

Overview and Scrutiny Committee

TABLED DOCUMENTS

DATE: Tuesday 7 October 2014

AGENDA - PART I

7. IMPACT OF OUTER LONDON FUND IN HARROW (Pages 1 - 30)

Report of the Divisional Director of Environment Services

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**Background Charts/Data for
GLA Regeneration Committee Meeting**

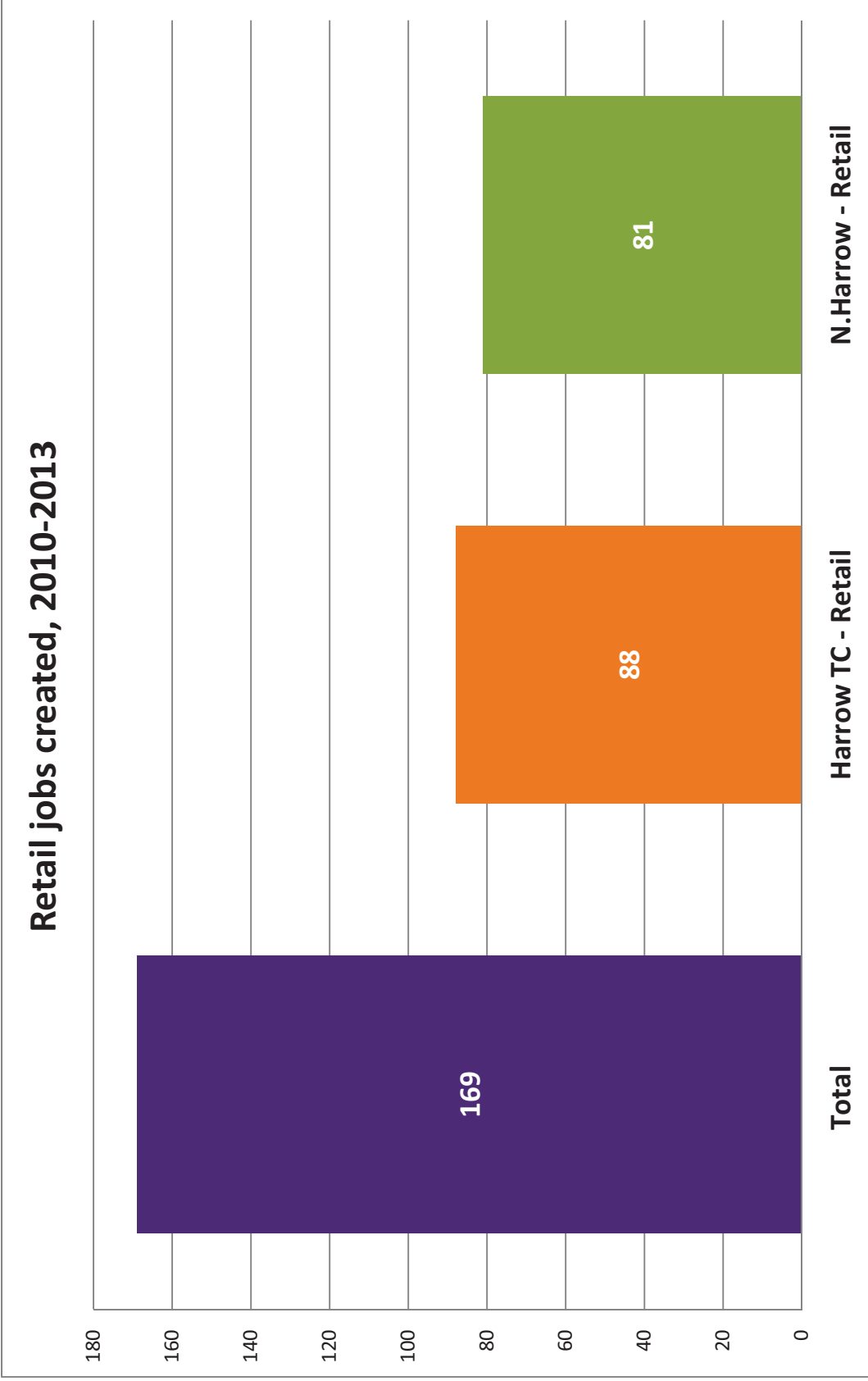
16th December 2013

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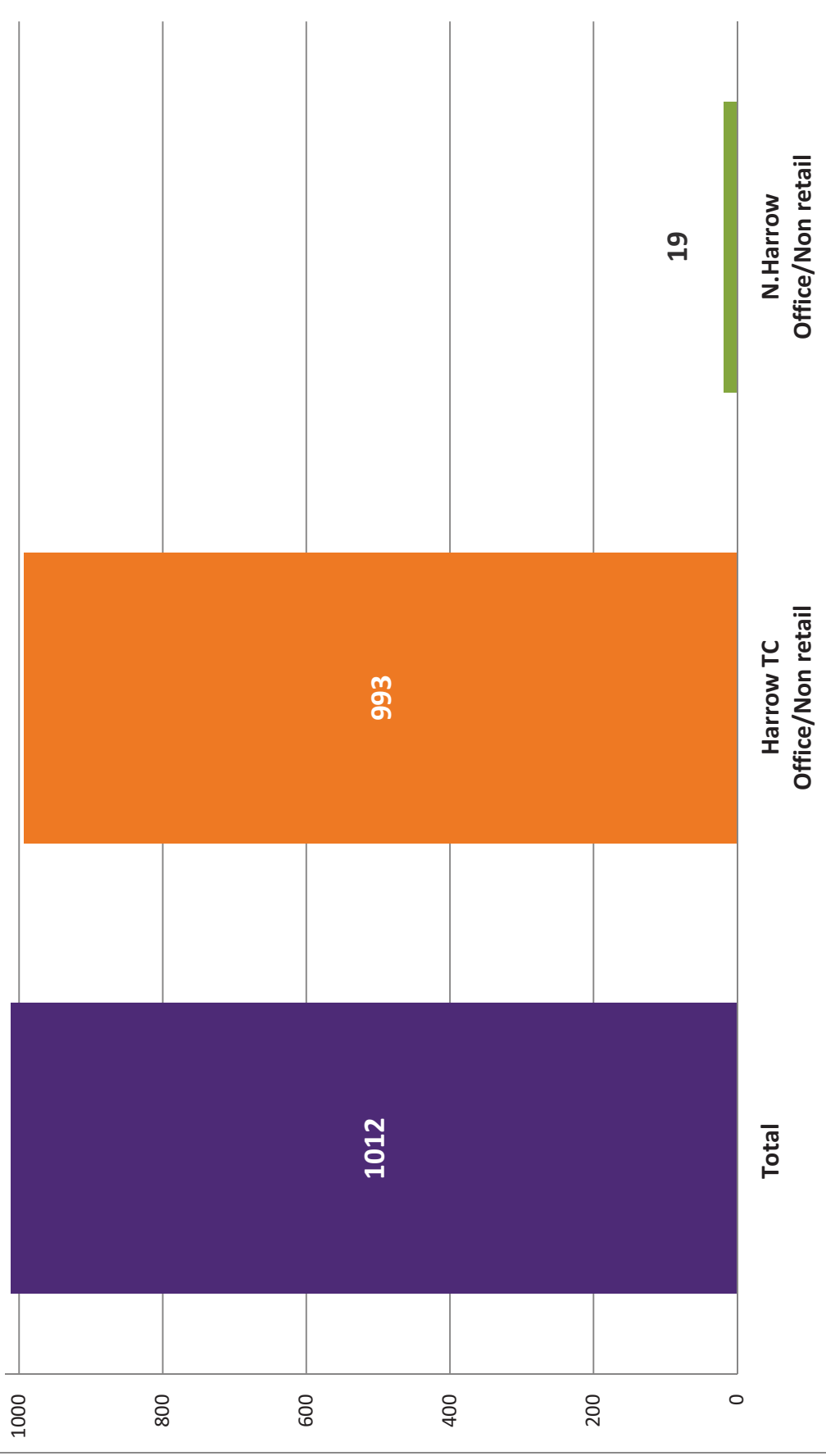
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Jobs created

