



WEALDSTONE REGENERATION ADVISORY PANEL MONDAY 20 SEPTEMBER 2004 6.30 PM

COMMITTEE AGENDA COMMITTEE ROOM 6, HARROW CIVIC CENTRE

(Refreshments will be available for members of the Advisory Panel from 6.15 pm onwards).

MEMBERSHIP (Quorum 3)

Chair: Councillor Marie-Louise Nolan

Councillors:

**Harrison
Lavingia (VC)**

**Marilyn Ashton
Harriss
Vina Mithani**

Co-opted Member: Councillor Miss Lyne (Liberal Democrat Group)

Reserve Members:

1. Ann Groves
2. Blann
3. O'Dell

1. Kara
2. John Nickolay
3. Billson

Advisers:

Harrow Public Transport Users Association:
Wealdstone Active Community Representatives:

Wealdstone Sub-Committee of Harrow Agenda 21
Environment Forum:

Wealdstone Traders' Association:
Harrow Association of Disabled People
North West London Chamber of Commerce

Additional Wealdstone Business' Representatives:

Mr A Wood
Mrs J Skidmore
Mrs B Harvey
Vacancy/Vacancy

Ms S Hall /Dr O Amele
Mr S Addy
Mr R Page
Mr T Arens (Heriot Catering)
Mr M Garratt (Kodak)

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HARROW COUNCIL

WEALDSTONE REGENERATION ADVISORY PANEL

MONDAY 20 SEPTEMBER 2004

AGENDA - PART I

1. **Attendance by Reserve Members:**

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) after notifying the Chair at the start of the meeting.

2. **Declarations of Interest:**

To receive declarations of personal or prejudicial interests, arising from business to be transacted at this meeting, from all Members present.

3. **Arrangement of Agenda:**

To consider whether any of the items listed on the agenda should be considered with the press and public excluded on the grounds that it is thought likely, in view of the nature of the business to be transacted, that there would be disclosure of confidential information in breach of an obligation of confidence or of exempt information as defined in the Local Government (Access to Information) Act 1985.

Enc. 4. **Minutes:** (Pages 1 - 8)

That the minutes of the meeting held on 5 July 2004, having been circulated, be taken as read and signed as a correct record.

5. **Public Questions:**

To receive questions (if any) from local residents or organisations under the provisions of Advisory Panel and Consultative Forum Procedure Rule 15 (Part 4E of the Constitution).

6. **Deputations:**

To receive deputations (if any) under the provisions of Advisory Panel and Consultative Forum Procedure Rule 14 (Part 4E of the Constitution).

7. **Petitions:**

To receive petitions (if any) submitted by members of the public/Councillors under the provisions of Advisory Panel and Consultative Forum Procedure Rule 13 (Part 4E of the Constitution).

8. **References from Council and Other Committees/Panels:**
To receive any references from Council and/or other Committees or Panels.
- Enc. (a) **Proposal for an Indoor Tennis Centre: Reference from the Cabinet Meeting held on 29 April 2004:** (Pages 9 - 26)
Report of the Executive Director (Urban Living).
- Enc. 9. **Byron Park Area Regeneration:** (Pages 27 - 30)
Report of the Executive Director (Urban Living)

(For Information Only).
- Enc. 10. **Provision for Children and Young People in Wealdstone:** (Pages 31 - 44)
Report of the Executive Director (People First).
11. **Update on Key-Worker Accommodation:**
Oral Report from the Director of Strategy (Urban Living).
12. **Report back on the Possibility of Utilising Mobile Classrooms as a Venue for the Grant Road After School Club:**
Verbal Update from the Assistant Youth Service Manager.
13. **Update on Progress on Enforcement Action against the Greengrocer in High Street, Wealdstone who is Repeatedly Obstructing the Highway:**
Verbal Report from the Chief Environmental Health Officer.
14. **Report back on the possibility of acquiring the Sam Maguire/Queens Arms Public House Site:**
Verbal Update from the Chief Planning Officer.
15. **Feedback on Concerns Regarding Speeding Buses which Were referred to the Bus Liaison Committee:**
Verbal Report from the Adviser to the Panel representing Harrow Public Transport Users' Association.
16. **Arrangements for a Workshop to Discuss Traffic Issues in Wealdstone:**
Update from the Chair.
17. **Wealdstone Active Community:**
Oral Update from the WAC advisers to the Panel on the activities of WAC.
18. **Date of Next Meeting:**
To agree the date of the next meeting of the Panel.

AGENDA - PART II - NIL

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WEALDSTONE REGENERATION ADVISORY PANEL

5 JULY 2004

Chair:	* Councillor Marie-Louise Nolan	
Councillors:	* Marilyn Ashton	* Lavingia
	* Harrison	* Vina Mithani
	* Harriss	
Co-opted Member:	* Councillor Miss Lyne	
Advisers:	† Mr S Addy	– Harrow Association of Disabled People
	* Dr O Amele	– Wealdstone Traders' Association
	* Mr T Arens	– Heriot Catering
	* Mr M Garratt	– Kodak
	* Mrs S Hall	– Wealdstone Traders' Association
	* Mrs B Harvey	– Wealdstone Active Community
	* Mr R Page	– North West London Chamber of Commerce
	* Mrs J Skidmore	– Wealdstone Active Community
	* Mr A Wood	– Harrow Public Transport Users' Association

* Denotes Member present

† Denotes apologies received

PART I - RECOMMENDATIONS - NIL**PART II - MINUTES**140. **Appointment of Chair:**

RESOLVED: That the appointment of Councillor Marie-Louise Nolan as the Chair of the Wealdstone Regeneration Advisory Panel for the 2004/2005 Municipal Year as agreed at the Cabinet Meeting of 20 May 2004 be noted.

141. **Attendance by Reserve Members:**

RESOLVED: To note that there were no Reserve Members in attendance at this meeting.

142. **Appointment of Vice-Chair:**

Councillors Lavingia and Marilyn Ashton were both nominated and duly seconded for the position of Vice-Chair, and following a vote it was

RESOLVED: That Councillor Lavingia be appointed as Vice-Chair of the Panel for the 2004/2005 Municipal Year.

[Note: In agreeing the action set out above, the Chair exercised her second and casting vote].

143. **Declarations of Interest:**

RESOLVED: To note that there were no declarations of personal or prejudicial interests made by Members present at the meeting arising from the business transacted at this meeting.

144. **Arrangement of Agenda:**

RESOLVED: That (1) in accordance with the Local Government (Access to Information) Act 1985, the following agenda item be admitted late to the agenda by virtue of special circumstances and grounds for urgency detailed below:-

<u>Agenda item</u>	<u>Special Circumstances/Grounds for Urgency</u>
Item 15: Short Term Parking in Wealdstone; Item 16: Feedback Regarding Key Worker Accommodation (tabled at meeting);	These reports were not available at the time the agenda was printed and circulated. They are now admitted to the agenda in accordance with the Panel's request that reports/updates on these matters be received.

Item 17: The Leisure Centre;
 Item 18 Feedback Regarding
 Grant Road After School Club
 (tabled at meeting);
 Item 19: Information regarding
 Diversionary Youth Activities In
 Wealdstone (tabled at
 meeting.

(2) all items be considered with the press and public present.

145. **Minutes:**

RESOLVED: That the minutes of the meeting held on 22 March 2004, having been circulated, be taken as read and signed as a correct record.

146. **Public Questions:**

Mrs Jenny Wilson submitted the following question, under the provisions of Advisory Panel Procedure Rule 15:

“Will the Panel submit comments on the Planning Application for 14-20 High Street Wealdstone in advance of the Development Control Committee meeting on 28th July, and in particular on whether they believe the application is an improvement on the previous application for this site, which was refused, and whether they consider the 5 storey element to be appropriate. Could officers also clarify the meaning of “live/work units”.

The Chair pointed out that one Member of the Panel was also a Member of the Development Control Committee and was therefore constrained in discussing this matter prior to that Committee’s consideration of the application. The Member in question offered to leave the room to allow the Panel to discuss this matter. However, the Chair indicated that, as no advance notice of the text of the question had been given, the Panel were not entirely familiar with the details of the application and it was therefore difficult for any of the Members to comment.

The Chief Officer Planning Officer clarified the meaning of the term ‘live/work units’ for the questioner.

RESOLVED: That the above be noted.

147. **Deputations:**

RESOLVED: To note that there were no deputations to be received at this meeting under the provisions of Advisory Panel and Consultative Forum Procedure Rule 14 (Part 4E of the Constitution).

148. **Petitions:**

RESOLVED: To note that there were no petitions to be received at this meeting under the provisions of the Advisory Panel and Consultative Forum Procedure Rule 13 (Part 4E of the Constitution).

149. **References from Council and Other Committees/Panels:**

RESOLVED: To note that there were no references from Council or other Committees or Panels to be received at this meeting.

150. **Appointment of Advisers to the Panel for the 2004/2005 Municipal Year:**

The Panel received a report of the Borough Solicitor which advised that all advisers to the Panel had been contacted and asked to confirm whether they wished to continue as advisers for the 2004/2005 Municipal Year.

