Net Zero



Globally, the built environment is responsible for approximately 40% of global CO2 emissions, and there is growing consensus that decisive sector-wide action is required to help mitigate climate-change.

Brent Cross Town is committed to being a net zero carbon town. This means that we are working towards the principles of the UK Net Zero Carbon Buildings Standard and are striving to meet the performance requirements for our office, residential, retail and educational buildings.

We have taken significant steps to achieve this goal; including setting clear targets for embodied carbon and operational energy performance, regularly evaluating

our progress, and designing for both material and energy efficiency. We promote the use of innovative, sustainable materials, systems, and construction techniques to reduce embodied carbon and minimise operational energy use.

Our approach ensures that embodied carbon and operational energy use intensity are considered as part of a holistic design and construction process.

At the masterplan level, the fully electric Brent Cross Town Main Energy Centre is at the heart of our strategy to reduce operational carbon emissions. Further information can be found within the Main Energy Centre case study.

To further reduce energy consumption in our buildings we are modelling energy use intensity and we are iteratively refining the design to implement lessons learned from previous buildings on the next. We are applying a standardised methodology to enable consistency and comparison between projects. We are improving building fabric and air tightness beyond regulatory minimums and selecting efficient mechanical and electrical plant and equipment.

Our approach to reducing embodied carbon emissions is to focus our efforts on elements of each building where intervention delivers the greatest reduction. For example, we are coordinating columns with internal layouts to avoid carbon-intensive load transfers and enable thinner slabs, utilising lighter

concrete hollowcore planks and modern methods of construction which enable foundations to be reduced, and using cement replace in accordance with guidance from the Institute of Structure Engineers .

By utilising the maturity method of assessing concrete strength gain, Galliford Try and O'Halloran O'Brien were able to increase cement replacement and reduce the embodied carbon emissions of the concrete used on Plot 13 by 25% compared with our first residential plot. Other improvements to our residential buildings include the use of timber composite windows and the Wi System® for concrete blockwork.

To learn how we are reducing embodied carbon emissions associated with our office buildings, see the 3 Copper Square case study.

← Claremont Park



↑ Plot 14 construction progress, Brent Cross Town site

↓ **Plot 14 at Brent Cross Town is our first building to utilise Modern Methods of Construction.**



↓ **Heron at Claremont Park**



Clitterhouse Playing Fields exemplifies this approach, encompassing a mix of wildflower, woodland, swale, scrub and formal planting areas. These interventions will result in a post-development biodiversity net gain

score of >20% using DEFRA's metric. Furthermore, the future restoration and re-naturalisation of Clitterhouse Stream will improve the quality of the riparian habitat and provide foraging opportunities for wildlife.

## Connecting with Nature

As London's new park town, green spaces at Brent Cross Town will provide space for nature while offering places for children and adults to gather, stay active, and relax. We are taking a naturalistic approach to our parks by creating functional habitats for wildlife which utilise a mixture of native trees, shrubs and wildflowers to create a variety of inter-connected habitats.

# Creating Healthy and Resilient Spaces



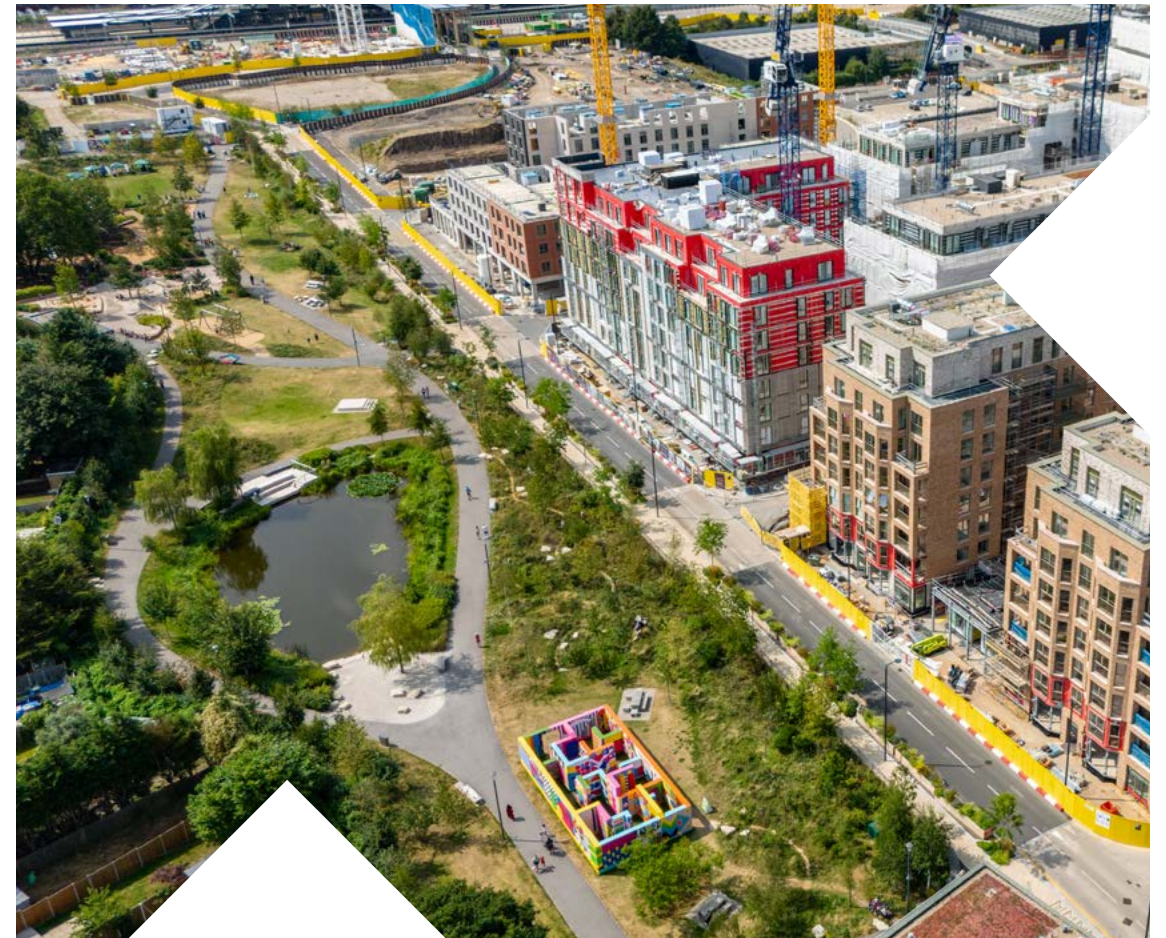
While global efforts are underway to reduce detrimental anthropogenic impacts upon the natural environment, we also need to adapt our built environment to be resilient to extreme weather events such as prolonged periods of heat or cold, flooding and high winds.