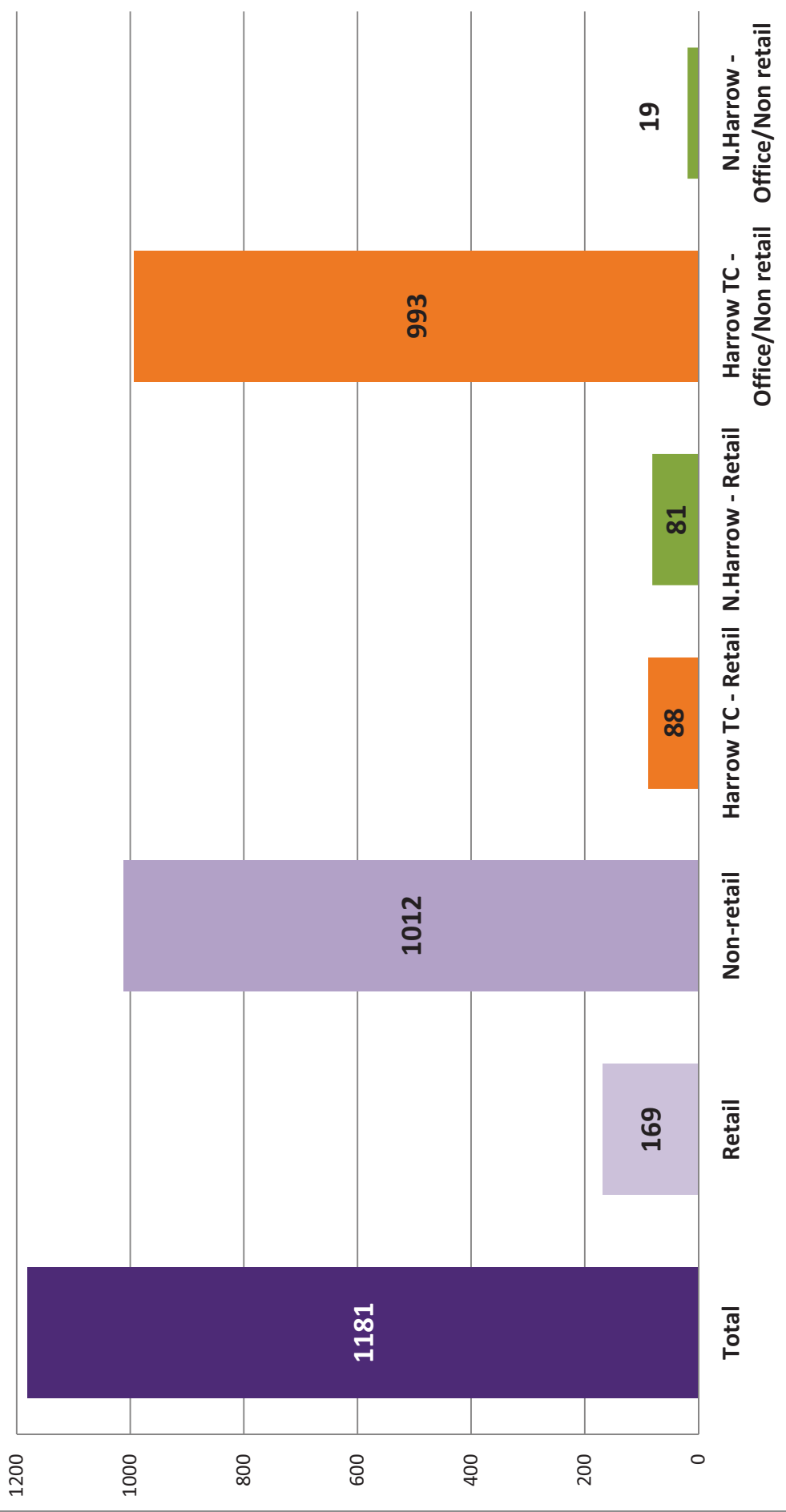
Retail jobs created, 2010-2013



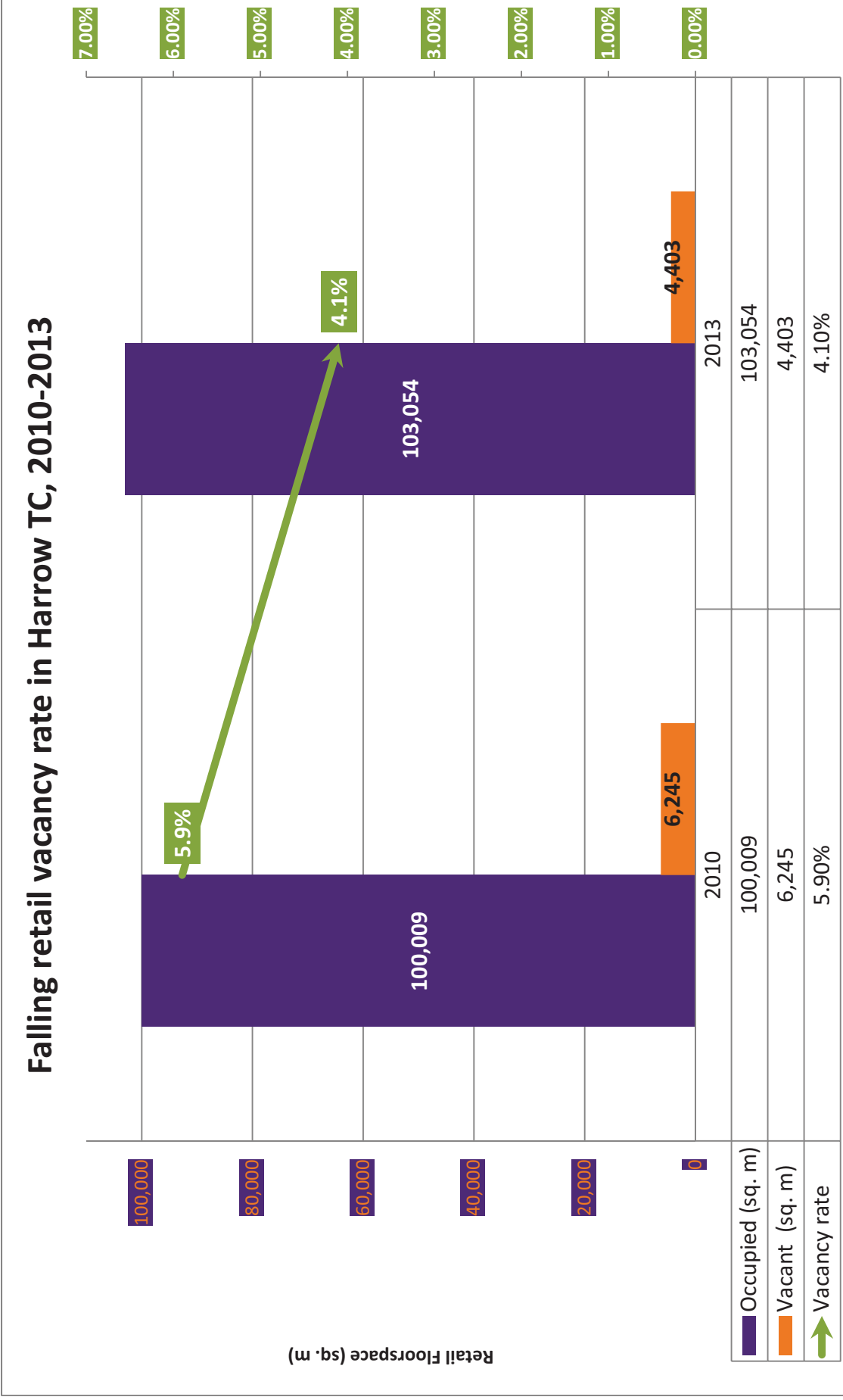
Office / Non retail jobs created, 2011-2013



