

**WEALDSTONE REGENERATION ADVISORY  
PANEL****25 APRIL 2005**

Chair:	* Councillor Marie-Louise Nolan	
Councillors:	* Harrison * Harriss * Lavingia	* Vina Mithani * John Nickolay (2)
Co-opted Member:	Councillor Miss Lyne	
Advisers:	Mr S Addy Dr O Amele * Mr T Arens Mr M Garratt * Mrs S Hall Mrs B Harvey Mr R Page * Mrs J Skidmore † Mr A Wood	– Harrow Association of Disabled People – Wealdstone Traders' Association – Heriot Catering – Kodak – Wealdstone Traders' Association – Wealdstone Active Community – North West London Chamber of Commerce – Wealdstone Active Community – Harrow Public Transport Users' Association

\* Denotes Member present  
(2) Denotes category of Reserve Member  
† Denotes apologies received

**PART I - RECOMMENDATIONS - NIL****PART II - MINUTES**212. **Attendance by Reserve Members:**

**RESOLVED:** To note (1) the attendance at this meeting of the following duly appointed Reserve Member:

Ordinary MemberReserve Member

Councillor Marilyn Ashton

Councillor John Nickolay

(2) apologies received from Mr A Wood, a representative of Harrow Public Transport Users' Association and an Adviser to the Panel.

213. **Declarations of Interest:**

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

214. **Arrangement of Agenda:**

**RESOLVED:** That (1) under the provisions of the Local Government (Access to Information) Act 1985, the following late items be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

Agenda ItemSpecial Circumstances/Grounds for Urgency

12. Wealdstone Town Centre

The Panel was asked to consider this item, as a matter of urgency, as the report was not available at the time the main agenda was printed and circulated.

13. Wealdstone Key Worker Housing Update

The Panel was asked to consider this item, as a matter of urgency, as the report was not available at the time the main agenda was printed and circulated.

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

215. **Minutes:**  
**RESOLVED:** That the minutes of the meeting held on 24 January 2005, having been circulated, be taken as read and signed as a correct record.
216. **Public Questions:**  
**RESOLVED:** To note that no public questions were received at this meeting under the provisions of Advisory Panel and Consultative Forum Procedure Rule 15 (Part 4E of the Constitution).
217. **Deputations:**  
**RESOLVED:** To note that no deputations were received at this meeting under the provisions of Advisory Panel and Consultative Forum Procedure Rule 14 (Part 4E of the Constitution).
218. **Petitions:**  
**RESOLVED:** To note that no petitions were received at this meeting under the provisions of Advisory Panel and Consultative Forum Procedure Rule 13 (Part 4E of the Constitution).
219. **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.
220. **Appointment of a New Advisor to the Panel:**  
At its meeting on 24 January 2005, the Panel had agreed to invite the Metropolitan Police to nominate a representative to act as an Adviser to the Panel. Two nominations had been received from the Police, to enable one Adviser to attend in the absence of the other.  
**RESOLVED:** That Sergeant Andrew Jackson and Sergeant Colin Walker, representing the Metropolitan Police, be appointed as non-voting Advisers to the Panel for the remainder of the Municipal Year 2004/05.
221. **Policing in Wealdstone:**  
The Panel noted that the Council's Crime Reduction Manager, who had been invited to attend the meeting for this item, had sent his apologies.  
Sergeant Andrew Jackson of the Wealdstone Safer Neighbourhoods Team gave a presentation on policing in the area, based on a report that had been compiled following three crime reduction surveys that were carried out in High Street, Wealdstone between December 2004 and March 2005.  
The report described how retailers and passers-by had complained to Police about the behaviour of young people congregating near to the Holy Trinity Church, and on the footpath in Peel Road, which led to the Youth Club based in the Wealdstone Centre. These areas were seen as convenient places to meet, being close to shops, buses and fast food outlets, and, being within the pedestrian zone, were not disturbed by regular traffic flow.  
There was also evidence that the area outside the Youth Centre was being used as a gathering point, as graffiti, discarded drinks cans, cigarette butts and a strong smell of urine had been noticed in the area. Although the High Street was generally well lit and had CCTV, the lighting and camera over the doorway to the Youth Centre did not cover the subway entrance, where graffiti was particularly bad.  
Sergeant Jackson advised that the congregation of young people in Wealdstone High Street could be perceived as intimidating, which could affect how other users of the area carried out their day-to-day lives. The report contained a number of recommendations to make the High Street feel safer. These included:
- Ensuring that pedestrian, cycle and vehicle routes ran alongside one another, particularly outside the Holy Trinity Church.
  - Reinstating the roadway to increase traffic in the area and reduce the opportunity for people to gather, or, alternatively, changing the existing footway

to direct pedestrians through the walkway, thus reducing the opportunity to congregate for long periods of time.