Accordingly, we are designing our buildings to be resilient to these natural phenomena by modelling future overheating risk and refining designs to mitigate overheating and ensure comfort, utilising passive measures where possible.

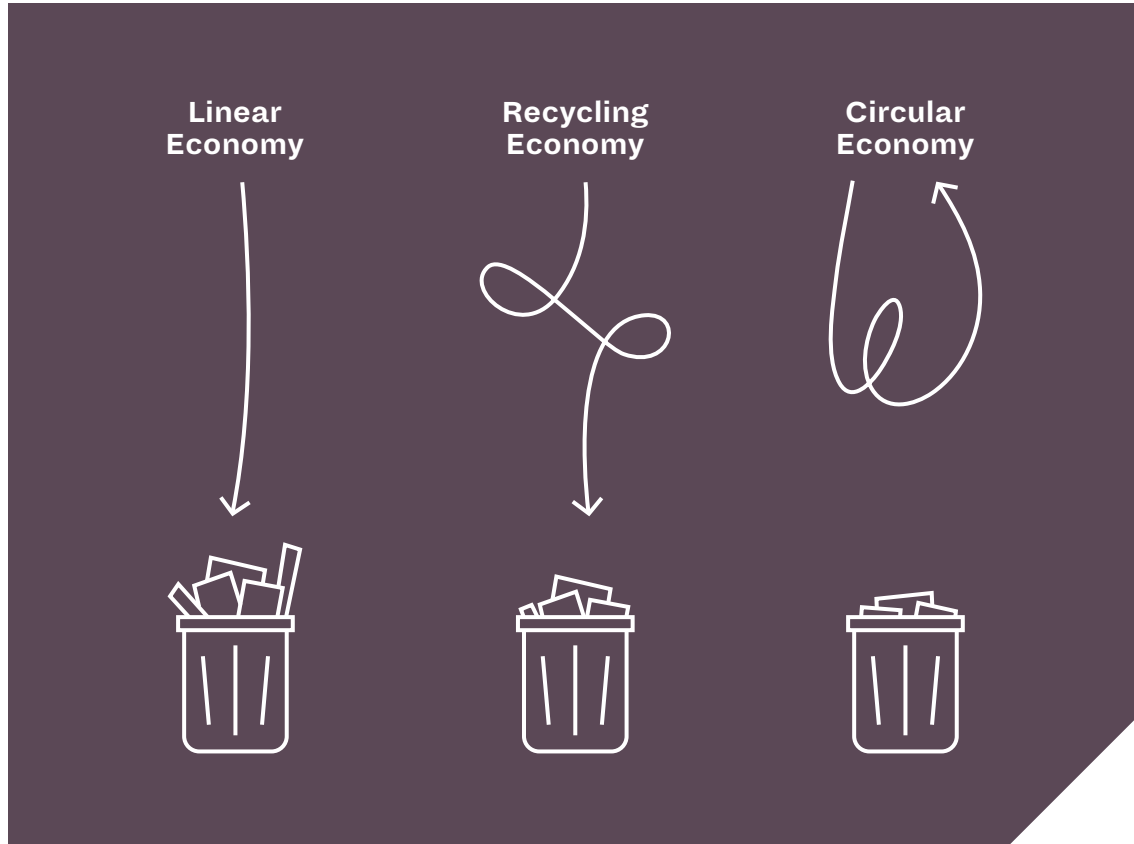


Furthermore, our focus on greening Brent Cross Town will ensure public spaces contain cool areas throughout summer, including the 50 acres of parks, squares and playing fields.

Our use of sustainable urban drainage systems including swales, blue roofs and a pond will reduce peak run-off from storm events and help prevent London's sewerage network from being overwhelmed, while providing areas for wildlife.



# Supporting a Circular Economy



↑ Illustration of the concept of a circular economy

The principles of a circular economy focus on the concept of reducing the use of raw materials to minimise harm to the natural environment. To achieve this society needs to reuse, recycle and recover material leaving waste to landfill as a last resort.

Examples of our application of this principle includes our re-use of play equipment from the temporary Exploratory Park to a permanent home within

Clitterhouse Playing Fields, reusing steel within the structure of the primary substation, using modern methods of construction and designing the Visitor Pavilion for deconstruction. We are utilising post-consumer recycled content within window frames, cladding, bracketry, steel reinforcement and beams. Furthermore, we have retained more than 100,000m<sup>3</sup> of soil and demolition materials on-site for beneficial use under our Materials Management Plan.

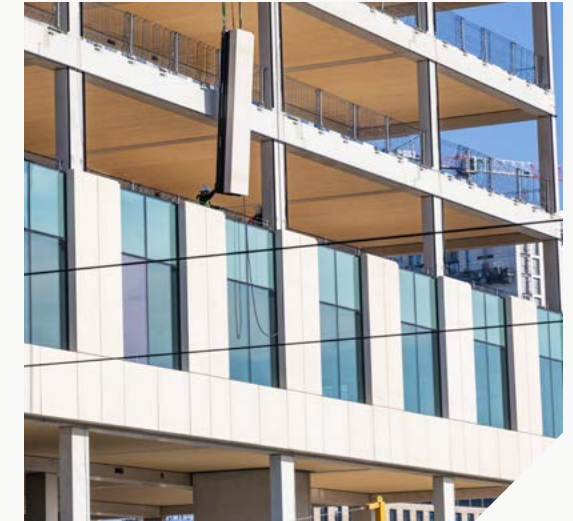


## CASE STUDY

# 3 COPPER SQUARE

Addressing the greenhouse gas emissions associated with construction, commonly referred to as 'upfront embodied carbon', is key to achieving net zero. Not only do these emissions comprise a significant proportion of a building's carbon footprint; they are typically harder to abate than the emissions from operational energy, which can largely be addressed through improvements to building fabric and by procuring renewable energy. Furthermore, upfront carbon emissions are released during and prior to construction, while the impact of operational emissions accrue over the building's lifespan.

We work to the IStructE's hierarchy of net zero design to minimise material consumption through a process of iterative optimisation to rationalise the design for efficiency. When it comes to material selection Related Argent's approach is to use the right material for the right application. In the case of 3 Copper Square, this included the use of structural timber.