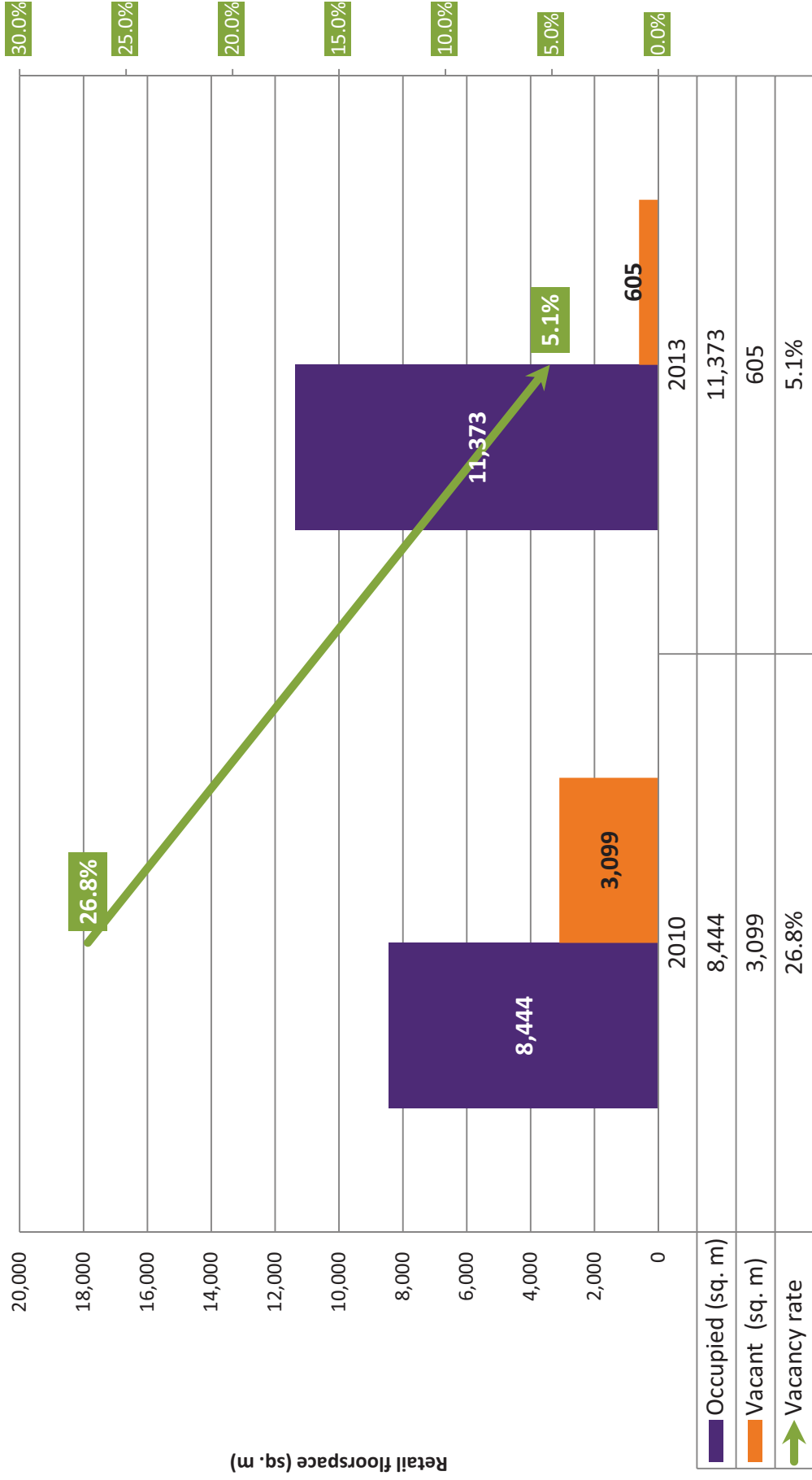
Total jobs created



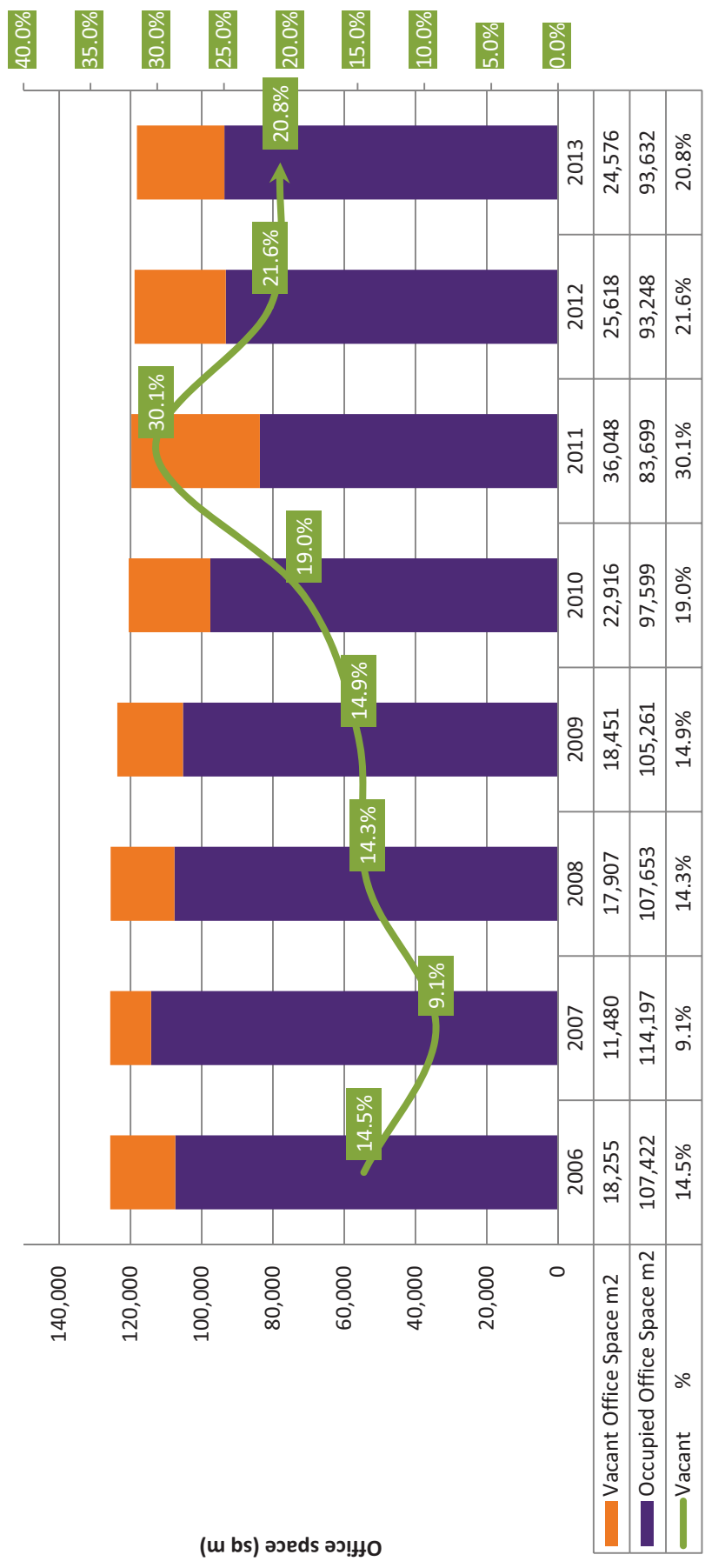
Vacancy Rates



Falling retail vacancy rate in North Harrow, 2010-2013



Office Space and Vacancy Rates in Harrow TC, 2006-2013



Lyon House and Equitable House both became vacant in 2011 which resulted in large increase in the vacancy rate. However, they then took the walls off the building so it was no longer on the market and therefore the rate came back down in 2012.

Extract from the 2010/11 AMR. 'As with the borough as a whole, office floorspace within Harrow Town Centre had declined modestly in recent years from a relatively stable base in 2006 and 2007, but the level of vacancy has increased dramatically from just under 15% in 2009 to 30% in 2011. A significant part of this increase is as a result of Lyon House, Lyon Road (9,250 m²) becoming vacant during this monitoring period.'

Wayfinding/signage improvements

(see map)

OLF Wayfinding/signage improvements

11 new