It advised that five of the advisers had confirmed that they wished to continue and it was reported verbally that, since the dispatch of the agenda, confirmation from a further two advisers had also been received. A formal response had not yet been received from the remaining two representatives, Dr Amele and Mrs Susan Hall who both represented Wealdstone Traders’ Association. Mrs Hall, who was present at the meeting, confirmed their intention to continue as the organisation’s representatives on the Panel.

RESOLVED: That the following be appointed as non-voting advisers to the Panel for

the 2004/2005 Municipal Year:

Mr Stephen Addy – Harrow Association of Disabled People
 Dr O Amele – Vice Chair, Wealdstone Traders' Association
 Mr Tony Arens - Heriot Catering
 Mr Mick Garratt - Kodak
 Mrs Susan Hall – Chair – Wealdstone Traders' Association
 Mrs Brenda Harvey – Wealdstone Active Community
 Mr Rudi Page – North West London Chamber of Commerce
 Mrs June Skidmore - Wealdstone Active Community
 Mr Anthony Wood - Harrow Public Transport Users' Association

151. **Feedback regarding Grant Road After School Club:**

The Assistant Youth Service Manager tabled a document which provided an update on the efforts to relocate the Grant Road After School Club.

It was explained that the new premises at Premier House were not suitable to host the club or the play scheme which ran in the school holidays due to the lack of an outside space for the children to play in, and it was proving difficult to identify a suitable alternative premises, particularly as the club was self-funding and there was therefore no budget attached to it to cover the cost of renting a venue.

Members from all Groups joined in stressing their concern that a new venue be found for this important community resource, and it was noted that the matter was becoming urgent as the club would be required to vacate the Grant Road premises by October. The Assistant Youth Service Manager explained that a number of avenues were being pursued, including relocating the club to a nearby school.

A Member pointed out that a number of nearby schools had mobile classrooms which were now surplus to requirements, and suggested that officers investigated whether these could be used for the After School Club. The Panel agreed that this idea merited investigation.

RESOLVED: That (1) the update be noted; and

(2) officers be requested to investigate the possibility of utilising mobile classrooms as a venue for the After School Club.

152. **Information regarding Diversionary Youth Activities in Wealdstone:**

Further to the Panel's request at its previous meeting, the Assistant Youth Service Manager tabled a document which provided some information on diversionary youth activities in Wealdstone. It was noted that a detailed report setting out current provision and identifying gaps in provision would be submitted to the Panel's next meeting. The Chair emphasised that she felt that a number of green sites in Wealdstone and Marlborough wards were particularly under used and could be utilised for youth activities.

The Assistant Youth Service Manager informed the Panel that, following a growth bid, the Council now employed an Arts Development Youth Worker and a Sports Development Youth Worker, and this would allow the Authority to undertake more work on building and developing youth provision in the Borough.

RESOLVED: That (1) the update be noted; and

(2) it be noted that a detailed report on this matter will be submitted to the Panel's next meeting.

153. **Wealdstone Community Centre at Premier House:**

The Panel received an oral update on the new Community Centre which was to be located within Premier House in Wealdstone.

In introducing this item, the Projects Officer explained that the overall aim of the Community Centre was to help build a prosperous, inclusive and sustainable community, promoting opportunity and a better quality of life for all. She advised that the Council was responsible for co-ordinating the project, in cooperation with the Centre partners, who were responsible for the day-to-day running of different aspects of the Centre. The partners were: Wealdstone Library, Harrow Primary Care Trust, Harrow's Youth and Connections and the Harrow Healthy Living Centre. Representatives of each of these partners then addressed the Panel in turn.

The representative of Wealdstone Library outlined the plans for the new library facility

which was to be located within the Community Centre. She explained that the current library premises had a number of shortcomings in terms of ease of access, but the new premises would be situated all on one level and had been designed with accessibility in mind.

She informed the meeting that all of the current book stock, index collection, large print and talking book collection, as well as the Gujarati, Bengali and Urdu language materials would be transferred to the new premises, and the new library would also additionally offer videos and DVDs for loan. As well as this, it was noted that the computer facilities for public use were to be extended from seven terminals to fourteen, in response to the increased demand. The representative further informed the Panel that the new premises would be equipped with a meeting room, which the library would use to host events, including new events, such as a Looked After Children's Club. It was noted that the meeting room would also be available for use by members of the public.

The representative from Harrow Primary Care Trust (PCT) addressed the Panel regarding the medical centre which was to be housed within the Community Centre and which, it was explained, would complement the work of the healthy living centre also located there. She advised that the medical centre would analyse data and undertake consultation to identify local health needs and concerns, and would then be responsive to those needs, focusing on providing information and guidance on those issues. The centre would also be tasked with helping members of the public navigate their way around the health care structure. The representative added that the centre would have a crèche facility which would enable parents with small children to attend support group meetings.

The Chief Executive of Choices 4 All addressed the Panel with regard to the healthy living centre which would be established within the Community Centre. It was explained that Choices 4 All was the lead partner in this element of the Centre but would work in partnership with a number of other organisations, including Carramea, Age Concern Harrow, and Harrow Association of Voluntary Services, to provide health information and guidance to local residents. The café would be the hub of the centre and would be staffed by local residents with learning disabilities, helping build their confidence and move into paid employment.

A representative of the Youth and Connexions Service addressed the Panel regarding the youth facilities to be housed at the youth centre. The representative emphasised that all elements of youth activities currently provided at Grant Road would be transferred to the new facility, with the exception of the After School Club. It was noted that the youth club was currently under used but officers were confident that the move to newer, better equipped premises would reinvigorate it and put it on a par with the Duke Of Edinburgh Award Scheme which was also being transferred to the new Community Centre and which, it was noted, was extremely successful.

In concluding the presentation, the Projects Officer emphasised that the Council welcomed input and suggestions from the community in relation to the new Centre and would shortly embark on a consultation process. She provided attendees with information detailing how they could feed into the consultation process. She reported that the Centre launch would take place on 12 January 2005.

Following the presentation, several Members of the Panel expressed their support for the project and the positive impact it would have on Wealdstone. One Member expressed regret at the loss of the 'village hall atmosphere' of the Grant Road premises and advised that she would have liked to have seen the option of renovating the Grant Road premises explored further.

Queries on a number of issues were raised. In response to a query regarding provision for those with disabilities, it was explained that the Community Centre premises had been audited by Harrow Association of Disabled People and their suggestions and feedback had informed the design process. The building would be fitted with a loop for those with hearing aids, staff would have access to interpreters and signers and the computers for public use situated in the library would be equipped with access software for the partially sighted. An adviser to the Panel suggested that consideration be given to installing a soundproof booth for one of the computers, in which the partially sighted could use this software. It was noted that, as an alternative, many libraries supplied headphones for use with computers.

In response to a query from an adviser to the Panel regarding the funding for the Community Centre it was explained that the project was being funded in part from the sale of the Grant Road site. The ongoing costs of the Health Centre would then be

funded by the PCT, the Healthy Living Centre by a grant, and the library and youth centre by the Council. It was emphasised that the project had a rigorous financial structure.

In response to a query regarding which age groups the youth centre would cater for, an officer advised that, in line with government direction, the centre would be aimed mainly at younger teenagers. She explained that only 20% of the relevant budget could be used for under 8s and the 19-25 age bracket. Several Members expressed concern at the gap in provision for 3-10 year olds and the officer agreed to feed this concern back to the Early Years Team. Concern was also voiced that an appropriate outside area near to the Centre be urgently identified for use as an adjunct to the youth facility.

An adviser to the Panel indicated that local traders and residents would welcome the establishment of a café outside the library area as a real asset to the town centre

In concluding the discussion, the Chair thanked the representatives of each of the partners for the presentation and for attending to the meeting.

RESOLVED: That the above update and the Panel's comments be noted.

154.

Queens Arms Public House - Information Update:

Further to the request made at the Panel's previous meeting, the Panel received an update on measures implemented to improve the appearance of the Queen's Arms/Sam Maguire Public House site and to combat anti-social behaviour in the area.

The Panel agreed that the appearance of the site was much improved but an adviser expressed concern that anti-social behaviour associated with the site had not been entirely eradicated. The Chair suggested that the adviser raise the matter with the Police at the Safer Neighbourhoods meeting for Marlborough Ward scheduled to take place on 14th July.

A Member suggested that the Authority might look to acquire the site, in the public interest. It was agreed that this option would be investigated.

RESOLVED: That (1) the above update be noted; and

(2) officers be requested to investigate the possibility of acquiring the above site.

155.

Short Term Parking in Wealdstone:

Further to the request made and the discussion on this matter at the Panel's previous meeting, the Panel received a document setting out proposals from the Wealdstone Traders Association and a report of the Interim Head of Environment and Transport officer regarding general traffic arrangements for, access to, and short term parking in Wealdstone High Street.

The Transportation Officer present indicated that money had already been set aside to look at the Headstone Drive junction near Cecil Road and an investigation into traffic problems there was already in hand.

It was noted that the officer report concluded that no change should be made to the current arrangements. However, several Members and advisers to the Panel expressed support or partial support for the proposals set out by the Wealdstone Traders' Association. Equally, several Members expressed reservations regarding the proposals.