↑ Construction of 3 Copper Square, Brent Cross Town

3 Copper Square utilises cross laminated timber planks and cement replacement within concrete elements to reduce embodied carbon emissions. In addition, exposed timber ceiling finishes, a limited basement, and omission of the basement liner wall and exposed ceiling services enabled further emissions to be avoided. The building also utilises the Wi System™ which can reduce emissions by 30-50% compared with a traditional medium dense blockwork wall.

RIBA Stage 4 calculations for the building indicate that it will achieve an upfront carbon value of 525 kgCO<sub>2</sub>e/m<sup>2</sup>GIA (lifecycle modules A1-A5), excluding tenant fitout. This is 45% better than the Greater London Authority office benchmark or 13% better than the GLA's aspirational benchmark target, excluding tenant fitout.

The carbon dioxide 'sequestered' within the structural timber elements equates to 127 kgCO<sub>2</sub>e/m<sup>2</sup>GIA or 3,822 tonnes. Counting sequestered carbon, the whole lifecycle carbon of the building is 691 kgCO<sub>2</sub>e/m<sup>2</sup>GIA. This is 61% better than the GLA benchmark and 29% better than the GLA's aspirational benchmark target, excluding tenant fitout.

3 Copper Square is targeting BREEAM Outstanding and NABERS UK Design for Performance certification.

## CASE STUDY

# THE DISTRICT HEATING AND COOLING NETWORK

Heating and cooling to offices, and heating to residential buildings at Brent Cross Town will be supplied by an electric district energy network which is being delivered in collaboration with Vattenfall, one of Europe's largest producers and retailers of electricity and heat.

A low temperature district heating and cooling network is an efficient method of servicing demand at Brent Cross Town, particularly given that offices generally require cooling, and homes require heating. It enables waste heat to be utilised. The centralised network is also conducive to future upgrades and is aligned with the UK Government's heat networks strategy.

The 4th Generation district heating and cooling network will predominantly utilise air source heat pumps, but will also use electric boilers, thermal stores and a water-source heat pump to 'top-up' the provision of heating and cooling, as required.

RIBA Stage 3 calculations indicate that the carbon emissions factor for the district heating and cooling network will be just 0.046 kgCO<sub>2</sub>/kWh; this is approximately 69% lower than an equivalent gas-powered combined heat and power network.

↓ Apartment in The Delamarre, Parkview Avenue



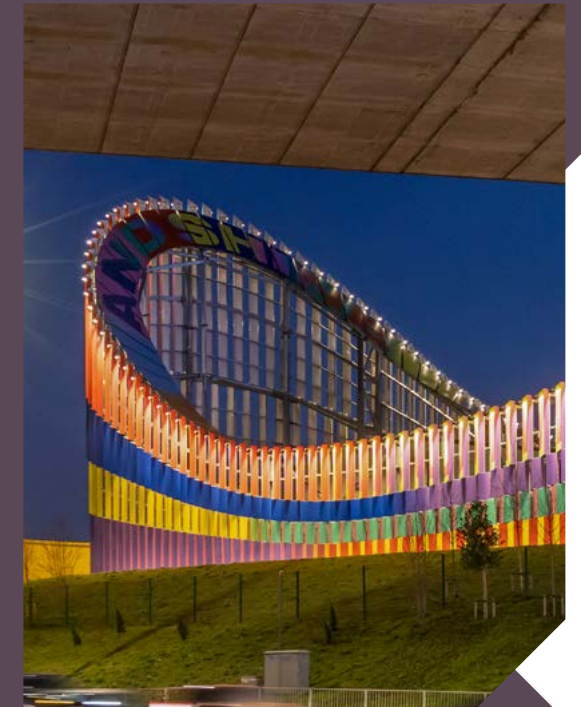
## CASE STUDY

# THE PRIMARY SUBSTATION



In addition, Earth Friendly Concrete®, a cement-free concrete with low embodied carbon, was used for some piles. This concrete utilises a combination of ordinary Portland cement, ground granulated blast furnace slag and pulverised fuel ash to deliver a reduction in embodied carbon, representing best practice at the time.

The steel frame and wrap are designed for disassembly at end of life for further re-use.



To reduce the embodied carbon dioxide of the superstructure, the project team utilised 44 tonnes of reused steel columns salvaged from offcuts from steel pipeline projects. This initiative required close collaboration between Arup, Galldris and Cleveland Steel to ensure that the reused steel elements satisfied the specification. This intervention avoided the emission of approximately 103tCO<sub>2</sub>e compared with procuring typical new steel.

↑ Architectural wrap designed by IF\_DO Architects working with North London artist Lakwena

CASE STUDY

# THE VISITOR PAVILION



The Brent Cross Town Visitor Pavilion was our first building at the development and showcases our sustainability aspirations for the development. It utilises a structural timber frame comprising cross laminated timber planks and glulam columns. The superstructure was designed for deconstruction in alignment with the principles of a circular economy. The lightweight structure also enabled the foundations to be reduced.

The upfront embodied carbon for the building is 594kgCO<sub>2</sub>/m<sup>2</sup>, the quantity of CO<sub>2</sub> sequestered within the structural timber elements of the building equates to 247kgCO<sub>2</sub>/m<sup>2</sup>.

↑ Brent Cross Town Visitor Pavilion

CASE STUDY

# PLOT 201



↑ Visualisation of Plot 201

Plot 201, which is currently at a RIBA Stage 2 level of design, showcases our approach to sustainable design in residential buildings at Brent Cross Town.

The current design incorporates triple glazing, low air permeability and enhanced building fabric to deliver a residential energy use intensity modelled to be between 54-64kWh/m<sup>2</sup>GIA/yr. based on medium and high energy use case scenarios. The medium (central) scenario is lower than the 2050 CRREM benchmark value. Furthermore, the building is modelled to exceed Part L 2021 domestic requirements by 74%, largely due to the extremely low carbon emissions factors from the Brent Cross Town district heating and cooling network.

# Social Impact



At Brent Cross Town, we are creating a vibrant new neighbourhood for living, studying, and working, while supporting the surrounding community to ensure they benefit from the wider Brent Cross Cricklewood regeneration programme.

We understand the importance of responsible leadership, community impact, and transparent governance to build trust and ensure we make the right choices. As we deliver the first phase of the park town, empowering the community to feel welcome included, and involved remains a top priority.

Developed in partnership with Barnet Council, our Social Value Programme is designed to meet the community's unique needs. We remain dedicated to supporting local groups, charities, and organisations, and to fostering meaningful engagement with residents and groups.