Legible
London
signs will be
installed

Events held / supported

OLF related Events held / supported	Date
Light garden installation	23/10/2011 and 09/11/2012
Festive lights installed	08/11/2011 and 09/11/2012 and 01/11/2013
Christmas shopping event 2011	15/12/2011
Banners of Faith	17/01/2012
Animated Film	14/02/2012
Food Festival	17/03/2012
Dance Festival	17/03/2012
Invest in Harrow Film	May 2012
28 day FM broadcast	05/12/2011
New website for Harrow (and North Harrow)	29/03/2011
Pop Up Art Gallery	15/01/2012 – 15/03/2012
36 job placements for young people	
6 specialist markets run	29/06/2012 – 30/06/2012, 23/11/2012 - 25/11/2012, 15/02/2013 – 17/02/2013, 16/03/2013, 24/10/2013, 28/11/2013 - 01/12/2013
Showtime pre-Olympics event	02/08/2012
Harrow Song Festival	24/11/2012
St Patrick's Day festival	16/03/2013
Spincycle arts performance	28/09/2013
Harrow Christmas Party 2013	30/11/2013

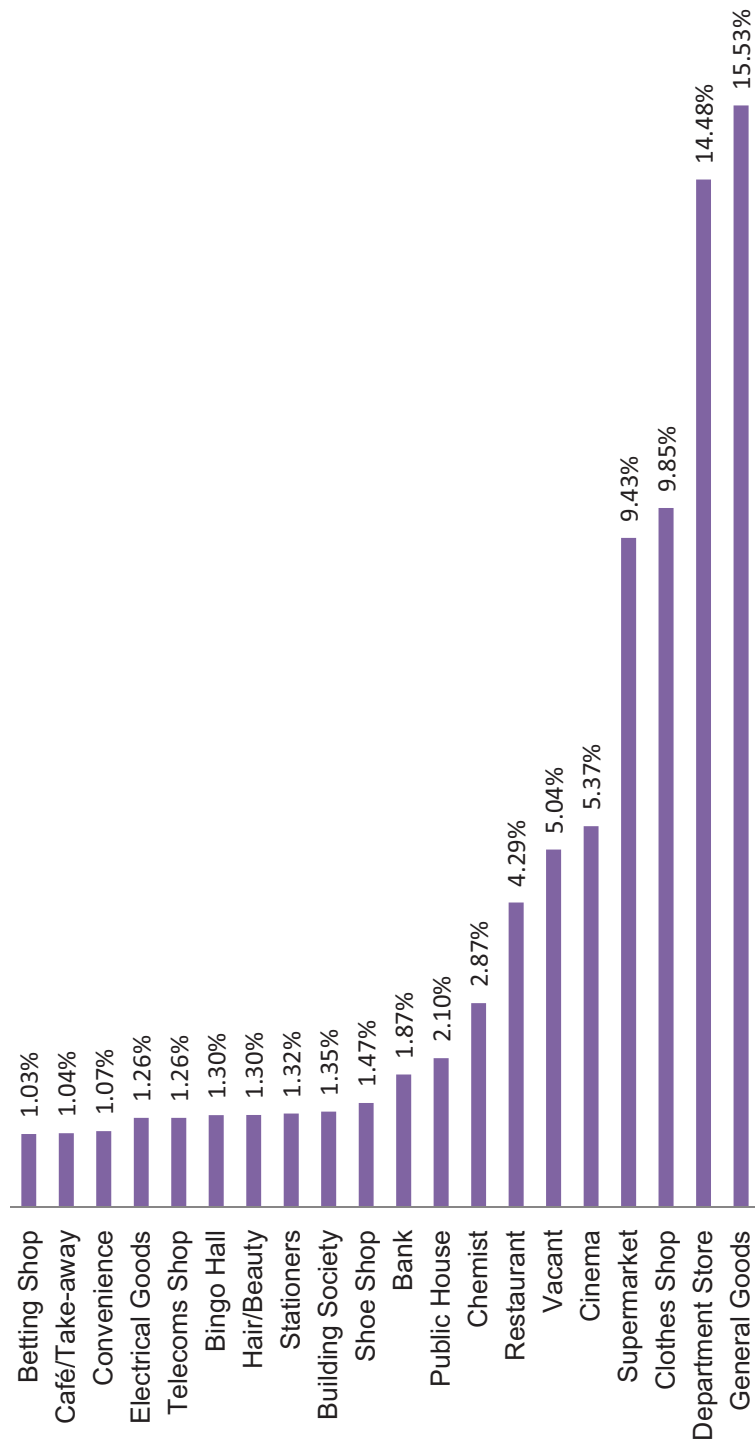
Number of empty shops/buildings activated (pop ups)