Following a lengthy discussion, the Chair suggested that, in order to try to take the matter forward, a workshop be arranged at which officers, the relevant Portfolio Holder, the Chair of the Traffic and Road Safety Advisory Panel, Ward Councillors and Members of and advisers to the Panel could discuss the proposals further.

An adviser to the Panel suggested that the concerns which had been expressed about speeding buses be referred the Council's Bus Liaison Committee, of which he was Chair.

RESOLVED: That (1) the officer report be noted;

(2) officers arrange a workshop with officers, the relevant Portfolio Holder, the Chair of the Traffic and Road Safety Advisory Panel, Ward Councillors and Members of and advisers to the Panel to discuss the proposals from the Wealdstone Traders Association regarding general traffic arrangements for, access to, and short term parking in Wealdstone High Street; and

(3) concerns regarding speeding buses be referred to the Council's Bus Liaison Committee via Mr Anthony Wood, the Chair of that Committee.

156. **Feedback regarding Key Worker Accommodation:**

Further to the request made at the Panel's previous meeting, information regarding key worker housing was tabled.

Members and advisers sought clarification on a number of related issues. In response to a question regarding the mix of shared ownership and rented units in affordable housing developments, the Chief Planning Officer explained that the proportion of each was set by the Council at the planning application stage via a Section 106 legal agreement and could therefore not be altered without permission of the Council. He also explained that the Authority had nomination rights to 100% of initial lets of the rented units and 75% thereafter, and 100% of the shared ownership units.

The Chief Planning Officer further confirmed that the affordable housing developments in Harrow had been publicised to the main employers of key workers in Harrow, including the Northwick Park and St Mark's NHS Trust.

At the conclusion of the discussion, the Chair requested that an update on this matter be submitted to the next meeting giving more detailed information on the publicity amongst employers of key worker in Harrow and the response received from employees to date. She also raised the issue of appointing a representative of Acton Housing, who were a registered social landlord, as an adviser to the Panel to answer the questions and concerns relating to affordable housing which frequently arose at the meetings. Following debate, it was agreed that the Panel instead invite a representative to meetings as and when the need arose. It was agreed that an invitation would be extended to a representative of Acton Housing for the next meeting.

RESOLVED: That (1) the tabled information be noted;

(2) an update on this matter be submitted to the Panel's next meeting; and

(3) a representative of Acton Housing be invited to the Panel's next meeting.

157. **The Leisure Centre:**

The Panel received a copy of a report regarding the Leisure Centre which had been submitted to the Overview and Scrutiny Committee at its meeting on 1 July 2004. The report set out details of the content of the agreement with Leisure Connection Plc for the management of the Council's leisure facilities at Harrow Leisure Centre, Bannister Sports Centre and Hatch End Swimming Pool, and was provided to the Panel for information only.

RESOLVED: That the information be noted.

158. **Use of Peel House Multi - Storey Car Park as an Adjunct to the New Youth Facility at Premier House.:**

The Panel received a report of the Interim Head of Environment and Transport regarding the suggestion put forward by the Panel to utilise the top deck of the Peel House multi-storey car park situated off Gladstone Way, Wealdstone as an outside area for the new youth facility at Premier House.

The Panel noted the significant costs which the conversion of the top deck would involve and, further commented that, although current usage of the car park was low, demand might well increase when the new Community Centre was opened and the Grant Road car park ceased to be available, and as a result of the construction of various new residential developments. It was therefore agreed that officers would be requested to investigate alternative suitable sites which might be utilised as an adjunct the youth facility. It was noted that a report regarding the usage of the land adjacent to the Leisure Centre was to be put before Cabinet in the near future and it was requested that this also be submitted to the Panel for information.

Arising out of the discussion on this item, it was suggested that the Council produce a suitable poster to place in libraries and nearby shops to promote the usage of the Peel House car park, emphasising particularly that it was protected by CCTV and had an extremely good safety record.

RESOLVED: That (1) officers be requested to look for an alternative venue as an adjunct the new youth facility at Premier House;

(2) the report to be submitted to Cabinet in the near future regarding the usage of the land adjacent to the Leisure Centre also be submitted to the Panel for information; and

(3) officers be requested to produce a suitable poster to place in libraries and nearby shops to promote the usage of the Peel House car park, emphasising particularly that it was protected by CCTV and had an extremely good safety record.

159. **Update from Wealdstone Active Community:**

The representatives of Wealdstone Active Community (WAC) updated the Panel on recent activities organised by WAC.

It was noted that the Blooming Wealdstone event held on 3 July, which had included the display of flower arrangements which represented local businesses, a plant sale, a community art project, a dance and music display, and activities for children such as face painting and decorating pots, had been very successful. As part of the event, three local businesses had been presented with a certificate in recognition of their hanging baskets, and 2 schools had been presented with certificates for their gardens. It was advised that £33.50 had been raised for Children in Need during the course of the event.

The representatives also informed the Panel that the painting of the mural on the metal fence adjacent to the train station would begin on 12 July 2004. Details of the theme of the mural were reiterated and it was noted that the mural would include a tribute to those who had lost their lives in the Wealdstone train crash and those who had helped to save lives. It was explained that 14 schools would be taking part in the project and it was hoped that it would attract some television coverage. It was confirmed that each section of the mural would be treated with an anti-graffiti coating as it was completed.

Information regarding the new arrangements designed to control the pigeon population in Wealdstone were also outlined. It was reported that pigeon lofts would be installed and notices in several languages would be placed on local notice boards discouraging people from feeding the pigeons and explaining that the food often attracted other vermin.

Finally, the WAC representatives advised that they would be applying for a grant from the Council to fund their work the following year.

Members commended WAC for their hard work in organising recent events.

RESOLVED: That the above update be noted.

160. **Date of Next Meeting:**

RESOLVED: That the next meeting of the Panel be held at 6.30pm on Monday 20 September 2004.

161. **Any Other Business:**

Enforcement against retailers obstructing the highway

The Panel requested that an update on progress on the enforcement action being taken against the greengrocer in High Street, Wealdstone who had been repeatedly obstructing the highway be submitted to the Panel's next meeting.

RESOLVED: That an update on the above matter be submitted to the meeting of the Panel.

(Note: The meeting having commenced at 6.30 pm, closed at 9.55 pm)

(Signed) COUNCILLOR MARIE-LOUISE NOLAN
Chair

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LONDON BOROUGH OF HARROW

WEALDSTONE REGENERATION ADVISORY PANEL

20 SEPTEMBER 2004

Reference from the meeting of the Cabinet held on 29 July 2004: Proposal for an Indoor Tennis Centre

1. Cabinet, at its meeting held on 29 July 2004, received a report of the Executive Director (Urban Living) titled 'Proposal for an Indoor Tennis Centre'. A copy of the report is attached.
2. Cabinet agreed the recommendations set out in the attached report and agreed that the report be submitted to the Wealdstone Regeneration Advisory Panel for comment. A copy of the Cabinet minute relating to this report is also attached for information.

FOR CONSIDERATION

Background Papers:

Minutes of the Cabinet meeting held on 29 July 2004
Report of the Executive Director (Urban Living)

Contact: Daksha Ghelani, Committee Administrator, Law and Administration
Division

Tel: 020 8424 1881

E Mail: daksha.ghelani@harrow.gov.uk

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BOROUGH OF HARROW

Meeting:	Cabinet
Date:	29 th July 2004
Subject:	Proposal for an Indoor Tennis Centre
Key decision:	Yes
Responsible Chief Officer:	Executive Director, Urban Living
Relevant Portfolio Holder:	Education & Lifelong Learning
Status:	Part I
Ward:	N/A
Enclosures:	Appendix A – Indoor Tennis Initiative (ITI) Appendix B – Leisure Connections Cost Model

1. **Summary/ Reason for urgency (if applicable)**

- 1.1 To set out the business Case for the proposed Indoor Tennis Facility at Harrow Leisure Centre
- 1.6 The Council received first stage approval of a grant from the British Tennis Federation, the charitable arm of the Lawn Tennis Association (LTA), on 2nd July 2003. The LTA approval process requires the offer to go to second stage for agreement. The standard conditions on LTA funding are that they remain open for a period of 1 year whilst the applicant secures the additional funding; details the design and secures the planning and development approvals to complete the scheme. The LTA have stated that they require a decision from the Council, in principle, by the end of July 2004.

2. **Recommendations**

Cabinet is recommended to:

- 2.1 Accept the offer of grant and loan funding from the Lawn Tennis Association and progress to stage 2 to enable the project to be developed for final approval by the Council and the LTA.
- 2.2 Instruct the Executive Director, Urban Living to produce a detailed project plan and timetable to develop a fully detailed and costed scheme in partnership with the Lawn Tennis Association for consideration at the next meeting of Cabinet.

3. Consultation with Ward Councillors

3.1 N/A at this stage

4. Policy Context (including Relevant Previous Decisions)

- 4.1 Harrow's Cultural Strategy identifies a number of gaps in the provision of leisure facilities and specifically mentions the development of an Indoor Tennis Initiative for the Borough.
- 4.2 The UDP identifies in Policy R10 (Indoor Sports Facilities) a demand for facilities such as an indoor tennis courts at the Leisure Centre and as a priority for sports development in the Borough. The UDP comments that due to the lack of suitable sites in the Borough, provision is most likely to arise with other developments or through extending existing facilities such as the Leisure Centre.