# Our approach to Social Value

1

## Create opportunities for good work

- Support people into good quality work which is fit for the future
- Support people to upskill and build the confidence needed to access work

2

## Build strong and resilient communities

- Create neighbourhoods where people feel safe and are included
- Build community connections and capacity

3

## Support people to lead healthy lives

- Support people to make healthy choices which improve physical health
- Enable people to improve their mental health and emotional wellbeing



1

# CREATE OPPORTUNITIES FOR GOOD WORK



## Support people into good quality work which is fit for the future

Our focus on supporting access into jobs and careers is driven by the understanding that employment is a foundation for healthy, safe and thriving communities, enabling quality of life and a shared, collective future.

The development represents a huge opportunity both today and in the future for local residents and communities and we are working to ensure that careers are both visible and accessible within the sectors that are growing locally.

As the construction phase is anticipated to extend over more than two decades, thousands of workers will be required to support the building of Brent Cross Town.

Throughout the estate, positions in cleaning, security, landscaping, and customer service will also be needed.

As the development progresses, additional opportunities will be generated by incoming retailers, shops, and office tenants, allowing those seeking to advance their careers to benefit from a growing number of roles.

Thus, a dedicated local recruitment hub (Brent Cross Town Connect), based at Brent Cross Town, is being established to help the local community find employment opportunities within the development. A dedicated team member has been appointed, and work is already underway to assist Barnet residents in obtaining employment at Brent Cross Town. The hub is scheduled to open its physical location in early 2026.

## Support people to upskill and build the confidence needed to access work

As part of an ambition to create a better tomorrow for everyone who calls Brent Cross Town home, we are collaborating with local partners to promote skills development as a vital tool for reducing inequality, driving economic growth, and closing gaps in income, education, and employment.

Education and training are key mechanisms for enabling social cohesion, civic participation and creating cohesion and opportunities for youth engagement. Integral to this will be the creation of new places of learning including replacement state of the art facilities for the three existing schools in the neighbourhood, creating additional primary, secondary and special education needs places.



## CASE STUDY

## BUILD THE WAY



Build The Way provides young people with a nine-month entry level architecture traineeship providing an alternative and accessible route into a career designing and making buildings, spaces, cities, and communities.

All trainees are enrolled at the London School of Architecture's Extended Programme Qualification (EPQ), worth up to 28 UCAS points for higher education. Upon completion, this formalised education component offers the trainees experience in the practice of spatial design as a collective endeavour, with a focus on context and sustainability.

Brent Cross Town and Barnet Council sponsored local resident, Holly Atanga, who is passionate about tackling homelessness participate in Build the Way's

2024/5 programme. With no experience-based barriers to application, Holly demonstrated passion, drive and curiosity for design and cities. Holly worked with ShedKM, the architect studio which designed 3 Copper Square, the development's first office building currently pre-let to Sheffield Hallam University.

Holly said: "Build the way has been an incredibly impactful experience. The daily learning, practical skills and exploration of diverse career paths within the built environment have been life changing. From CAD skills to public speaking, the programme offers a comprehensive overview of the field and its opportunities. Thus is a truly transformative opportunity to enter the built environment and I've greatly appreciated the experience."

## CASE STUDY

## CONSTRUCTION SKILLS TRAINING

Building on the proven success of its centres in Stratford and Earls Court, The Skills Centre was brought to Edgware in June 2024 by Barnet Council and Places for London. The centre now offers local residents a vital gateway into the construction industry through pre-employment programmes, construction bootcamps, and apprenticeships, helping people at every stage of their career start, grow, or transform their future in construction.

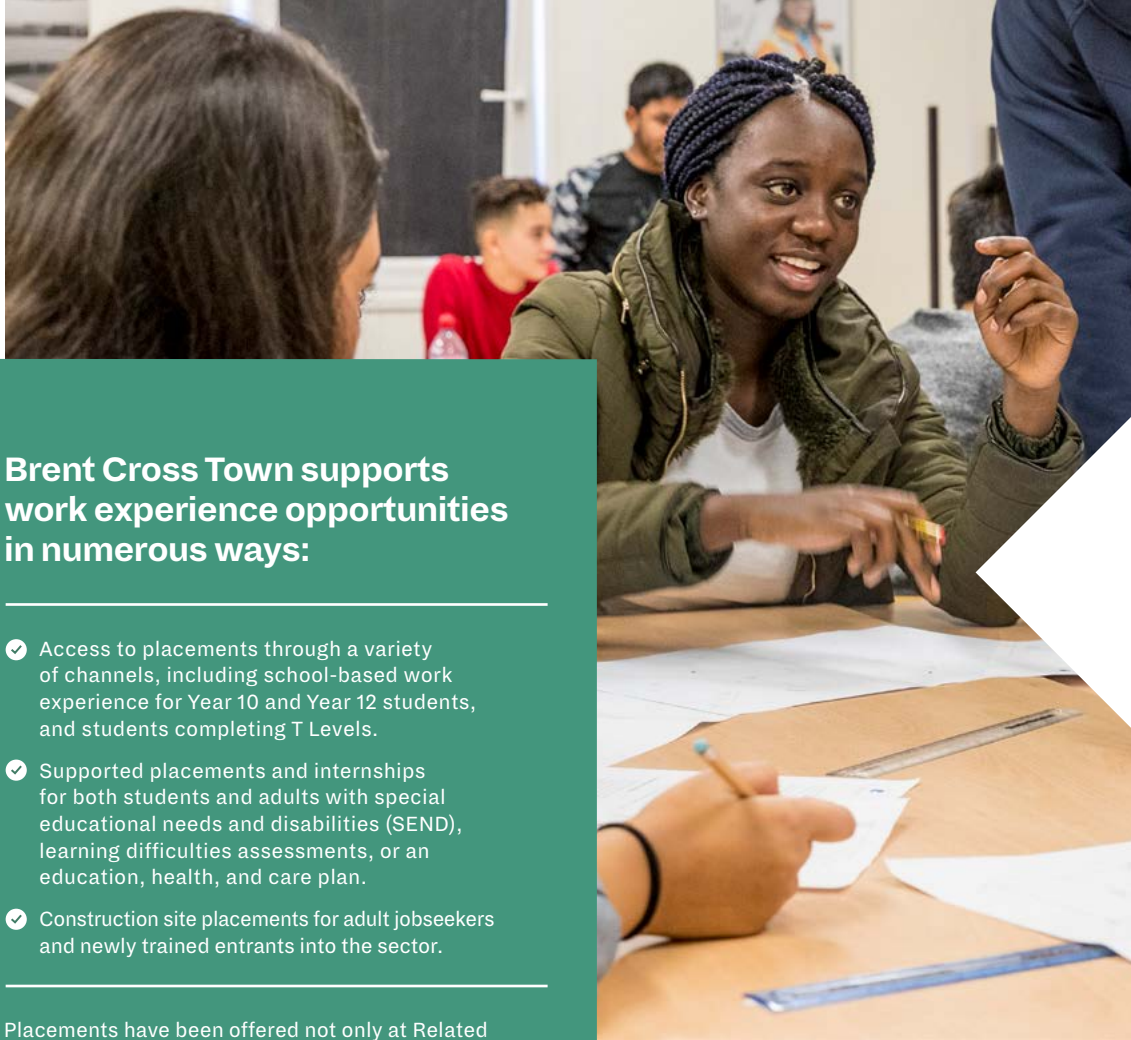
We are working with Barnet Council to ensure that learners are supported with opportunities at Brent Cross Town. We will also be working with Barnet Council to ensure that The Skills Centre can remain operational in the Borough through a permanent location whilst supporting pathways into employment at Brent Cross Town.