**Pop up art gallery visitors
Average 524 per day, over 3 week period**



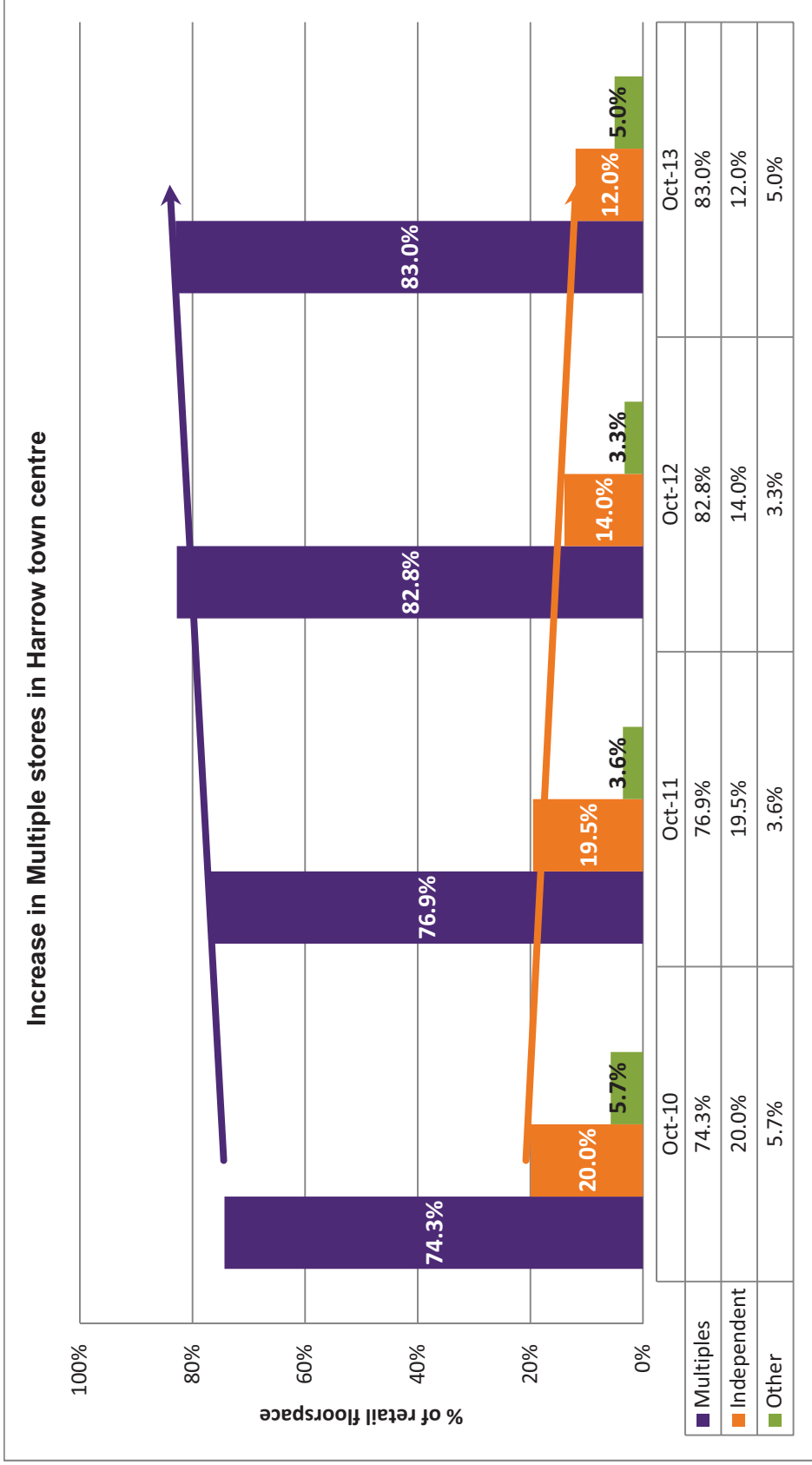
Characteristics of retail floorspace in Harrow town centre

Top 20 retail uses ranked by floorspace (m²), Harrow town centre, Oct 2013



- 'General goods' accounts the biggest type of retail usage in Harrow TC (15.53%). These are dominated by large multiples such as Argos, Wilkinsons, and M&S
- Harrow town centre has a large Debenhams **department store**, occupying 16,200m² of floorspace (14.5% of the town centre retail floorspace).
- In June 2013, supermarkets accounted for 6.6% of retail floorspace in the TC. This increased to 9.4% in Oct 2013, with the opening of a large Morrisons (3,458m²)

Multiples vs. Independents in Harrow town centre



(Other = vacant, and 'information not known')

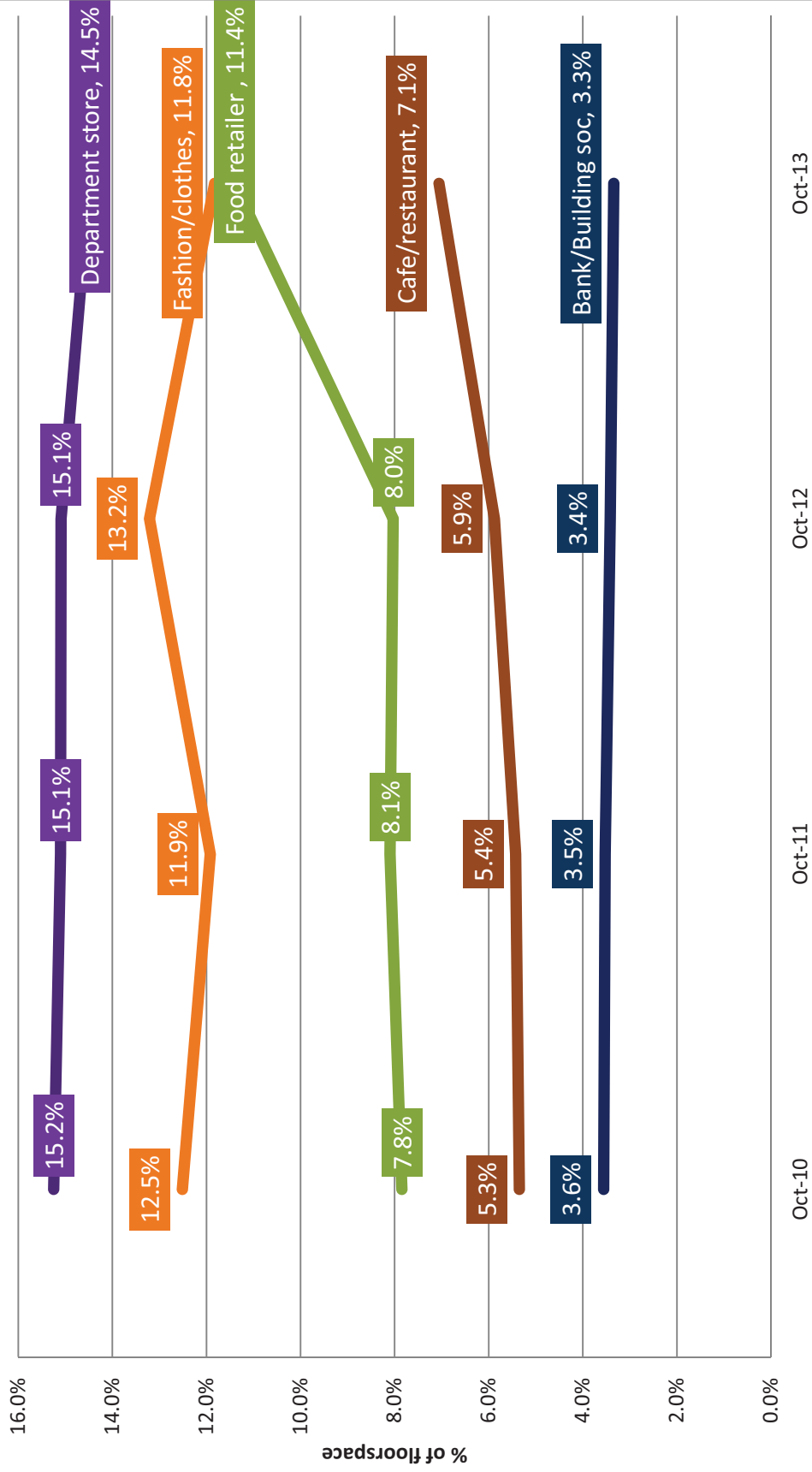
Harrow is dominated by multiple retailers. The number of multiple retailers have been steadily growing in Harrow town centre, whilst the number of independents is declining.