5. Relevance to Corporate Priorities

- 5.1 One of the Council's key Lifelong Learning Priorities is 'To Improve the Borough's sports, leisure and arts facilities', a key stated outcome of which is: 'Improvements in the range and quality of sports, arts and leisure facilities.'

6. Background Information and options considered

- 6.1 In 1986, The LTA, The All England Club and The Sports Council agreed a five year facility programme to build indoor tennis centres to be run on a 'Pay and Play' basis. Each of these partners committed £500,000 per annum to be used as grant aid to Local Authorities to develop indoor courts. The first centre: Batchwood ITI, St. Albans, Hertfordshire, opened in 1988.
- 6.2 The first phase of the Indoor Tennis Initiative (ITI) programme ran from October 1986 to September 1991 and generated some £24m of facility development; the second phase was completed in September 1996. The LTA are continuing to develop indoor tennis centres in conjunction with Local Authorities.
- 6.3 The key objectives of the Programme and the conditions of grant have remained consistent. The ITI is the most successful tennis development scheme initiated in Britain and is held in high esteem by the public sector.
- 6.4 The Council received Stage I approval for a grant from the LTA for a six court indoor tennis centre as part of the Leisure Centre Complex. The bid was based upon a £300k grant and £180k interest free loan and the remaining development costs being met by Leisure Connections and/or the Council.
- 6.5 The provision of a tennis centre has been discussed by the Borough and the LTA over a number of years and was considered as part of the investment by Leisure Connections for the partnership agreement which has recently been signed. However, the proposal for the Tennis Centre was eventually deferred and the Banister and Hatch End sports facilities were included in the agreement for investment by Leisure Connections.

- 6.6 The most recent bid was developed in partnership with Leisure Connections by officers in the former Education and Environment Departments. The proposal set out in the bid was for the construction of a six court indoor tennis facility to be built adjacent to the Harrow Leisure Centre. It was envisaged that the Indoor Tennis Centre would be a joint venture with Leisure Connection and would be incorporated into a revised partnership agreement for the whole site.
- 6.7 Leisure Connections state that they originally submitted a proposal for a 6 court building with additional associated facilities such as catering areas, officers and lecture rooms. The proposed cost of the facility was reported to be in the region of £2.5 million. After discussions with the BTF, the latter agreed to provide the same support towards a cheaper scheme utilising the existing leisure centre facilities to support the basic 6 court hall. Leisure Connection believe that a basic six court hall 'could be built for somewhere between £1.4 million and £1.5 million subject to planning permission and suitable surveys'. Of this, the LTA will provide £300,000 grant and £180,000 in the form of an interest-free 15 year loan.
- 6.8 Leisure Connections have provided a five year cost plan for the proposed facility which has been considered by Urban Living & Business Connections finance officers. This financial information has been used in the paragraphs below:

The Position of the Lawn Tennis Association

- 6.9 The LTA are extremely keen to encourage and enable the development of an Indoor Tennis Centre in Harrow. Their Indoor Tennis Initiative is still an important policy driver. There is no such facility within the Middlesex LTA area and they are keen to establish centres to meet real and latent demand. They believe Harrow to be an important opportunity, not least because of the demographics of the borough. The nearest centres available for Harrow residents appear to be Batchwood, near St Albans (a facility owned and operated by Leisure Connections) and Islington.
- 6.7 The LTA have indicated they require a commitment to accept their offer and agree progress to develop a detailed project. They have set a deadline of the end of July 2004 for decision. If the Council does commit to proceed they will work with us to develop and implement the proposals. The LTA will make available specialists to assist in design, layout, lighting etc. and assist in project managing the development of the facility.
- 6.8 The LTA grant offer comprises:
- £300,000 grant
 - £180,000 interest free loan repayable in 15 annual instalments commencing from the second year of operation.
 - £50,000 revenue funding spread over the first two years of operation to fund tennis development officers / coaches
- 6.9 The LTA see their programme as being more than just the construction of a physical facility. Their objective is to promote the development of tennis across the community both to widen the participation in the sport and to improve the skills and quality of those who play. Clearly their programmes target the introduction and development of young people to tennis. Equally important, but perhaps less well known, are their programmes to promote the development of the sport amongst people with disabilities.

Options Considered

- 6.10 In the development phase of the bid the single option pursued was one of partnership with Leisure Connections. Latterly, with the Council and the LTA being the only funding partners in the proposed arrangements, officers have explored other potential options for the delivery and operation of the facility. As stated in the Council's Unitary Development Plan, suitable sites within Harrow are rare. Furthermore, advice from the LTA is that an indoor tennis centre only works well when it is co-located to provide synergies with other leisure facilities.
- 6.11 The other large leisure development in Harrow currently is the Prince Edward Playing Fields project. Officers have held discussions with Scarborough Developments about the possibility and / or desirability of adding an indoor tennis facility to the leisure 'offer' in the complex. Whilst the developer is extremely keen and has submitted a letter of intent, they are unable to give a definite commitment until September at the earliest. This does not give the Council the certainty it needs to provide a definite commitment to the LTA by the end of this month. Advice from the Chief Planning Officer casts even more doubt over this proposal, particularly in terms of the risk of the application being 'called-in' and the impact that would have on timescale.
- 6.12 Officers have therefore pursued the original proposal to construct a new facility adjacent to the Harrow Leisure Centre to gain the benefits of shared use of reception, catering, changing and gym facilities. Clearly this arrangement will only work if the operator of the tennis centre and the leisure centre is one and the same organisation. Contractual arrangements for both facilities would therefore need to be harmonised

7. Tennis Demand in Harrow

- 7.1 A comprehensive study of supply and demand for sport and leisure activities in Harrow is currently being commissioned. The results of the study will not be available until next year. The following paragraphs set out information which is currently available:

Current Usage at Harrow Leisure Centre

- 7.2 The "Tennis Action" programme at Harrow Leisure Centre currently offers pre-paid courses for a 15 week term available to pre-school tots, juniors, and Adults users on a term by term basis. There is also a service that offers the opportunity for members of the public just to turn up and play on a casual play-and-pay basis.
- 7.3 The overall aim of the Tennis Action programme is firstly to develop key foundation skills such as coordination, ball and racket control skills eventually leading to identifying and training talented players to complete at regional and national level.
- 7.4 The usage figures for 2003/4 show the intake into the programme was 1400 participants overall. A breakdown of the users is shown below; -

Activity	Age Range	Cost per term	Attendance
Tots	2 – 4 years olds	£63.00	300
Mini Red Tennis	5 – 8 years olds	£74.00	470
Mini Orange	8 – 12 years old	£109.00	560
Junior Squads	12 – 16 year olds	£109.00	70
Pay & Play	All	£24.00	85

Historical data showing participation per month since 2000 is shown below; -

	2000	2001	2002	2003	2004
Jan	730	590	530	700	309
Feb	350	404	178	264	117
Mar	3188	3754	4426	3783	527
Apl	1416	1594	360	1473	1019
May	526	244	6	379	242
Jun	1710	1954	140	1362	
July	3610	2628	1430	913	
Aug	638	308	482	623	
Sept	494	430	475	1878	
Oct	576	202	163	2661	
Nov	2870	2977	216	235	
Dec	1400	1080	3058	604	
Total	17,508	16,165	11,464	14,875	2,214
Ave/Mon	1459	1347	955	1240	443

- 7.5 Leisure Connection estimate that 70% of the participants are borough residents, and 60% are male and 40% female with up to 80% take up from black and ethnic minority groups.

Schools

- 7.6 As part of the Council's recent successful bid of £1.1m from the New Opportunities Fund [NOF], the borough will be developing a Mini Tennis Zone as part of the refurbishments at Whitefriars First and Middle School. The Project cost is £70k for the construction of 4 red & 2 orange mini tennis courts on a tarmacadam surface and is funded through the NOF PE and Sport programme.
- 7.7 Additional funds have been found to provide improvements to the changing facilities at Harrow Teachers' Centre. Work is due to start in August 2004 and there is a three-week build programme.
- 7.8 The School's Partner Primary Schools are Norbury First and Middle Schools, Elmgrove First and Middle Schools and Cedars First and Middle Schools. Whitefriars is also part of the School Sports Co-ordinator programme and there are 9 schools in their family.
- 7.9 Other accredited Local Mini Tennis Zones in Harrow are at Harrow Leisure Centre, Headstone LTC and Pinner LTC. Other key Stakeholders not mentioned above are Harrow High Sports College and the Wealdstone Regeneration Group.

Local Clubs

- 7.10 Within the borough there are approximately 20 Clubs affiliated to the LTA. The following clubs currently have a basic junior tennis programme that offers junior learn-to-play tennis classes There are no indoor tennis facilities available to Clubs within the borough.