CASE STUDY

# WORK EXPERIENCE

Work experience is an essential aspect of our community offering, enabling residents to explore the construction industry, develop new skills, and strengthen their career opportunities.



## Brent Cross Town supports work experience opportunities in numerous ways:

- ✔ Access to placements through a variety of channels, including school-based work experience for Year 10 and Year 12 students, and students completing T Levels.
- ✔ Supported placements and internships for both students and adults with special educational needs and disabilities (SEND), learning difficulties assessments, or an education, health, and care plan.
- ✔ Construction site placements for adult jobseekers and newly trained entrants into the sector.

Placements have been offered not only at Related Argent but also through partnerships with our construction supply chain and estate occupiers including Galliford Try, BAM, Happy Face Pizza, Willerby Landscapes, and Principle Cleaning.

↑ Local students on work experience placement



CASE STUDY

# CELEBRATING LOCAL TALENT

Changing lives and creating opportunity through skills and careers development

### → Ryan

Despite facing challenges such as dyslexia and low confidence, Ryan's exceptional work ethic helped him excel in his apprenticeship at Brent Cross Town with construction contractor, Galldris. His achievements include completing a Level 2 Apprenticeship, confidently speaking at events, and winning Best Trainee/Apprentice at the London Region Construction Training Group Awards. His story highlights how apprenticeships can transform lives, equipping young professionals with skills, confidence, and career prospects.

### → Gabriel

Gabriel joined us through the Barnet Education Learning Service and, as a care leaver and local resident, was seeking a full-time position to support his journey towards independence. With assistance from our team, the 22 years old secured a role as Day Concierge at Brent Cross Town where he now provides valuable support to new residents.

### → Dani

Dani, who lives locally, impressed our contractors at a resident's career networking event and secured a week of work experience with a contractor. By the end of the week, Dani had impressed her team and was offered a permanent job enabling the start of his career in construction at Brent Cross Town.

↑ Brent Cross Town is our first development to utilise Modern Methods of Construction (MMC)

2

# BUILD STRONG AND RESILIENT COMMUNITIES

Create neighbourhoods where people feel safe and are included.



The development continues to prioritise community safety through the implementation of enhanced estate security measures, new public pathways, CCTV coverage and improved street lighting. Furthermore, we maintain close collaboration with the Metropolitan Police and have expanded our estate security team. Through participation in the Community Safety Panel and engagement with Ward Councillors we continue to understand and address local concerns.

Through the creation of new public realm and an events programme, Brent Cross Town has become increasingly vibrant. In the last 24 months, we have delivered over

30 dedicated community engagements ranging from monthly drop-ins in our Visitor Pavilion (open daily) attended by staff and local ward councillors, public consultations which are accessible to all and enable community feedback and opportunities to influence decision making.

From sports and play opportunities, to arts, local art, crafts and creativity, cultural delights and local celebrations, we work in partnership with residents, organisations and stakeholders to craft an events programme that is reflective of local people, place and personality. of local people, place and personality.



“No one goes to the theatre to stare at the stage and say... 'what a beautiful theatre'. You have to put on an exceptionally good show”

– Tom Goodall.

## Build community connections and capacity

### The Brent Cross Town Community Fund

For the last six years, the Brent Cross Town Community Fund has provided opportunities for groups and organisations to receive funding for vital community projects. To date, the Fund has provided a total of £230,000 in funding, enabling 52 local projects to provide support to more than 15,000 beneficiaries.

The 2024 Fund focussed on projects and initiatives that contribute to skills development, employment, and education outcomes, recognising the significant skills gap that exists in London and across the UK and in Barnet.

Each year five projects operating in the London Borough of Barnet received vital funding, with individual grant amounts ranging from £3,000 to £10,000.

For the first time, Barnet residents and the local community voted directly for all the shortlisted recipients through an online poll managed by engagement and fundraising platform ActionFunder. Almost 1,400 votes were cast by residents to help us decide which projects were funded.

→ **The Repair Cafe, one of the community initiatives at Brent Cross Town.**



## 2024 Community Fund Projects

### Brighter Futures for Young People by Pro Touch:

A youth unemployment project offering young people aged 16+ the opportunity to complete youth work and sport qualifications which will enable them to work in the industry. 12 individuals are being trained and qualified and will in turn support up to 60 local young people each through their own community sports project and mentorship programme.

### The Arts Café by We Restart:

The Art Café addresses the urgent need for skills development and employment readiness among asylum seekers residing in the Brent Cross area. With individuals facing language barriers, social isolation, and lack of pathways into creative sectors, limiting their ability to integrate and find work, the Art Café bridges this gap through weekly workshops focused on Art, English, and British Culture. Participants were supported to gain practical skills, build confidence, and enhance employability, preparing them for future roles in creative industries while fostering community connection and cultural integration.

### Employment Support for People with Learning Disabilities and Autistic People by Barnet Mencap:

A programme that offers training, coaching, mentoring and job support for those with autism and learning disabilities. The programme assisted clients into employment enabling a sense of purpose, achievement and financial stability.

### The Lab Records by Art Against Knives:

Art Against Knives work to prevent young people from becoming victims or perpetrators of violent crime by embedding creative spaces in London's most isolated communities, co-designed with young people, that build on their strengths and create opportunity. The programme funded included youth work, mentoring and employability support, tackling those at risk of exposure to gangs and criminality through interventions enabling employment.