% of Floorspace in Harrow TC by class of use



- Around 75% of all floorspace in Harrow town centre is designated A1 class of use; 'shops'.
- A3, A4 and A5 combined accounts for 8.9% of floorspace. This covers restaurants, cafes, drinking establishments and takeaways.
- Just over 7% of floorspace is designated A2 use; financial/professional. This includes financial services such as banks and building societies, estate and employment agencies.

Top 5 Retail usages in Harrow town centre (by floorspace)



Area of public realm improved

OLF Money – Havelock Place £182,300

- Realignment and repaving of the Havelock Place crossing of St Anns Road to match the St Anns Paving - **390m²**
- Provision of new tactile paving the full width of St Anns Road either side of Havelock Place to denote the new shared surface.
- Provision on 4 new Pedestrian Zone signs at Havelock Place
- Resurfacing of the Havelock Place approaches to St Anns Road
- Partial funding of security measures to protect St Anns Road to accommodate the requirements of the Met Police
- New slot drainage to Havelock Place
- New footway surfacing in Havelock Place linking St Anns Road with bus stops in Greenhill Way
- Installation of 12 new cycle hoops

Town Centre Regeneration - £3,250,000

- Pre publicity and community engagement over Town Centre development plans
- Regular newsletter during the development and construction phases to keep stakeholders up to date with progress.
- Regrading, strengthening and repaving of St Anns Road – **5,600m²** (including Havelock Place)
- New hi specification LED lighting to St Anns Road
- New power supplies to trading areas to allow better use and opportunities for on street trading
- New seating along St Anns Road
- New litter and recycling bins
- Removal of the steps outside St Anns Shopping Centre to improve accessibility
- New security measures to protect St Anns Road to accommodate the requirements of the Met Police
- New access control measures and CCTV to enhance security and control vehicular access into and out of St Anns Road
- Installation of new surface water slot drainage to St Anns Road to improve water run off

Area of public realm improved Cont...

- General decluttering of streetscene by removal of unnecessary signs and furniture around the Town Centre.
- Improved cycle parking provision in St Anns Road
- Improved disabled parking provision relocated to reduce traffic crossing St Anns Road on Havelock Place
- Improved loading facilities in Havelock Place and to the rear of St Anns shops East of Havelock Place
- New street trees along St Anns Road and Havelock Place
- Additional bus stands in Kymberley Road
- Improved access and egress to St Anns Shopping Centre car park
- Improved pedestrian routes along Clarendon road linking to bus and train stations including improved lighting
- Improved pedestrian routes to Town Centre, bus and train stations for pedestrians approaching from the West with new crossing points and raised tables.
- New intelligent real time car park information signage on main approaches to Harrow Town Centre
- Creation of additional disabled parking bays in Kymberley Road
- Improvement to existing and creation of additional Motorcycle parking bays in Kymberley Road
- Creation of additional cycle parking serving the Town Centre, bus and train stations in Clarendon Road.
- De-cluttering and updating of signage around the Town Centre

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June 2014

Shop Type	Occupier	Floorspace	nt Floorspace
Bathrooms & Kitchens	Wickes	703	
Church	Harrow International Christian Centre	250	
Restaurant	The Vintage Fine Indian Cuisine	84	
Grocers	Kabul-Beirut Supermarket & Halal Meat	103	
Print Shop	Prontaprint	102	
Grocers	Polskie Delikatesy	111	
Bakers	Le Petit Pain	93	
Hair & Beauty	Glamour U Hair & Beauty	88	
Acupuncturist	First Acupuncture Clinic	98	
Estate Agents	Brockenhurst Estates	139	
Dessert Lounge	Aces Dessert Lounge	121	
Hairdresser	Hair Culture	46	
Electrical Shop	Harrow Electronics	93	
Nail Studio	Five Star Nails	111	
Hairdresser	LG Mens Hairdressers	74	
Restaurant/Take-away	The Indian Punjabi Express	74	
Hardware	Hi-Tech Hardware	65	
Office entrance	Temple House		
Take-away	Chicken Cottage	65	
Access to Yard			
Hair & Beauty	Uma's Ayur Beauty	65	
Restaurant	Noodle City Modern Chinese Cuisine	93	
Restaurant	Saher Restaurant Mediterranean Cuisine	110	
Tattoo & Piercing	The Grasshopper Tattoo Piercing	111	
Grocers	Daily Food Specialist in East-European Food & Wine	93	
Estate Agents	Rawlinson Gold Estate Agents	70	
Restaurant/Take-away	Pepe's Piri Piri	121	