Pinner Lawn Tennis Club
Harrow Wealdstone Lawn Tennis Club
Kenton Lawn Tennis Club
Harrow Baptist Lawn Tennis Club

Outdoors Tennis Courts

- 7.11 The Borough currently has 61 tennis courts in parks, all of which require resurfacing and new equipment. They are not used to their capacity. The Parks team are also investigating the possibility of converting selected tennis courts into basketball courts. There has been an expressed greater community need for casual basketball courts than tennis courts. Due to the lack of ancillary facilities the courts are also not adequate for club use. The casual use of the tennis courts is often spread sporadically over the year with peak periods coinciding with major televised competitions such as Wimbledon.
- 7.12 From site visits to other similar facilities and discussions with the LTA, the tennis centre development at Byron Recreation Ground will certainly require the capacity to expand to a minimum of 3 floodlit outdoor courts to meet potential latent demand this new facility is likely to generate. Experience of other indoor facilities is that people want to move outdoor when the weather is fine. Preliminary discussions with the LTA indicate that this could also be grant assisted as part of a phased construction subject to a detailed business and development case being made.

8. Commitment to Sustainability

- 8.1 One of the LTA's key objectives is to promote the development of tennis across the community both to widen the participation in the sport and to improve the skills and quality of those who play. It is essential for players and potential players coming into the sport that this arrangement is sustainable over time.
- 8.2 Utilising Leisure Connection as an operator for the proposed facility proposal offers a 5-year Tennis development opportunity to the borough. The present leisure centre management would be combined with their experience in managing a similar tennis facility in Batchwood near St Albans which is owned and operated by Leisure Connections.
- 8.3 The Leisure Connection's draft business plan assumes the construction phase will take two years to complete and the first trading year will be 2006/7. They have also assumed an income loss in excess of £100k per year arising from the transfer of the existing Tennis Action programme will be met by the Council for the first two years of operating the new facility.
- 8.4 The leisure Connection proposal is for a five-year period only and, like the new Leisure Centres contract, tenure will be subject to the Council's best value procurement considerations when this proposal and the new Leisure Contract will expire in 2011.

- 8.5 The LTA is prepared to provide £50,000 per annum revenue funding to assist with the tennis development at the new facility together with any outreach work within the borough's school. This funding is only available for the first two years of the project. It is recommended that the borough's Sports Development Team manage this grant to ensure equitable access is provided and sport development objectives of the LTA is monitored and delivered effectively.
- 8.6 After the initial 2-year period the LTA funding will cease, and the Council will then become responsible for sustaining this commitment within the scheme at a cost of £20k in yr3 rising to £40k from yr 4 onwards to ensure the training and development of the participants.
- 8.7 As part of the commitment to sustainability exit strategies and links will need to be resourced, developed, and maintained thorough the borough's Sports Development Team to ensure pathways exist to increase youth participation by developing after school academies at key schools for participants, and that pathways are available for participants from the schools and tennis centre programmes can progress on to local clubs and receive specialist coaching at club level to ensure continuity of the development. This cost is estimated at £40k approximately per annum to provide support for [balls rackets, coaching fees competition entries, transport etc] and the occasional hire of facilities for representative squad around 2 hours per week.

9. **Access for Hard to Reach Groups**

- 9.1 Leisure Connection has agreed to operate a new pricing tariff called the "Harrow Leisure Card" that will benefit the residents of the Borough as part of the new Leisure Management Contract arrangements.
- 9.2 The new Harrow Leisure Card tariff will entitle the bearer to use the proposed tennis facilities on a pay and play basis only, between the hours of 8.00am – 5.00pm Monday to Saturday.
- 9.3 The Harrow Leisure Card also offers a concessionary tariff for groups such as juniors aged between 14 to 17 years old who will receive a special discounted price on play and play pre booked tennis activities up to 8 days in advance

	Resident £	Non Resident £
Family 2 Adults + 2 Child	40	70
Family 1 Adult + 1 Child	20	35
Adult	15	30
Junior	5	12.50
Concession [14 to 17]	2.50	10

- 9.4 The percentage discount on charges for use of the facilities is 10% for all cardholders except 'concession' cardholders who benefit from a 20% discount on prices
- 9.5 In addition the Council's Sports Development Team are to be provided with 50 cards free of cost in any one calendar year to support the Borough's Sports Development programme to encourage greater participation in under represented groups

10. **Finance Observations**

- 10.1 The proposed Indoor Tennis Centre will cost £262,000 per annum. This cost estimate is comprised of:

<u>YEARS 1 & 2</u>		£
Capital Financing Costs	100,000	
Repayment of LTA Loan	12,000	
Net Operating Costs (years 1&2)	55,000	(using figures supplied by LC)
NNDR (estimated)	100,000	
TOTAL	<u>267,000</u>	

Dealing with each element in turn:

Capital Costs

- 10.2 The construction cost for the facility has been estimated at £1.5 million. This is based upon advice from the LTA and from the experience of similar facilities constructed in the last few years.
- 10.3 The capital costs would be funded from:

£300,000 in grant from the LTA.
 £180,000 interest free loan from the LTA
 £1,000,000 provided by London Borough of Harrow

- 10.4 The estimated revenue implications would be:

£100,000 per annum for 15 years to finance the Council capital contribution
 £12,000 per annum LTA loan repayment from year 2 to year 16 of operation.

Income and Operating Costs

- 10.5 The schedule attached at Appendix A has been provided by Leisure Connections. The figures are derived from Leisure Connection's experience in operating the Batchwood facility. Broadly the schedule shows the net annual operating subsidy required from the Council is in the region of £60,000. This excludes NNDR. Officers have estimated that the NNDR requirement will be in the region of £100,000 per annum.
- 10.6 The business plan produced by Leisure Connections has been critically examined by officers and the following observations and comments are made:

Income Projections

- 10.7 The income projections are based upon estimated income from the Indoor Tennis Facility. The income figures do not grow until after year 3 as it is assumed that:
- It will take two years to build the tennis business customer base
 - It will take two years to develop alternative uses for the current facilities when the presently delivered indoor tennis programmes are transferred to use the new purpose-built facility.

In officers' views these are extremely pessimistic projections. Advice sought from managers of similar facilities is that, with Harrow's catchment area, utilisation will rise rapidly. With effective marketing and promotion, it is thought that it will take months rather than years. If the more optimistic scenario materialises, then the centre should require an operating subsidy nearer £20,000 per annum from year 3 onwards. However, this will be offset by the requirement for Sports Development funding to replace the LTA funding of £40,000 per annum which halves in year 3 and disappears from year 4.

Expenditure Projections

- 10.8 A number of costs within the Leisure Connections Business plan appear high. These include: Payroll costs, Repairs and Maintenance (particularly for a brand new building) and utilities costs.
- 10.9 The proposed contract charges also appear high with fees being set at 15% of Total Gross Income. Total Gross Income includes catering income and the cost of sales.
- 10.10 There is no provision within current or planned budgets to finance the Indoor Tennis Centre and the related Sports Development costs totalling £267k per annum. Growth from 2006 /07 would therefore be required.

11. Legal Observations

- 11.1 None

12. Conclusion

- 12.1 The construction of an Indoor Tennis Centre would significantly add to the range and quality of leisure facilities offered by Harrow. The facility would not just benefit current and prospective tennis players but would yield benefits to other leisure users by freeing-up space in the Harrow Leisure Centre, currently used for tennis, which could be used for other sports and pastimes.
- 12.2 The Council's own UDP; its Cultural Strategy; and the Audit Commission all acknowledge and reflect upon the relative inadequacy of sport and leisure provision within the Borough. It is accepted that Harrow is 'coming from a long way back' in terms of serving the sports and recreation needs of people of all ages and young people, in particular. Whilst the Council has commissioned work to carry out a detailed study of supply and demand, the Council has a generous offer from the LTA on the table. The timetable set

by the LTA dictates that we cannot wait until the detailed supply and demand study has been completed.

- 12.3 A Harrow Indoor Tennis Centre would draw on a market from beyond the borough boundaries and would undoubtedly provide a facility for tournaments and competitions for tennis players in north and west London and beyond. There is currently no similar facility with Middlesex County Lawn Tennis Association area. Arguably, the creation of an Indoor Tennis Centre will provide a positive force to assist in the wider the regeneration of Wealdstone.
- 12.4 The Council contribution to the capital costs and the level of ongoing revenue support is undoubtedly far greater than was originally envisaged when the bid was submitted. However, the offer does provide a grant £300k and a further £180k interest-free and is one of the best offers made by the LTA to any organisation. Against this, the worse case scenario within the business plan requires an ongoing revenue contribution from the Council of £267,000 per annum.
- 12.5 The Council already contributes £1.35 million per annum to subsidise the operation of Harrow Leisure Centre. The construction and operation of an Indoor Tennis Centre would generate a significant enhancement to the range and quality of leisure provision in Harrow at a cost increase of just under 20%, bringing the total revenue subsidy to around £1.62 million per annum.
- 12.6 Officers have identified that this could be funded a number of ways some of which would minimise the impact upon the general fund.

13. **Background Papers**

13.1

14 **Author**

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INDOOR TENNIS INITIATIVE (ITI)

In partnership with Local Authorities, the LTA has developed 52 ITI sites across a wide geographical spread of the UK, as shown on the map attached.

The 52 centres provide 276 'open access' indoor courts for the public to hire or be part of a centre's programme, providing playing, coaching and competitive opportunities for all.

The LTA's capital and revenue investment into these centres exceeds £21m. Revenue investment has created Tennis Development Officer/Head Coach positions at all the centres, which are supported by a large and growing base of full and part time coaches.

