

COMMUNITY NEWSLETTER

Autumn 2026



COMMUNITY FUND 2026

Apply for the Community Fund. More details inside.

NEW ARRIVALS COMING SOON

Say hello to new cafés, restaurants and more.

YOUR LOCAL RECRUITMENT SERVICE

Discover training and job opportunities.



EVENTS AND ACTIVITIES

Our exciting events programme means that Brent Cross Town has something for everyone all year round.

ALWAYS GLADICE SOFT LAUNCH EVENTS

All-day restaurant and bar, Always Gladice, will be opening their doors at Brent Cross Town, and as part of the local community, you're invited to a special preview to celebrate the new space. The preview evenings will take place on Wednesday 23 September (now sold out), Thursday 24 September and Friday 25 September, from 6pm to 10pm, at Unit 1-4, Neighbourhood Square, NW2 8BA.

You can expect to enjoy music and complimentary food and drinks. The evenings are free; however, you must book a ticket which are available on a first come, first served basis.

If you're unable to attend either evening, the restaurant will also be offering 30% off the full menu for lunch and dinner bookings on Saturday 26 September. This will only apply to reservations, not walk-ins.



THE FUNNY CLUB

The Funny Club takes over our new restaurant, Always Gladice, for four nights of live comedy on 16, 17, 23 and 24 October 2026. The Funny Club brings top comedy stars from screen to stage, where you can expect five comedians each night, hosted by Tom Webb, with headliners including Ali Woods, Elliott Cass, Josh Berry and Grace Campbell. Every ticket supports local charity, Mind in Enfield and Barnet, plus includes 30% off dining at Always Gladice. 20 comedians. Four nights. Big laughs!

We hope to see you at these events. For more information about any of these events, and to book your space, visit brentcrosstown.co.uk



HALLOWEEN DOG PAW-RADE

Dress up your dog and join us at Claremont Park this Halloween on Saturday 31 October for a morning of spooky costume competitions, great prizes and four-legged fun. Watch vampire vizslas, witchy whippets and hot dog dachshunds strut their stuff on the runway, compete for top dog titles, enjoy family activities, browse local treats and celebrate Halloween with fellow dog lovers. It's free to attend and participate. Registration will open in the coming weeks, so keep an eye on brentcrosstown.co.uk for updates.

OUR YARD EVENTS

Our Yard at Clitterhouse Farm host a range of fun events and activities throughout the year, including their popular Folk Fest Festival which sees musicians, crafters and story tellers bring their magic to offer a day of fun activities and performances. The festival will be held on Saturday 19 September from 12pm to 8pm at Clitterhouse Farm, NW2 1AP. More details and an events calendar can be found at ouryard.org or follow @clitterhousefarm on instagram for updates.

CLAREMONT PARK OPENING TIMES

Claremont Park is open 24 hours a day, 7 days a week. Everyone is welcome at Claremont Park and we're proud to offer a safe, inclusive space where the whole community can come together. The Visitor Pavilion is also open daily from 10am to 6pm. Claremont Park toilets are open daily between 10am to 7pm, and from 1 October to 31 May, the timings will be between 10am to 5pm.



NEW OPENINGS

As the neighbourhood continues to grow, so does the range of places to enjoy across Brent Cross Town. Over the coming months, a number of exciting new arrivals will be opening their doors, from cafés and restaurants to shops, services and activity spaces. Here's a first look at what's coming soon.

STAMP

Stamp will offer a range of everyday services, including full Post Office facilities, banking, travel money, passport checks, and parcel services through InPost and EVRI. The store will also stock stationery, cards, gifts and wrapping as well as offering residents printing, copying, scanning and photo services all under one roof.



SOCIAL POTTERY

Get creative at Social Pottery, one of London's most popular pottery experiences. Whether you're a complete beginner or looking to develop your skills, you can enjoy pottery painting, wheel throwing, traditional pottery making and a variety of creative workshops. Perfect for individuals, families and groups, Social Pottery offers a fun and hands-on way to explore your creativity. With established studios in Kentish Town, Westfield White City and Balham, the new Brent Cross Town location will make it even easier to get involved close to home.

ALWAYS GLADICE

As mentioned in the previous page, Always Gladice, will also be opening their doors at Brent Cross Town, with preview evenings in September, and officially opening from Thursday 1 October at 5pm. For the first two weeks (1 October - 15 October), they will be offering 25% off any lunch or dinner booking for up to 6 people, with the code 'HELLOGLADICE' noted in the special requests when booking.

The all-day dining restaurant and bar brings dining with wood-fired pizzas, rotisserie meats, and seasonal small and large plates. At the bar, you'll find ten taps pouring local favourites, alongside a wine and cocktail selection. There'll also be a small shop serving additional snacks and drinks. Always Gladice will be open between Tuesday to Sundays, from 11am to 11.30pm.