Health Food Shop	Bodywise Health Foods & Therapy Centre	84
Restaurant	Taste of Lahore The Finest Punjabi Cuisine	74
Bakers	Wenzel's The Bakers	93
Stationers	Razzaq Digital Portrait Studio & Event Photographers	74
Hairdresser	Hair Connections by Andrea of Wembley	74
Vacant	was Cashino	74
Fish Shop	Harrow Fisheries	84
Off-licence	Londis Victorz	74
Restaurant/Take away	Lahori Spice Lahore's Authentic Spice Cuisine	74
Discount Goods	Splendour	74
Public House	Yates's	715
Clothes Shop	New Look	1681
Department Store	Debenhams	16200
Opticians	Specsavers Opticians	139
Cards & Gifts	Cards 'n' Gifts	121
Supermarket	Northwest International Supermarket	288
Chemist	Superdrug	418
Supermarket	Tesco express	418
Entrance		
Building Society	Virgin Money	130
Clothes Shop	Chic Couture	130
Betting Shop	Coral	130
Shoe Repairs	Timpson The Quality Service People	56
Vacant	was Albemarle Bond Pawnbrokers	65
Bank	NatWest	344
Convenience Foods	Express Convenieo	102
Indian Savouries/Sweets	Aumkar Pure Vegetarian	74
Office entrance		
Estate Agents	Foxtons	664
Clothes Shop	Bonmarché	362
Building Society	Nationwide	158
Vacant	was New York City Style	288
Charity Shop	British Heart Foundation	121
Public House	O'Neill's	372
Office Entrance		

Charity Shop	Scope Harrow	201
Hairdresser	Headmasters	186
Internet Café	A2Z Warehouse Ltd	93
Office Entrance		
Vacant	was bet90 Harrow	1356
Vacant	was The Carphone Warehouse	502
Bank	Barclays	455
Grocers	Natraj The Vegetarian Specialist	46
Restaurant	McDonald's	232
Bureau de Change	Cash Connect	111
Art Shop	Moderna Art	111
Dry Cleaners	Xtreme Dry Cleaner	111
Hairdresser	Ballo's Unisex Hair Design	84
Public House	The Moon on The Hill	285
Chartered Accountants/Business Advisors	RDP Newmans	31
Bank	Habib Bank AG Zurich	93
Betting Shop	Coral	139
Restaurant	The Yellow Chilli Indian Tapas Bar & Restaurant (opening	65
Take-away	Kebab City	24
Barber Shop	Barber Soul	46
Bed Shop	Beds Are Uzzzzzz	93
Funeral Directors	JA Massey & Sons Funeral Directors & Memorial Consultan	111
Estate Agents	Winkworth	204
Indian Snack Shop	Ketraj The Vegetarian Specialist	87
Restaurant	Royal China	173
Restaurant	Mr Sushi Japanese Restaurant	84
Dry Cleaners	Quality Dry Cleaners	84
Hairdresser	Visage Hair	204
Estate Agents	Hunters	84
Sandwich Shop	Ice Fire	242
Education Information	Explore Learning Maths & English Tuition	300

Holistic Therapy	Bharti Vyas Holistic Therapy & Beauty Centre	111
Betting Shop	William Hill	84
Restaurant	Taste of China	300
Stationers	Mail Boxes Etc.	84
Toy Shop	Toy Galaxy	167
Estate Agents	Connells	65
Office Entrance	Roosters Piri Piri	102
Take-away	The Candy Shop	19
Newsagent	was The Raw Mango Bar, Restaurant, Juice & Coffee Bar	191
Vacant		46
Gold's Gym		
Church	St John's Greenhill Harrow	
Computer Game Shop/Phone Repairs	Game Gallery	93
Restaurant	Café Express Restaurant	93
Hair & Beauty	Hair and Beauty For Beauty's Essentials	84
Computer Shop	CEX Entertainment Exchange	93
Sandwich Shop	Subway	37
Café	Randalls Coffee House	39
Bank	Lloyds Bank	167
Hairdresser	Marco Aldany	84
Pawnbrokers Shop	TGS Pawnbrokers	94
Vacant	was Convenio Superstore	46
Restaurant	Nando's	139
Discount Goods	99p Stores Quality Products Under A Pound	511
Estate Agents	Brian Cox Estate Agents	46
Employment Agency	Reed	28
Amusement Centre	Nobles Amusements	102
Menswear	Burton	334
Furniture Shop	Stacks Exclusive Furniture	216

Ironmonger	Robert Dyas	279
Betting Shop	William Hill	149
Bank	TSB	121
Coffee Shop	The Chocolate Room	139
Charity Shop	Sue Ryder Living Through Life's Challenges	139
Pawnbrokers Shop	H&T Pawnbrokers	139
Travel Agent	Thomas Cook	139
Charity Shop	Traid	139
Vacant	was The City Educators Ltd/The Best Tutors	139
Clothes/Phone Shop	New York City Style	114
Betting Shop	Paddy Power	530
Travel Agent	Thomson	93
Household Goods	Savers Health Home Beauty	242
Betting Shop	Ladbrokes	121
Leisure	Kings bar-pool-snooker	
Electrical Shop	Maplin The Electronics Specialist	345
Office entrance		
Building Society	Skipton Building Society	220
Bank	RBS The Royal Bank of Scotland	324
Office entrance		
Hair & Beauty	Glam Hair Nail and Beauty Studio	46
Restaurant	Steakout	130
Restaurant	Red Lantern Licensed Chinese Restaurant	84
Coffee & Desserts	Scoopz Coffee & Desserts	100
Vacant	was The Fat Controller (being refurbished)	200
Supermarket	Iceland Food You Can Trust	1400
Restaurant	Pizza Hut	167
Employment Agency	Manpower	93
Take-away	Peri-Peri Original	93
Vacant	was BSM	84
Public House	Trinity Bar	65
Clothes Shop	EEC Outlet	111
Clothes Shop	Silver Rivet	84
Bakers	Greggs	93

Pawnbrokers Shop	The Money Shop Pawnbroker	93
Clothes Shop	Reunion www.mavaziclothing.com	111
Clothes/Mobile Phones	Nyva	65
Jewellers	Discount Secondhand Jewellery	84
Building Society	Chelsea Building Society	130
Shoe Shop	4 Feet	111
Telecommunications Shop	Carphone Warehouse	93
Luggage Shop	World Luggage	121
Telecommunications Shop	O2	111
Bank	HSBC	232
Opticians	Boots Opticians	136
Card Shop	Card Factory	169
Shoe Shop	Foot Locker	169
Sports Shop	Sports Direct.com	169
Office Entrance		
General Goods	Poundland Yes! Everything £1	250
Clothes Shop	Blue Inc	500
Phone Shop	Three.	149
Clothes Shop	Magenta	229
Telecommunications Shop	Vodafone Harrow	75
Clothes Shop	Next	845
Building Society	Halifax	269
Bookshop	Waterstone's	252
Office Entrance		
Building Society	Santander	275
Electrical goods/Furniture shop	BrightHouse	252
Sports Shop	JD King of Trainers	271
Café	Costa	226
Childrens Goods/Toys & Games	Early Learning Centre/Mothercare	359
Telecommunications Shop	Carphone Warehouse	141
Public House	Royal Oak	242
Office Entrance		
Vacant	was Costa	161
Vacant	was Santander	212
Office Entrance		