The objectives of the ITI programme are as follows:

- a. To provide quality coaching and development programmes
- b. To deliver better coaching practice and competition
- c. To encourage players from the broadest social spectrum
- d. To provide tennis facilities
- e. To promote tennis as a recreational and healthy activity

You will see from the enclosed survey, which we undertook during 2002, that although there are many challenges in achieving all the objectives, on the whole the programme has been very successful. One other very important factor is that out of the 52 centres, 27 have achieved LTA National Performance Club accreditation status, which means that any talented and aspiring player in one of these centres can access high quality performance training.

The provision of tennis facility development is a major priority for the LTA, and the ITI programme provides one of the important means by which this can be achieved.

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Harrow Tennis Centre

Income	2006/7 yr1	2007/8 yr2	2008/9 yr3	2009/10 yr4	2010/11 yr5	Total	Comments
Leisure Income	141918	141918	158769	176120	176120	794845	
Catering Income	7600	7600	7600	10000	10000	42800	
Fitness Income	0	0	0	0	0	0	
Management Fee	0	0	0	0	0	0	
Income	149518	149518	166369	186120	186120	837645	
Costs of Sales	-6797	-6797	-6797	-6797	-6797	-33985	
Total Income	142721	142721	159572	179323	179323	803660	
Expenditure							
Payroll Costs - Wages	1585	1585	1585	1585	1585	7925	
Payroll Costs - Salaries	45293	45293	45293	45293	45293	226465	
Payroll Costs - Other	41128	41128	61128	81128	81128	305640	
Vehicle Costs	0	0	0	0	0	0	
Other Provisions/Equip	15900	15900	15900	15900	15900	79500	
Travel And Subsistence	0	0	0	0	0	0	
Advertising Marketing	10000	10000	10000	10000	10000	50000	
Repairs and Maintenance	21500	21500	20500	21500	26500	111500	
Office Supplies and Systems	1500	1500	1500	1500	1500	7500	
Depreciation	0	0	0	0	0	0	
Communications	2000	2000	2000	2000	2000	10000	
Legal and Professional	0	0	0	0	0	0	
Insurance	4000	4000	4000	4000	4000	20000	
Bank Charges	822	822	915	1024	1024	4607	
Utilities	21250	21250	21250	21250	21250	106250	
Miscellaneous Rentals	2000	2000	2000	2000	2000	10000	
Misc Fees and Services	1500	1500	1500	1500	1500	7500	
Contract Charges	22428	22428	24955	27918	27918	125647	
Accommodation	0	0	0	0	0	0	
Set Up Costs	2000	0	0	0	0	2000	
Rates/NNDR							
Income loss transfer of activities							
Total Expenditure	192906	190906	212526	236598	241598	1074534	
Net Profit/(loss)	-50185	-48185	-52954	-57275	-62275	-270874	

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Extract from the Minutes of the Meeting of Cabinet held on 29 July 2004

563. **Key Decision - Proposal for an Indoor Tennis Centre:**

The Executive Director (Urban Living) introduced his report and stated that the Council's response to progress to Stage 2 of the project was due the following day. He explained the funding arrangements of this proposal and drew Members' attention to the financial observations set out in his report and the officer view that the projections were extremely pessimistic and represented the worse case scenario.

He added that the proposed Indoor Tennis Centre would "replace" the outdoor swimming pool and provide a much needed additional leisure facility and set he out the Lawn Tennis Association's (LTA) commitment to the project. In response to questions from Members, the Executive Director (Urban Living) mentioned that the proposal, subject to various approvals, would be built on the existing car park site at Harrow Leisure Centre.

The Portfolio Holder for Education and Lifelong Learning commended the proposal and urged Cabinet not to miss out on this great opportunity, much of which was being funded by the LTA.

Members of the Conservative Group reserved their judgement on the proposal which they felt might have serious cost implications, and requested additional information before giving their full support to the proposal. They also expressed concern at the loss of parking at the Leisure Centre.

The Portfolio Holder for Planning, Development, Housing and Best Value called for a Masterplan for land in the vicinity of the Leisure Centre including the former Driving School site, adjacent parkland, which appeared to have been abandoned, and the former outdoor swimming pool site. He was of the view that the proposals for an Indoor Tennis Centre would help regenerate Wealdstone and requested that the report be submitted to the Wealdstone Regeneration Advisory Panel for comment.

The Leader of the Conservative Group supported the suggestion for a Masterplan and agreed to look into this with the Portfolio Holder for Planning, Development, Housing and Best Value.

In conclusion, the Executive Director (Urban Living) clarified that the report to the September meeting of Cabinet would include a Project Plan and a timetable for the Stage 2 process. He added that it would also address the concerns raised by Members with regard to the financing of this project.

RESOLVED: (1) That the offer of grant and loan funding from the Lawn Tennis Association be accepted and that progress to Stage 2 be commenced to enable the project to be developed for final approval by the Council and the LTA;

(2) that the Executive Director (Urban Living) produce a detailed project plan and timetable to develop a fully detailed and costed scheme in partnership with the LTA for consideration at the next meeting of Cabinet.

Reason for Decision: To progress the implementation of this regional facility within the Borough.

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LONDON BOROUGH OF HARROW

Meeting:	Cabinet
Date:	9 th September 2004
Subject:	Byron Park Area Regeneration
Key decision:	No
Responsible Chief Officer:	Executive Director (Urban Living)
Relevant Portfolio Holder:	Planning, Development, Housing and Best Value Environment and transportation
Status:	Part 1
Ward:	Marlborough and Wealdstone
Enclosures:	N/A

1. Summary

1.1 Work has been ongoing for some time to finalise proposals for housing development on the Driving Centre and Swimming pool sites adjacent to Byron Recreation Ground. Cabinet agreed in July 2004 that the Indoor Tennis Centre should also be located on this site as will a number of other facilities. There are several outstanding issues from the 2002 Sports and Leisure Audit in relation to the external environment of the Leisure Centre that have yet to be addressed linked to issues of community safety in the area

1.2 The scale of the proposed developments within a compact urban area, adjacent to the Byron Recreation ground require that a holistic design approach is taken to ensure the form of the development, layout, scale, density, appearance and landscape, all contribute to sustainability objectives and enhance the Wealdstone area.

2. Recommendations (for decision by Cabinet)

2.1 That Cabinet approves the principle of master planning the proposed redevelopment of the Byron Park area to achieve a sustainable development

2.2 That Cabinet approves in principle the proposal to upgrade Byron Park and environment around the Harrow Leisure Centre, such improvements to be steered by relevant Portfolio Holders, subject to further consideration of costed proposals at a future meeting.

Reason: To enable design and development work to continue without delay.

3. Consultation with Ward Councillors

3.1 Portfolio Holders and Ward Members are involved on an ongoing basis

4. Relevance to Corporate Priorities

4.1. The Community Strategy for Harrow (section 1.5) specifies the need for sustainable development, as '*Changes that are able to stand the test of time rather than only securing short term improvements*'. The strategy sets out the Council's aims to engage the local community to develop and achieve cohesive communities. This proposal complies with Community Strategy objectives.

5. Background Information

5.1 Site Context

The Byron Park area comprises 24 acres of parkland, recreation buildings and development sites, located within a few minutes walk of Wealdstone town centre. The proposed developments will have a major impact on the surrounding area and a holistic solution is required to ensure the final scheme contributes to the sustainability of the area, creating the conditions for a flourishing economic life and streets and public spaces that are safe, accessible and pleasant to use.

5.2 Existing facilities

Operational facilities presently on the site include Harrow Leisure Centre, Byron Recreation Hall, Herga Bowls, Outdoor bowling club, Gymnastic Club, Skateboard Park, 200+ space car park, day centre for people with mental health problems, Cemetery and Byron Park.

5.3 Recent developments

Development over the years in this area has been ad hoc, with the consequence that the park is now locked in by buildings, all of low architectural merit. The external environment around the Leisure Centre badly requires enhanced maintenance, investment and improved community safety measures. The facilities located here are targeted at the wider Harrow-and-beyond population and usage by local people is low. Byron Park is the only truly local facility, however, it provides little recreational amenity value and is poorly used. The leisure centre entrance has been cut off from the local roads by a traffic calming scheme, and this, coupled with hard landscaping that restricts sight lines at the approach to the Leisure Centre, has added to the isolation and fear of crime in the area.

5.4 Vitality Profiles

In the overall index of multiple deprivation for Harrow the area covering Byron recreation ground is the sixth most deprived in the borough. The immediate area adjacent to the park scores particularly badly on three of the individual indicators; Living Environment, Health and Disability and Income Deprivation Affecting Children. Nationally, the Byron Park area falls in the worst 27% in the Country on the overall index of deprivation and in the worst 22% in the Country on the Living Environment indicator.

6. Proposals for the site

6.1 Current proposals are for a 6-court indoor tennis centre, a 60 person Day-Centre and Residential Houses for people with learning disabilities (LIFT project), 3 outdoor tennis courts, space for a further community hall (to be constructed by a community group that is financially able to undertake the venture), around 300 parking spaces and approximately 150 units of housing.