We're delighted that these new spaces will give local residents even more places to eat, drink, relax and spend time close to home. More information on these openings will be available at brentcrosstown.co.uk

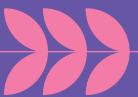
YOUR LOCAL FAVOURITES ARE BACK

You may have noticed that some familiar local favourites from the Claremont Way Parade have found a new home on Merchant Street at Brent Cross Town.

Karma Bread, the much-loved north London bakery, is serving up its freshly baked selection of artisan loaves, pastries, sweet treats and snacks. Visitors can also enjoy a range of teas, coffees and other drinks inside the café or in the outdoor seating area. The bakehouse is open every day from 9am to 4pm, and is located at 25 Merchant Street, NW2 8AQ.



AFG Food & Wine, the family-run convenience store known by many local residents, has also returned to the area. Stocking everything from sweets and snacks to fresh produce, household essentials, drinks, toys and everyday necessities, AFG continues to provide a convenient one-stop shop for the community. The store is open daily from 7am to 10pm and is located at 21 Merchant Street, NW2 8AQ.



NEW BASKETBALL COURT

A brand-new basketball court and table tennis area has opened on Whitefield Avenue, providing a welcoming space for the community to play sport and spend time outdoors. The basketball court and table tennis tables are open every day from 8am until dusk (sunset) and are free to use. For table tennis, you can pick up a set of bats and balls from the Visitor Pavilion to borrow.

BRENT CROSS TOWN COMMUNITY FUND OPENING SOON

Our Brent Cross Town Community Fund returns for its eighth year and we want you to apply.

This year, we are offering grants valued between £3,000 and £10,000 to community organisations across Barnet. To coincide with the launch of our new local careers and skills hub, Brent Cross Town Connect, the fund is looking to support projects that focus on delivering education, employment and training.

As more businesses move into our new park town, and with the construction programme expected to last for many years, the opportunity to establish a career locally is growing. The fund aims to support projects that will help residents access these opportunities.

In November, following a shortlisting process supported by a panel of local judges, we'll be sharing the best projects for you to vote for, supporting us to fund the projects most needed by your community.

You can apply from Thursday 17 September through the Action Funder platform. Closing application date is Monday 26 October. More details available on brentcrosstown.co.uk/brent-cross-town-community-fund



Did you know that since the fund's launch in 2019, **£330,000** has been awarded across **69 projects**, making a real difference across Barnet.



BRENT CROSS TOWN CONNECT LAUNCHES

Brent Cross Town Connect opened its doors to the community on Monday 3 August, and it has been a pleasure to meet so many more residents looking to work with us. Since opening, the team have supported walks-in and returning visitors every day and we hope this continues to grow.

This new service was also formally launched this week with a small ribbon cutting ceremony led by the Leader of the Council, Councillor Barry Rawlings, and joined by local partners, employers and some of our jobseekers now employed here at Brent Cross Town. We have also launched a website **BrentCrossTownConnect.co.uk**, so now it's even easier to keep up with all our current vacancies and opportunities!

LOOKING TO VOLUNTEER?

Here at Brent Cross Town, teams across the partnership love to volunteer! Every year, our teams have volunteered with different charities, schools and community organisations. In total, more than 40 volunteers have supported over nine different projects and later this year, we'll be helping children read at Claremont Primary School. Teams from Barnet Council recently spent some time volunteering at Millennium Green by litter picking, gardening and clearing some waste.

If you're a member of the local community, we'd love for you to get involved and volunteer too. Not only is it a great way of meeting new people, you get to build new skills, support a cause you care about and play your part in creating a more friendly and connected community.

Discover available volunteer roles at **BrentCrossTownConnect.co.uk** or email us at volunteer@brentcrosstown.co.uk if you can't find what you're looking for or want to have a chat about getting more involved.

COME AND SEE US

We host community drop-in sessions at the Visitor Pavilion on the third Thursday of every month. We invite you to talk to us about any concerns or feedback you may have or ask your questions about the development. You'll be able to meet team members from across Brent Cross Town, Barnet Council, and Rendall and Rittner.

Next month's drop-in session will be on Thursday 17 September from 5.30pm to 6.30pm. If you can't attend, welcome hosts are available every day from 10am to 6pm or email us anytime at transformingbx@barnet.gov.uk.



PARKING

We encourage visitors to travel actively or use public transport wherever possible. Visitors are reminded that parking on surrounding residential streets is not permitted, and enforcement patrols are in operation. For those travelling by car, the Whitefield Avenue car park is available and open 24 hours a day, seven days a week. More information on parking can be found at transformingbx.co.uk/cpz

CLITTERHOUSE PLAYING FIELDS: CONSTRUCTION PROGRESS

It's been three months since the first phase of improvements works on Clitterhouse Playing Fields began, which will bring new enhanced spaces for sport, play and relaxation.