Vacant	was Gift World	210	210
Office Block			
Clothes Shop	Nanatha Traders	200	
Clothes Shop	Moss	173	
Linen Shop	Linens Direct	358	
Café	Caffé Nero	358	
Bookshop	The Works Britain's Leading Discount Book Store	298	
General Goods	Marks & Spencer	4817	
Fire Doors	EE	220	
Telecommunications Shop	Clinton Cards	449	
Card Shop	River Island		
	was Jessops		
	BHS		
Café	Dunkin' Donuts Coffee & More	205	
Bank	TSB	196	
Cosmetics	The Body Shop	199	
General Goods	Argos	461	
Vacant	was The Carphone Warehouse	60	60
Key/Shoe Repairs	St Ann's Key Cutting & Shoe Repairs	25	
Greengrocers	St Ann's Fruiterers	25	
Restaurant	Pizza Express	74	
Vacant	was Ryman The Stationer	111	111
Hairdresser	Artisan	130	
Estate Agents	Ellis and Co	111	
Residential			
Post Office	Post Office	818	
Restaurant	La Zeza Restaurant	121	
Chemist	Keencare Pharmacy	121	

Bank	State Bank of India Harrow	84
Grocers	Prahova Food From Eastern Europe	93
Electrical Goods	Sony Centre	167
Charity Shop	PDSA for Pets in Need of Vets	110
Bank	The Co-operative Bank	111
Take-away	Kebabland	121
	H&M	
	Primark	
Employment Agency	Brook Street	74
Newsagent	College News	74
Café	Le Jardin Café	74
Health Shop	Acuherbs Acupuncture Herb Acupressure	74
Bureau de Change	The Money Shop	74
Supermarket	Savewise Super Market	74
Bank	ICICI Bank	74
Vacant	was Post Office	150
Retail	Tesco express (being refurbished)	625
Café	Costa	77
Sandwich Shop	Treats	65
Greengrocers	Premier Fruits	35
Canteen	London Underground Staff Canteen	35
Bakers	Wenzel's The Bakers	28
Dry Cleaners	Elegance Dry Cleaners	28
Clothes Shop	River Island	919
Clothes/Accessories	Claire's	121
Electrical Shop	Currys.digital	550
General Goods	Tiger	369
Clothes Shop	Anna	357
Shoe Shop	Clarks	371
Shoe Shop	Shoe Zone	309
Chemist	Boots Pharmacy Beauty	504

Clothes Shop	Topshop Topman	495
Clothes Shop	H&M	1292
General Goods	Primark	2498
Stationers	W H Smith	1023
General Goods	BHS	6275
Jewellers	H Samuel The Jeweller	249
Health Foods	Holland & Barrett Health Foods & Natural Remedies	262
Beauty Salon	Beauty 4 You	92
Vacant	was Dr & Herbs Chinese Remedies	93 93
Telecommunications Shop	Phones 4U	240
Jewellers	Ernest Jones The Diamond & Watch Specialist	181
Lingerie	Ann Summers	223
Vacant	was Jessops	223 223
Jewellers	Rings & Things	17
Perfume Shop	The Perfume Shop	26
Biscuits & Ice Cream	Millie's Cookies	26
Juice Shop	Fujjuice	0
Clothes Shop	H&M Kids	520
Jewellers	Warren James	97
Vacant	was H&M	358 358
Opticians	Vision Express	191
Shoe Shop	Deichmann	453
Clothes Shop	Bank	219
Restaurant	Nando's	370
Chemist	Boots Pharmacy Beauty	2172
Coffee Shop (Atrium area)	Esquires Coffee	0
General Goods	Wilko	1919
Newsagent	B & S News	25
Restaurant & Bar	Frankie & Benny's New York Italian Restaurant & Bar	397
Confectionery	Thorntons the Art of the Chocolatier	26
Stationers	Ryman Stationery	293
Clothes Shop	Krisp	97
Clothes/Shoe Shop	Westside	219
Coffee Shop	Starbucks Coffee	219
Household Goods	Home Store	276

Hairdresser	Toni & Guy	106
Telecommunications Shop	EE	26
Perfume Shop	The Fragrance Shop	97
Clothes Shop	Monsoon/Accessorize	653
Superstore	Tesco	5200
Coffee & Desserts	Chill on the Hill	86
Sandwich Shop	Unico House	65
Vacant	was The Hip Parade	65
Café	Chill on the Hill Express	65
Restaurant	Fish & Mangal on the Hill	65
Hairdresser	Coco Unisex Hair Studio	139
Vacant	was www.simongorin.com	84
Vacant	was Salon 405	93
Recruitment	Burton Bolton & Rose Recruitment	209
Education Information	Learn Direct	152
Employment Agency	Office Angels Recruitment Consultants	189
Health & Beauty	Tanning Shop Time To Shine	50
Offices	Youth Stop Harrow Advice Guidance Support	102
Advice Centre	ASR Estates	172
Estate Agents	Healthcare Network/Peritemps Healthcare	154
Health & Social Care	Goldsmans Services Ltd	75
Vyman House	MJ Golz & Co	175
Chartered Accountants	Safari Cinemas	2249
Cinema	Gala Bingo	1449
Bingo Hall	Sakonis Vegetarian Restaurant	260
Restaurant		

Tile Shop	Topps Tiles	353
Message Training Residential	London School of Massage	111
Car Sales & Servicing	Buntings Cars	201
Hair & Beauty Florist	Moon Light Hair & Beauty Salon	43
Bread/Fruit Shop	Dawn Flower	22
Hair & Beauty	Ranick	65
Office entrance	TLC Group	65
Nail Studio	Nail World Professional Nail Care	65
Ice Cream Parlour	Baskin (31) Robbins	65
Restaurant	Sorentina Trattoria	65
Restaurant	Prince of Persia Authentic Persian Cuisine	195
Motor Parts	Halfords	870
Sandwich Bar	Harry's Café Sandwich Bar	55
Vacant	was Ambros Direct (UK) Ltd	131
Bar/Restaurant	Oscar's	106
Public House	The Junction	669
Solicitors	ALD Legal Solicitors	102
Office	Megablue Technologies	76
Vacant	was William Pereira Estate Agents and Valuers	76
Vacant	was Brams Estate Agents	84
Beauty Salon	Skins Laser Clinic Harrow	84
Vacant	was Captans Solicitors	77
Vacant	was Captans Solicitors	54
Residential Solicitors	Marks & Marks Solicitors & Commissioners for Oaths	69

Services Project Engineers	Consulting Building Services Engineers/Hanberry & Co	74
Chartered Surveyors	BCP Premier	74
Taxi Office	Interline	55
Finance	TLA Finance	68
Chartered Accountants	Cameron & Associates	65
Chartered Accountants	Cameron & Associates	62
Café	Cinnamon Sandwich Bar	64
Café/Take-away	Burger King	
Café/Take-away	KFC	
Café/Take-away	Spud u Like	
Café/Take-away	Pizza Hut Express	
Clothes Shop	H&M	0
Café/Take-away	Rollover	
Clothes Shop	H&M	0
Café/Take-away	El Mexicana	
Café/Take-away	Subway	
Jewellers	Watch & Jewellery Clinic	
Restaurant	Prezzo	325
Cinema	Vue	3755
Restaurant	Pizza Express	432
Restaurant	McDonald's	110
General Goods	Wilko	511
Clothes Shop	TK Maxx	1648
Gym	Fitness First	
Creche	Gymboree	
Superstore	Morrisons	3458
Cafe/Restaurant	Morrisons	327
		27
		5187
		10401
		5187