6.2 These proposals have been worked up independently of one another, each utilising available pieces of land without evaluation of the interactions with existing buildings and with the park itself. Sustainable development requirements, local vernacular, community safety issues and the needs of local people have not been considered in any of the design options to date. Outline designs showing proposed locations of the buildings and facilities demonstrate conflict with the principles of good urban design (*By Design; Urban Design in the Planning System, ODPM 2003*) and the Police 'Secured by Design' planning and design standards.

6.3 An initial mapping exercise indicates that it may not be possible to accommodate all the proposals, with the specified levels of parking, on the available sites.

7. Outcome from Consultation with Portfolio Holders and Local Members

7.1 Recent consultation with portfolio holders and local members indicates agreement that we should take this opportunity to create a sense of place and community delight in Wealdstone

- by introducing a greater harmony between the existing and proposed buildings,
- by creating a lively place with distinctive character and streets and public spaces that are safe, accessible and pleasant to use,
- by making the park an easily accessed and desirable focal point for the local community,
- and by creating 'green corridors' from the town centre and main roads to the leisure facilities in the area.

7.2 Portfolio Holders have agreed that a mixed tenure housing scheme would be more appropriate than the previously agreed 100% social housing development. If approved by Cabinet, income from the housing for sale element of the scheme will enable a sustainable neighbourhood renewal scheme to proceed.

7.3 An initial visioning exercise is presently underway and Portfolio Holders and local members will be considering this week beginning 6th September. This exercise and any outcomes will not delay the development of the indoor tennis centre or the LIFT project

8. Community Involvement

8.1 The portfolio holders for Environment and Transportation and for Planning, Development, Housing and Best Value have stressed the importance of local Member and community involvement in developing and assessing options for regenerating the

park and surrounding area. This is in accord with the ODPM Urban White Paper of November 2000, *Our Towns and Cities: The Future*, which states

- 'People have a right to determine their future and be involved in deciding how their town or city develops. It is not enough to consult people; they must be fully engaged in the process from the start and everybody must be included'
- 'We need local strategies developed with local people to meet the needs of local people'
- 'A clear message from the regeneration initiatives of the last 30 years is that real sustainable change will not be achieved unless local people are in the driving seat. The key to ensuring long term sustainable change is to involve the local community and the people who live and work in an area'

The 'Sustainable Communities: building for the future' plan of 2003 adds to this in advising of the importance of community involvement in urban development.

9. Finance Observations

9.1 Design costs can be met from within the Wealdstone regeneration budget.

10. Legal Observations

There are no legal observations at this stage.

11. Author

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Meeting:	Wealdstone Regeneration Advisory Panel
Date:	20 September 2004
Subject:	Provision for Children and Young People in Wealdstone
Key decision:	No
Responsible Chief Officer:	Executive Director (People First)
Relevant Portfolio Holder:	Portfolio Holder for Education and Lifelong Learning and Portfolio Holder for Social Care
Status:	Part 1
Wards:	Wealdstone
Enclosures:	Appendix 1

1. Summary

- 1.1. The purpose of this report is to provide Members of Wealdstone Regeneration Advisory Panel with an overview of out of school provision for children and young people in Wealdstone

2. Recommendations

- 2.1. To note the report and comment accordingly.

REASON:

This report has been drawn up in response to a request from Members of the panel for information about out of school provision for children and young people in Wealdstone

3. Consultation with Ward Councillors

- 3.1. Ward Councillors are represented on the Panel

4. Policy Context

- 4.1. The Cabinet at its meeting in July 2002 introduced the New Harrow Project with a strong emphasis on local area-based services. This report provides information about out of school provision for children and young people in Wealdstone and is relevant to the development of area-based working.

5. Relevance to Corporate Priorities

5.1. This Plan relates to the following Corporate Priorities

- To promote Harrow as a centre of lifelong learning
- To strengthen Harrow's local communities
- To develop a prosperous and sustainable economy in Harrow
- To improve the quality of health and social care in Harrow

6. Background Information

6.1. Members of Wealdstone Regeneration Advisory Panel, at their meeting held on 5 July 2004, requested a report be prepared for their September meeting on out of school provision for children and young people in Wealdstone and any obvious gaps in provision.

6.2. The report has been prepared from information supplied by Officers from the Sports Development Unit, Arts Development Unit, Parks Services and the Youth and Connexions Service.

6.3. The information presented in this report is based on information known to the respective services. For example information about groups has been derived from the Sports and Leisure Audit Database or the Directory of Registered Youth Organisations. To some extent these will have been self-selecting and there will be groups operating within Wealdstone which may have chosen not to register within an official directory – there is no information, for example, about faith based provision for children and young people; nor has this exercise attempted to capture the level of activity taking place within schools.

7. Out of School Provision for Children and Young People in Wealdstone

7.1. Harrow Leisure Centre, Grant Road Youth Centre and Wealdstone Library are located within the Wealdstone Ward. These provide a range of services direct to children and young people, but also serve as a venue for clubs, community and voluntary groups working with children and young people. The Youth Centre and the Library are due to relocate to new premises in the centre of Wealdstone by the end of this year, and these will offer enhanced facilities to the local community.

7.2. Appendix 1 contains details of those clubs, community and voluntary groups known to be providing activities and services on a regular basis to children and young people in Wealdstone. There are 30 groups in total (including Grant Road Youth Centre) and full details can be found in the Appendix. Broadly these groups can be categorised as follows:

- Sports Groups – 13 in total covering a range of sports including badminton, boxing, gymnastics, swimming, and scuba diving;
- Arts Groups – 5 in total covering literature and dance primarily;
- Uniformed Organisations – 6 Scout groups in total covering the range of scouting from Beavers to Explorer Scouts;
- Cultural Groups – 4 in total reflecting some of the diverse nature of Harrow;
- Youth Groups – 4 in total including Grant Road Youth Centre and Harrow Young Person's Centre.

- 7.3. There are a small number of Community Groups which also facilitate/provide activities and events on an occasional basis which involve children and young people. These include Wealdstone Active Community and Wealdstone Arts Society. In addition the Sangat Centre is located within the Ward and offers various activities, including Asian Dance for children and young people with disabilities.
- 7.4. After school clubs operate at Grant Road Youth Centre and Whitefriars First and Middle School. Holiday Playschemes operate at Harrow Teachers' Centre.
- 7.5. Byron Recreation Ground provides a large open space which is a focal point for young people to meet and offers facilities for football, tennis, basketball, and bowling. 4 football clubs use this as their home base, Football in the Community (Watford Football Club) run sessions for girls and boys. In addition there is a skate park and a children's play area. The Recreation Ground also serves as a venue for an activity week delivered by a local church in the first week of the Summer holidays, and is also used by the Youth and Connexions Service as a venue for "youth work in the park". The only other green space in Wealdstone is Weald Village which has a set of football uprights for informal use by children and young people. This Open Space is relatively small and surrounded by residential property. Consultation with the Weald Village Residents and Tenants Association has identified a need for improvement towards a village green type environment rather than a formal multi-sports facility
- 7.6. From the information gathered for this report it would appear that Wealdstone has a wide range of relevant provision for children and young people, covering weekday evenings and weekends. A limited amount of the provision is targeted at children and young people with disabilities, and some provision would appear to be targeted at some of Harrow's Black and Minority Ethnic communities.
- 7.7. There are however some caveats to this. It is unclear to what extent children and young people who live within the Ward take up the opportunity offered by these groups and organisations. Nor is it clear to what extent this take up reflects the diversity of the local community. Facilities such as Harrow Leisure Centre are a Borough-wide resource and therefore draw their customer base from a much wider geographical area.
- 7.8. There are some gaps, if not in provision, at least in the information held/known about groups operating within Wealdstone. For example there appear to be no Guiding Units or Boys/Girl Brigade Units operating. Similarly provision in the Arts seems to be concentrated on a limited range of art forms and does not offer any opportunities for drama or creative arts, although these might form part of the general programme of activities offered at Grant Road Youth Centre and by other groups. It is also evident that some of the groups only operate within term-time and therefore it is reasonable to assume that there is less provision available to children and young people during holiday periods.
- 7.9. The Youth and Connexions Service, Children's Fund are working with Harrow Association of Voluntary Service to develop an infrastructure to provide more effective support to voluntary youth organisations in Harrow. This may then be the vehicle by which we can gather and disseminate more extensive information about provision for children and young people in Harrow.

8. Consultation

- 8.1. None

9. **Finance Observations**

9.1. None

10. **Legal Observations**

10.1. None

11. **Conclusion**

11.1. This report has not attempted to compare Wealdstone with other wards in Harrow so it is not possible to make any conclusions about the level of provision within the Ward in comparison to the levels of similar provision in other Wards. Certainly facilities such as Harrow Leisure Centre, Grant Road Youth Centre (one of only three youth centres) and Harrow Young Person's Centre are not present in other Wards. Indeed the Youth and Connexions Service has no physical presence in any of the 7 Wards which form the East Strategic Area. It does, therefore, seem reasonable to conclude that there is a good range of provision for children and young people in Wealdstone, although there is potential for further development and improvement of the range of opportunities offered. It should also be noted that this report has not attempted to ascertain the extent to which children and young people from Wealdstone access provision in other parts of Harrow.