### Sustainable Barnet by Motivezcic:

Sustainable Barnet is a 3-month programme that targets young people that are disproportionately affected by pollution and climate change. Through 20+ fun activities, industry and neighbourhood visits, fireside chats, intimate workshops and mentoring led by relatable and inspirational STEM professionals, the young people participating were able to increase their awareness and knowledge of local issues and collaborate to create solutions.

### Giving back

Building on the Community Fund, since 2023, Related Argent, Barnet Council, and Brent Cross Town contractors and supply chain have collectively delivered more than 150 local volunteer initiatives, contributing over 800 hours of in-kind support to benefit local communities, organisations, and residents.

3

# SUPPORT PEOPLE TO LEAD HEALTHY LIVES



**Our vision for Brent Cross Town is to be the go-to place in London for participation in sport and play.**

We want to encourage our residents and visitors to connect and get active. Our events and enlivenment programme plays a vital role in helping people lead healthier lives – both mentally and physically. Through a wide range of free, accessible activities, we encourage the local community to get active, try new things, and connect with what makes them feel good.

Our Be Active programme includes, yoga, meditation, sound baths, and guided walks, all designed to support

mental wellbeing and mindfulness. Weekly women’s running groups, ‘Run Walk Talk’, have grown organically over the past year, offering a safe and supportive environment for women of all ages to connect, bond, and stay active.

We also deliver inclusive sports experiences that invite people to explore new forms of movement, from baseball to Chase Tag, a dynamic blend of parkour and traditional playground tag. These activities are designed

↑ **The Sport Inspired programme supporting 200 students to learn skills and try new sports.**

to be fun, welcoming, and confidence building, helping to transform how people engage with sport and play in their neighbourhood.

By creating opportunities for physical activity, social connection, and emotional wellbeing, our programme contributes meaningfully to healthier, happier lives in Brent Cross Town.

The 108, Europe’s first indoor baseball facility, continues to bring this sport to a new audience.

# The Flourishing Index

## Measuring and Enhancing Wellbeing at Brent Cross Town



↑ Children's activities in Claremont Park Cabin

### What is the Flourishing Index?

The Flourishing Index is a long-term research project that provides a measurement of individual and collective wellbeing of the communities in and around Brent Cross Town.

### How do you carry out the research and what is your methodology?

The University of Manchester, as the research specialists have developed a mix of methods to carry out the research project. These methods include surveys, focus groups, 1:1 interviews, observation methods, air pollution monitors and vivacity / motion sensors. The combination of all these methods provides a scientifically rigorous methodology for assessing wellbeing.

### Why create the Flourishing Index?

Related Argent strives to create places for people that will improve urban life. We have always put people at the centre of our projects. The research provides evidence that helps us to better understand our community and inform our decision making and interventions as we develop Brent Cross Town. Our aim is to create a place that supports people to flourish in their lives. This is a long-term endeavour with a 10-year period.

At Brent Cross Town, we had the opportunity to put academic rigour behind our delivery of wellbeing and social value using the Flourishing Index. We started our research before the vast majority of interventions were in place which gave a baseline measure of community wellbeing before the parks, public spaces and shops were delivered and before any homes and offices were in place.

### Who is involved in the project?

The vision for the Flourishing Index was developed by Related Argent and the wider joint venture with Barnet Council, in partnership with the University of Manchester and Buro Happold who run the research together with us. The delivery of the project involves working with the local community and stakeholders, who have had a central role in shaping the index and starting co-interpret findings. We have continued to grow our partners and have recently welcomed Sheffield Hallam University who will open its first satellite campus outside of Yorkshire at Brent Cross Town.

### What does Flourishing mean?

We understand flourishing as positive physical and psychological functioning, along with positive social integration. Flourishing individuals just do not just get by. They are creative, resilient, and positively contribute to their communities.

### How does the Flourishing Index support business?

Companies thrive in flourishing communities, where their staff are happy, integrated, and motivated. Our research will not only help to create a flourishing environment for the people who live in and around Brent Cross town but also for those who study, work, or spend time in the local area.

### What has the Flourishing Index revealed so far?

The Baseline research was carried out in 2020/2021 - before any significant infrastructure was in place - which helped us understand how the existing local community was doing before the regeneration started taking shape. The baseline identified various positives about life in the Brent Cross area that we need to preserve, as well as several issues that we want to help to address.

Some key findings included higher than average levels of loneliness, lower than average levels of job satisfaction, and very low levels of usage on the existing Clitterhouse playing fields. The research further demonstrated that local people have a strong sense of belonging and that generally the community is functioning well. There was also a clear desire for social spaces, new amenities, housing, public space, and employment.

It is likely that new and different findings will become evident over the next 10 years as Brent Cross Town evolves and we will use these further findings to guide our decision-making.

### ↓ The Flourishing Index



### How have we responded to the initial findings?

Through the analysis of the initial baseline studies, we have actioned a number of interventions in our community. We have created opportunities for employment, increased engagement through our community fund and resident events as well as partnering with the third sector. For example, the study showed an underutilisation of the local playing fields by women and girls in particular. We have forged a relationship with women in sport to encourage mothers and daughters to spend time together through a physical activity. We have also sponsored the Barnet Nightingales, a local girl's football club. We incorporate the principles of Flourishing in our designs so our buildings and public spaces can help address the issues identified such as loneliness. We have also begun to pilot a flourishing playbook, which represents design guidance to help development managers, and the teams they work with, to use wellbeing evidence.

### What are the next steps?

The baseline report was just the beginning, our research will continue through a number of pathways addressing community resources, employment opportunities, housing provision, environmental conditions, and public and active transport. The outcomes from this ongoing research will be co-interpreted with the community and stakeholders, to help to shape our development at Brent Cross Town and beyond. The flourishing playbook and a wider sustainability framework represent two key ways in which to close the 'test, learn, adapt' loop. The Flourishing Index will run for at least ten years. We will capture new research every year and publish the results every 2-3 years.



## Governance

# Transparent and Accessible Reporting



↑ Brent Cross West railway station entrance, constructed in timber.

## We are targeting the following building certification schemes at Brent Cross Town:

- ✓ Offices - NABERS Design for Performance UK
- ✓ Offices - BREEAM Outstanding
- ✓ Retail - BREEAM Very Good

We believe that working collaboratively with our industry partners and peers will accelerate sustainability in the built environment.