Work is progressing well, with new paths and terraces taking shape for the bouldering and parkour area, multi-use games area, playground and basketball court. Drainage improvements have also been completed, and four large climbing boulders have been installed. From September, works will move to the southern fields to create a brand-new Farm Playground near the Clitterhouse Farm entrance. Temporary fencing will be in place while construction is underway, with the new play area expected to open by the end of the year. Residents will also see improvements to walking routes and drainage infrastructure across the fields.

While most footpaths will remain open, some short-term diversions and temporary closures will be in place later this year to enable essential construction and utility works. Clear signage will guide visitors along alternative routes. Alongside these works, a new pedestrian crossing will also be installed between Claremont Way and the fields early next year.

Improvement works on Purbeck Drive were originally scheduled to begin in September, with the expectation that they will take up to six weeks to complete. The start date however is currently under review whilst teams continue their preparation and survey work. Once a new date is confirmed, we will let all residents know in advance. Last month, we also held a 'Meet the Artist' event where residents had the opportunity to see and discuss the exciting plans for an emerging artwork at the space. The designs have been developed in with residents through a consultation we held last year with nearby residents, helping to ensure the artwork reflects their ideas and aspirations for the area.

The works have been carefully coordinated to minimise disruption and keep as much of the fields accessible as possible during construction.

You can read see the updated works programme, including diversion maps, online at transformingbx.co.uk/cpf

For any queries, please contact us at transformingbx@barnet.gov.uk





Find out who our contractors are and more information about construction activities happening on site at transformingbx.co.uk/brent-cross-town

CONSTRUCTION UPDATE

As part of the wider Brent Cross Cricklewood programme, we have a variety of contractors working across the development. We're also working to increase capacity on our roads, while making it much easier and safer for pedestrians to get around the area. Works have been carefully planned to minimise disruption.

Below are the current activities happening to build Brent Cross Town.

- Construction of **4 Arbour Street**, our new office building beside Brent Cross West Station is now complete, with Sheffield Hallam University undertaking fitout ahead of occupation.
- **Plot 15**, a combined private rental and affordable building which started construction last year continues to make good progress and will have a phased completion commencing later in 2027.
- **Plot 43B**, our second student accommodation building, is also underway with its structural works now reaching 12th floor. Completion is anticipated to align with the 2028 academic student intake.
- Enabling works are complete for **Plot 22** (our first retirement living homes) and **Plot 23** (co-living homes). Together, with **Plot 24** (new homes including affordable homes), construction of these plots will commence before the end of the year.
- Construction of **Railway Street**, which will connect Brent Cross West station to the northern end of the neighbourhood, is continuing ahead of the Main Energy Centre works, which are due to begin early next year. See map for locations.
- Works on enhancing the arrival to Brent Cross Town experience by creating additional space outside the eastern entrance of Brent Cross West are complete. This will host as a meanwhile use from later this year.

WORKING HOURS

Construction work continues across the site, and we do not expect works to be any noisier than usual. The construction site is operational between:

Monday to Friday from 8am to 6pm
Saturdays from 8am to 1pm

On weekdays, there will be a half-hour start-up and shutdown period before and after the working hours.

For safety reasons, cranes are required to be assembled and dismantled outside of standard operational hours. Residents will be notified of any out of hours working in advance.

CONTROLLED PARKING ZONE CONSULTATION

Barnet Council ran a six-month long consultation on parking in the wider neighbourhood. The council parking teams are reviewing the feedback to help inform next steps which will be communicated to residents through letters. Information will also be made available on transformingbx.co.uk/cpz

CLAREMONT WAY UPDATE

Demolition of the parade of shops along Claremont Way is now complete. This now enables the ground works for Plot 11 (Hotel) and Plot 201 (rental apartments) to start ahead of main construction works next year.

TFL WORKS ON A41 FLYOVER

Transport for London (TfL) will begin major renewal works on the A41 Brent Cross Flyover from Thursday 24 September to improve safety and keep this busy route operating effectively for years to come. The two-year project will strengthen the structure, remove the current 7.5-tonne weight restriction and help prevent future emergency closures. For more information on the routes and traffic management, visit tfl.gov.uk/brent-cross-flyover



CONTACTING THE TEAM

The Visitor Pavilion is open daily from 10am to 6pm. Our team is on hand to answer any questions and keep you up to date with everything happening at Brent Cross Town.

For any estate emergencies or out of office hours assistance, please contact the 24hr security hotline on 07918 986020.

You can also contact us by email at any time:
community@brentcrosstown.co.uk

Sign up for digital updates at: bxt.uk/register or scan the QR code below.



Follow us on social media!

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