12. **Background Papers**

12.1. None

13. **Author**

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Appendix 1

Provision for Children and Young People in Wealdstone

Sports Groups						
Name of Organisation	Venue	Key Contact	Facilities/Activities	Time	Age Group	Charges
Chequers Badminton Club	Harrow Leisure Centre	Mr S Misra 020 8421 4792	Playing & Coaching	Saturday 3.00-5.00PM	6-18yrs	£3.50 per session
Eagles Sports Club	Harrow Leisure Centre	Shirley Bennett 020 8429 2920	Archery, Table Tennis, Badmington and Bowls only open to Physically Disabled People	1st and 3rd Saturdays from 6-8 pm	Any	£1.00 per year
Harrow and District Amateur Boxing Association	Harrow Leisure Centre	Brian Smart 020 8952 4027	Boxing Competitions /Teaching Affiliated to ABA Great Britain	Wednesday 6.30-8.30PM, Friday 6.30-8.30PM, Sunday 11.00-1.00 PM	9+	£3.00 per session for juniors (9-17yrs) £4.00 per session for seniors (17+ yrs)

Appendix 1

Provision for Children and Young People in Wealdstone

Harrow and Wealdstone Swimming Club	Harrow Leisure Centre	Janine Nyman 020 8933 2785	Learn to Swim, Squads, Masters	Monday 7.00-9.00PM, Wednesday 7.00-9.00PM, Saturday 8.30-9.00AM	5+	Course fee varies
Harrow Trampoline Club	Harrow Leisure Centre	Ms Harley 077 7380 0525	Training & coaching	Tuesday, Thursday, Saturday	5-no limit	Drop In Sessions for £2.10 per hour
Harrow Kingfisher Swimming Club for Disabled People	Harrow Leisure Centre	Ms. Narbada Dabasia 020 82041919	Therapeutic Hydrotherapy Swimming Sessions for the Disabled	Saturday 5.00-6.00PM	any age	£10 per annum
Harrow Leisure Centre Badminton Club	Harrow Leisure Centre	Jackie Horne 020 8421 4601	Badminton Club	every Sunday between 8.00 - 11.00 pm	18+	Various
Harrow Leisure Centre Snooker Club	Harrow Leisure Centre	R Gill 020 8907 7135	Snooker	every Wed between 7.00 - 11 pm	14+	£99.00 per annum
Harrow School of Gymnastics	186 Christchurch Avenue, Harrow, Middx. HA3 5BD	Mrs Jenkins 020 84275611	Various Gymnastics Activities	Classes all through the week. 4.00-7.30PM	all ages	£5.50 (average).
Harrow Sub-Aqua Club	Harrow Leisure Centre	Stephen Spiriak 020 8206 1799	Scuba Diving	every Thurs at 9 pm	16+	£150.00 per year
Ishin Ryu Ju-Jitsu	Harrow Leisure Centre	Kevin Pell 01953 483795	Ju Jitsu Self Defence Classes, Personal Safety Training	Every Friday evening from 5.00 - 10.00pm	4 - 68 years	From £15 per month

Appendix 1

Provision for Children and Young People in Wealdstone

Le Shuttle	181 Albury Drive, Pinner, Middx	Mina Rai	Badminton	Harrow Leisure Centre every Monday evening	4+	Various
Survive and Save Club	Harrow Leisure Centre	Celia Ronayne/ 0208 428 4277/ celiaronyane@supanet.com / www.surviveandsave.org	Swimming Activities for Children and Adults	Friday evenings 7.00 - 10.00 pm	5 – 18 yrs	Annual Fee: Children- £15.00 Adults- £20.00 Term Fee: Children- £24.00 Adults- £28.00

Appendix 1

Provision for Children and Young People in Wealdstone

Arts Groups						
Name of Organisation	Venue	Key Contact	Facilities/Activities	Location/Time	Age Group	Charges
Wealdstone Reader's Group	Wealdstone Library	Branch Librarian 020 8427 8670	Reading Group	Monthly 1-2	18+ yrs	Free of charge
Under fives' Storytime	Wealdstone Library	Branch Librarian 020 8427 8670	Storytime	Every Thursday 2-15-2.45pm	up to 5yrs	Free of charge
Rachana (Asian Dance Organisation)	Belmont First & Middle School	Sheela Kakkad 020 8958 4728	Kathak and Folk dances (Garba, Raas, Bhangra), ISTD graded Kathak Exams; Prayali Sangit Samiti exams.	Saturday 10.00 to 3.00	5 – 19 years	Various

Provision for Children and Young People in Wealdstone

Uniformed Groups						
Name of Organisation	Venue	Key Contact	Facilities/Activities	Location/Time	Age Group	Charges
Harrow and Wealdstone District Scout Council	District Activity Centre, 1A Walton Road, Harrow, Middx. HA1 4UX	Dr Andrew Wright 020 8423 6441	District Headquarter. Leader Meetings as and when required	Central Point of contact only	6+	Various
6 th Harrow Scout Group	District Activity Centre	Mr Paul Workman (Cubs leader) 020 8427 4213 www.6th-harrowscout.org.uk	Beavers Cubs Scouts	Monday (cubs) 6.30 – 8.00PM, Wednesday (beavers) 6.30 –7.45 PM, Friday (scouts) 7.30 –9.30 PM	6 – 14 years	Local Subs payable
19 th Harrow Scout Group	The Cabin 162-164 High St Wealdstone HA3 7AX	Mr J Thomas 020 8427 6618	Beavers, Cubs, Scouts, Irish & Scottish Dance and Keep fit classes.	Monday 6.30PM, Wednesday 5.30PM, Friday 7.15PM	6 – 14 years	Local Subs payable
23 rd Harrow Scout Group	Methodist Church Hall Montrose Rd Wealdstone HA3 7NH	Sharon Nixon 020 8933 5135 harrowscouts23rd@aol.com	Beavers, Cubs and Scouts	Friday 6.45 – 9.30 PM	6-14 years	£80 -£90 annual fee

Appendix 1

Provision for Children and Young People in Wealdstone

27 th Harrow Scout Group	43 Claremont Rd Wealdstone	Mr P Gregory 020 8357 6140	Beavers, Cubs and Scouts	Tuesday 5.45 – 8.30PM, Friday 7.30 – 10.00PM	6-14 years	£60 annual fee
Dominion Explorer Scouts	District Activity Centre	P Turner 020 8204 8666	Various Scout Activities	Monday 7.45 –9.45 PM Term Time	13–19yrs	£20.00 per term

Appendix 1

Provision for Children and Young People in Wealdstone

Cultural Groups						
Name of Organisation	Venue	Key Contact	Facilities/Activities	Location/Time	Age Group	Charges
The Furqan Academy	62 Ennerdale Avenue, Stanmore, Middx. HA7 2LD	M.F. Adil Farooqi 020 8909 2116	Leisure, Social Programmes for all Communities including Islamic, Quranic, Arabic, Eastern Culture Classes	Glebe School Sat/Sun 10.30 am - 12.30 pm	age 5-15	Voluntary Contributions
Somali Cultural Group	Grant Road Youth Centre	Hassan Noor 07956 318545	Religious classes, tuition service and activities including Arts, Painting, Sports, Football, Basketball, Swimming etc	Monday 4.00-6.00PM, Thursday 4.00-6.00PM, Saturday, Sunday 10.00-3.00	5-16 years	£2 per session
Indian Association of Harrow - Youth Group	97 Spencer Road, Harrow, HA3 7AW	Sunil Kapoor 07961 831566 020 8863 7253	Badminton, Hindi Language Classes, Indian Cultural Programmes etc	Harrow every Saturday	11-18 years	£1 per session
Harrow African Caribbean Association	Grant Road Youth Centre	Patricia Turner 020 8930 9420	Community Centre for the Asian, African and African Caribbean communities	Mondays 7.30 to 9.30 pm	5 –19 years1	Free

Provision for Children and Young People in Wealdstone

Youth Groups						
Name of Organisation	Venue	Key Contact	Facilities/Activities	Location/Time	Age Group	Charges
Youth United	Grant Road Youth Centre	Susan Warner 01923 440871	Various activities like sports, dance, arts, debates & discussion on issues, which they need to make thoughtful choices about their lives	Alternate Saturdays 2 - 5	8-16 years	£1
Grant Road Youth Centre	Grant Road Youth Centre	Lucy Russell 020 8427 6559	Youth Centre	Senior Club Duke of Edinburgh Award Junior Club	Tues 7 – 10 Wed 7 – 10 Fri 6.30 – 8.30	Various
Harrow Young Persons Centre	24A Canning Road Wealdstone HA3 7SJ	Ms Ikedola Animashaun 020 8861 5858	Harrow Young Persons Centre provides free and confidential sexual health services and careers advice for young men and women	5 days a week. Monday & Wednesday 9.00-5.00 PM Tuesday & Thursday 12.30-8.00 PM Friday 9.00-5.00 PM	10 – 21 years	Free

Appendix 1

Provision for Children and Young People in Wealdstone

Harrow Woodcraft Folk	Weald School Robin Hood Drive Harrow Weald	John Woolf	Involved in lots of activities like, crafts, painting, singing, folk dancing, hiking etc.	Saturday 9.45-11.30, Wednesday, Thursday	5-24yrs	£1.00 - £2.00 per session
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