As part of our commitment to delivering ESG objectives the Brent Cross Town sustainability framework defines key assessments required including whole lifecycle carbon assessments, TM54, NABERS, biodiversity net gain and social value assessments and strategy.

Accordingly, as a business we support sharing performance data to support progression. To this end, the tables within Appendix A provide a summary of the embodied carbon and operational energy performance of plots at Brent Cross Town to date.

If you would like further information regarding the environmental performance of an individual building, please contact: [bxtsustainabilityteam@relatedargent.co.uk](mailto:bxtsustainabilityteam@relatedargent.co.uk).



# Responsible Procurement

While the carbon impacts of buildings are widely known, the full biodiversity, pollution, water and waste impacts of construction materials are less commonly understood and harder to quantify. Not only are these impacts typically geographically distant from construction projects, but complex supply chains limit knowledge transfer and the ability to influence positive change.

At Brent Cross Town we use third party certification schemes such as FSC Chain of Custody, BES 6001 and ISO 14001 to provide assurance that these impacts are being managed by our suppliers. We also specify our own requirements through our Responsible Sourcing Standard and Environmental Requirements for Principal Contractors documents which cover the key themes described earlier.

Through engagement with our contractors and suppliers we ensure our responsible sourcing criteria are cascaded through the supply chain and the sustainability framework provides a method for monitoring implementation.

← Exploratory Park, the first public space at Brent Cross Town

# Leading Ethical Approach

We are committed to conducting our business with honesty and integrity, acting professionally and fairly.

We are committed to safe workplaces, diversity and inclusion, training and personal development, addressing modern slavery, and cyber security.



↑ Egyptian Goose at Claremont Park

← Visualisation of 3 Copper Square

# Risk Management Leadership

Risks relating to ESG cover a wider number of areas and include social, environmental, reputational, and compliance themes. These risks are managed thoroughly across the project with oversight provided by the Executive Team and ESG Team.

Since 2020 Brent Cross Town has had excellent Health & Safety performance, including:

- Working over 3.5 million construction hours without a RIDDOR reportable incident
- Independently verified as having the highest safety performance of any major London Developer in 2024 and 2025
- In 2025 hosted a week-long Safety Week with participation from all Tier 1 contractors operating at the development
- In 2025 Brent Cross Town contractors were winners of the national H&S Innovation Challenge – utilising real time capture of personnel movements using WIFI enable hardhats
- The Brent Cross Town site operations team has incurred only 2 minor fist aid incidents across 4 years of operations



Formed in 2015, Related Argent brings together the expertise and track record of Argent LLP - the developer behind some of Britain's most successful urban, mixed-use places including King's Cross, St Peter's Square in Manchester and Paradise Circus in Birmingham - and Related Companies - one of the most innovative and prominent privately-owned real estate companies in the US, with over \$70 billion in assets owned or under development, including Hudson Yards on Manhattan's West Side, Deutsche Bank Centre at Columbus Circle and The 78 in Chicago.



## KING'S CROSS

**King's Cross is London's creative neighbourhood: 67 acres of inspiring businesses, outstanding architecture, destination retail and dining, and a vibrant cultural scene.**

The area's industrial past has inspired the 50 new and repurposed buildings, including the iconic Gasholders London and the Granary Building. The Estate also has more than 27 acres of public space, a mix of parks, streets, squares and gardens, with Granary Square and its iconic fountains at the heart. When complete, King's Cross will have over 1,700 homes and capacity for 40,000 office workers. The Estate is home to leading international and UK companies including Google, Meta, Sony Music, Nike, Havas, The Office Group and Universal Music.

As a mixed-use regeneration of a brownfield urban site – built around public transport, walking and cycling and the creative conservation of historic buildings and spaces – King's Cross has the principles of sustainability embedded in its DNA.

From the very beginning, King's Cross has worked to reduce carbon emissions. This is demonstrated by the early investment in a district energy network, still one of the most advanced of its kind, which delivers combined heat and power to the whole Estate, and the delivery of more BREEAM 'Outstanding' buildings than any other destination in the UK.

# RELATED COMPANIES

**Hudson Yards, Manhattan's first-ever LEED Gold neighbourhood development, is the centre of New York city's rapidly changing west side.**

At the nexus of Chelsea and Hell's Kitchen, Hudson Yards has been transformed into a thriving destination for foodies, fashionistas, art lovers, park goers and tourist; not to mention home to the world's most innovative businesses and trendiest urban dwellers.

When Hudson Yards is completed, an estimated 125,000 people daily are expected to live, work, dine, shop, study, stroll or sightsee at the 28-acre neighbourhood, which will include 18 million square feet of commercial and residential space, 14 acres of public open space and a public school. The largest private real estate development in New York since Rockefeller Center, Hudson Yards is co-developed by Related Companies and Oxford Properties Group.

After the second half of the project is built between 11th and 12th Avenues, Hudson Yards is expected to contribute nearly \$19 billion annually to New York City's Gross Domestic Product and is just one piece of the overall economic impact the redevelopment of the Hudson Yards district will have on the city, state and region.



## Key ESG achievements:

- ✓ Eastern Yard was the first neighbourhood in Manhattan to receive LEED (Leadership in Energy and Environmental Design) Neighbourhood Development Gold certification.
- ✓ 10 Hudson Yards is the world's largest Platinum-certified LEED-CS v2009 development.
- ✓ The neighbourhood's innovative microgrid, with two cogeneration plants, avoids 25,000 MT of CO<sub>2</sub>e emissions each year.
- ✓ A campus-wide stormwater harvesting system reuses nearly 10 million gallons per year, used to irrigate over 200 mature trees and 28,000 plants in the public park, and to conserve water and reduce stress on New York's sewer system.
- ✓ In the past five years, Hudson Yards provided almost USD3 million in financial and in-kind support to more than 60 charitable organisations, across sustainability, local community, education, healthcare, and the arts.
- ✓ The Hudson Yards Hiring Network continues to help New York City residents with barriers to employment find work, helping place hundreds of people into well-paying jobs, and piloting a unique "Learn & Earn" program to connect employers with prospective candidates.
- ✓ Related team members also perform hundreds of volunteer hours to New York City food donation programs and local parks.

↓ The Delamarre,  
Brent Cross Town



↑ Cafe in the Visitor Pavilion

**The Brent Cross Town masterplan is a joint venture with Barnet Council.**

**“We are developing Brent Cross Town responsibly and sustainably, from the construction methods we use, to supporting people to live in a more environmentally friendly way. Innovative partnerships, and the introduction of new technology, along with our ambition to provide 100% renewable energy across the development will help ensure a genuinely green development that will help address the urgent challenges of climate change.”**

**Councillor Alan Schneiderman**  
Cabinet Member for Environment & Climate Change

# Appendix A

**Table 1: Upfront Embodied Carbon Emissions, Brent Cross Town projects.**

Project	Type	Construction Methodology	RIBA Stage	Performance (A1-A5)	Consultant	Standard
Primary Substation	Substation	Piled foundations, decorative wrap	As-built	1,951 kgCO <sub>2</sub> /m <sup>2</sup> GIA	RPS	RICS 1st Edition, November 2017
Visitor Pavilion	Pavilion	Piled foundations, full timber superstructure	As-built	594 kgCO <sub>2</sub> /m <sup>2</sup> GIA	MTT	RICS 1st Edition November 2017
3 Copper Square	Office	Piled foundations, hybrid timber-precast structure, Cat A fitout	Stage 4	525 kgCO <sub>2</sub> /m <sup>2</sup> GIA	Ridge	RICS 1st Edition November 2017
Conductor House	Residential	Piled foundations, post-tensioned superstructure	Stage 4	498 kgCO <sub>2</sub> /m <sup>2</sup> GIA	Stroma	RICS 1st Edition November 2017
Maple House	Residential	Piled foundations, post-tensioned superstructure	Stage 4	483 kgCO <sub>2</sub> /m <sup>2</sup> GIA	Carbon Plan Engineering	RICS 1st Edition November 2017
Plot 14	Residential	Piled foundations, full precast superstructure	Stage 4	461 kgCO <sub>2</sub> /m <sup>2</sup> GIA	Carbon Plan Engineering	RICS 1st Edition November 2017
The Delamarre	Residential	Piled foundations, post-tensioned superstructure	Stage 4	536 kgCO <sub>2</sub> /m <sup>2</sup> GIA	Stroma	RICS 1st Edition November 2017
The Ashbee	Residential	Piled foundations, lattice plank superstructure	Stage 4	525 kgCO <sub>2</sub> /m <sup>2</sup> GIA	Stroma	RICS 1st Edition November 2017
Plot 15	Residential	Piled foundations, lattice plank superstructure	Stage 4	484 kgCO <sub>2</sub> /m <sup>2</sup> GIA	C80	RICS 2nd Edition, August 2024

Data currently exclude apportionment of the upfront carbon emissions associated with the main energy centre and network infrastructure which are in design.

# Appendix A

**Table 2: Whole Lifecycle Carbon Emissions, Brent Cross Town projects.**

Project	Type	Construction Methodology	RIBA Stage	Performance (A-C)	Consultant	Standard
Primary Substation	Substation	Piled foundations, decorative wrap	As-built	2,722 kgCO <sub>2</sub> /m <sup>2</sup> GIA	RPS	RICS 1st Edition, November 2017
Visitor Pavilion	Pavilion	Piled foundations, full timber superstructure	As-built	778 kgCO <sub>2</sub> /m <sup>2</sup> GIA	MTT	RICS 1st Edition, November 2017
3 Copper Square	Office	Piled foundations, hybrid timber-precast structure, Cat A fitout	Stage 4	859 kgCO <sub>2</sub> /m <sup>2</sup> GIA	Ridge	RICS 1st Edition, November 2017
Conductor House	Residential	Piled foundations, post-tensioned superstructure	Stage 4	593 kgCO <sub>2</sub> /m <sup>2</sup> GIA	Stroma	RICS 1st Edition, November 2017
Maple House	Residential	Piled foundations, post-tensioned superstructure	Stage 4	622 kgCO <sub>2</sub> /m <sup>2</sup> GIA	Carbon Plan Engineering	RICS 1st Edition, November 2017
Plot 14	Residential	Piled foundations, full precast superstructure	Stage 4	532 kgCO <sub>2</sub> /m <sup>2</sup> GIA	Carbon Plan Engineering	RICS 1st Edition, November 2017
The Delamarre	Residential	Piled foundations, post-tensioned superstructure	Stage 4	654 kgCO <sub>2</sub> /m <sup>2</sup> GIA	Stroma	RICS 1st Edition, November 2017
The Ashbee	Residential	Piled foundations, lattice plank superstructure	Stage 4	627 kgCO <sub>2</sub> /m <sup>2</sup> GIA	Stroma	RICS 1st Edition, November 2017
Plot 15	Residential	Piled foundations, lattice plank superstructure	Stage 4	630 kgCO <sub>2</sub> /m <sup>2</sup> GIA	C80	RICS 2nd Edition, August 2024

Data currently exclude apportionment of the upfront carbon emissions associated with the main energy centre and network infrastructure which are in design.

# Appendix A

**Table 3: Modelled Operational Energy Use Intensity, Brent Cross Town projects.**

Project	Type	Construction Methodology	RIBA Stage	Performance	Consultant	Method
3 Copper Square	Office	Unitised curtain wall facade	Stage 4	99 kWh/m <sup>2</sup> NIA/yr	Ridge	NABERS
Conductor House	Residential	Handlaid brick facade	As-built	65 kWh/m <sup>2</sup> NIA/yr	MKP	TM54
Maple House	Residential	Handlaid brick facade	As-built	82 kWh/m <sup>2</sup> NIA/yr	Sweco	TM54
Plot 14	Residential	Precast facade	Stage 4	59 kWh/m <sup>2</sup> NIA/yr	Carbon Plan Engineering	TM54
Plot 15	Residential	Handlaid brick facade	Stage 4	In Progress	C80	TM54
Plot 19	Office	Terracotta faced ultra-high performance concrete	Stage 2	94 kWh/m <sup>2</sup> NIA/yr	Atelier Ten	NABERS
Plot 201	Residential	Handlaid brick facade	Stage 2	54 kWh/m <sup>2</sup> NIA/yr	Useful Projects	TM54
The Delamarre	Residential	Handlaid brick facade	As-built	60 kWh/m <sup>2</sup> NIA/yr	MKP	TM54
The Ashbee	Residential	Brick slip facade	As-built	69 kWh/m <sup>2</sup> NIA/yr	MKP	TM54
Plot 24	Residential	handlaid brick facade and aluminium rainscreen cladding	Stage 2	52 kWh/m <sup>2</sup> NIA/yr	Useful Projects	TM54



**Brent  
Cross  
Town**

Brent Cross Town is a partnership between  
Related Argent and Barnet Council.

[brentcrosstown.co.uk](http://brentcrosstown.co.uk)