- Reducing the width of the main footway and laying large cobblestones to the sides, thus providing a surface that was not comfortable to stand on for long periods.
- Replacing the metal benches with perching stools, which would discourage sitting for long periods of time.
- Replacing the wall topping with bricks laid in a tooth peg style, which would prevent it from being used as a seating area.
- Redirecting people using the Youth Centre out of the front entrance or securing the side entrance to reduce the opportunity for people to congregate.
- Installing well-placed signage to promote a sense of ownership and draw attention to the fact that consideration should be given to local retailers and residents.

The Panel noted that the problems with the area outside Peel Road were already being addressed, and that the new dispersal legislation would give the Police greater power to break up groups of people congregating in the area. In response to a question from a Member, Sergeant Jackson confirmed that the young people gathering in Wealdstone were a mixture of local residents and people coming from outside the area.

**RESOLVED:** That (1) the Director of Strategy (Urban Living) take into consideration the issues raised in the Police report when developments for the area were proposed; and

(2) the Council's Crime Reduction Manager be invited to attend the next meeting of the Panel.

222. **Byron Park Regeneration:**

The Director of Strategy (Urban Living) gave an oral report on progress that had been made with the proposed re-development of Byron Park.

Members of and Advisers to the Committee had been invited to attend a special meeting on 20 April 2005 where draft plans for the development had been on display. These outline plans, which were subject to change, had been sent to community and sporting groups in the Byron Park area for their views on what should be included in the park. The responses to the consultation would be considered by a steering group which would be set up to oversee the development of the park. The Director of Strategy (Urban Living) confirmed that consultation with local people would be essential to ensure that the chosen scheme was appropriate to local needs. A sustainability analysis would be carried out.

The re-development of the community park would be funded by income from a new housing development. It was not anticipated that a large income would be raised from the housing development, which meant that the improvements to the park would not be extensive.

A Member stated that there was already a lot of social housing either in place or planned for Wealdstone. In response to a question from the Member regarding whether the Council could consider increasing the amount of private housing on the new development to generate more income, the Director of Strategy (Urban Living) advised that the ratio of affordable to social housing would be decided by Cabinet, but was likely to be 50:50, in accordance with the guidance given in the Lord Mayor's Plan.

The Director of Strategy (Urban Living) explained that affordable housing did not always mean social housing, and offered to discuss in greater detail the ways in which housing could be made 'affordable' at a future meeting, if the Panel felt it would be helpful.

In response to a question from a Member, the Director of Strategy (Urban Living) advised that the housing development would be on the driving centre site and the outdoor swimming pool site. The number of units per site would depend on the agreed split between houses/flats and affordable/private housing, but was likely to be approximately 100-120 units. Of these, the private housing would probably be mostly flats.

The Panel discussed the proposed housing redevelopment and the following comments were made:

- Developments should include more houses to encourage families to settle in Wealdstone in the longer term, as flats tended to attract transient short term investment.
- The Council should invest in improved infrastructure to support the new housing development in Wealdstone.
- Some GP surgeries were already full and may not be able to support the increase in patients that was likely to occur as a result of the new housing development.

The Director of Strategy (Urban Living) advised that the Council was in the process of appointing a manager to supervise the project. One of the first tasks for the newly appointed person would be to produce a project plan setting out timescales for the development.

**RESOLVED:** That (1) the above comments be noted;

(2) the Director of Strategy (Urban Living) be requested to provide the Panel with an update on the appointment of a manager for the development and, once the project plan had been agreed, the proposed timescales.

223. **Wealdstone Town Centre:**

The Panel received a report of the Director of Strategy (Urban Living), which provided an update on Wealdstone Town Centre regeneration projects.

The Director of Strategy (Urban Living) advised that, following the recommendation made by the Panel at its last meeting, the Portfolio Holder for Planning, Development and Housing had agreed that a consultant be appointed to carry out a vitality study of Wealdstone High Street. A brief for the study had been produced and a number of consultants had been invited to make costed proposals. Shortlisted consultants would be interviewed by the agreed selection panel of Councillors Marie-Louise Nolan and Harris, Mrs Harvey, Miss Hall and Mr Wood in May, with a view to starting the vitality study immediately an appointment was made. The study, which would take about four weeks to complete, would be likely to commence in mid-May.

The Director of Strategy (Urban Living) advised that she had reviewed the minutes of all the Panel's meetings and compiled a list of issues relating to transport and traffic that had been raised by Members of and Advisers to the Panel. It was clear from views expressed at the Panel's meetings that there was frustration at the lack of an integrated solution to dealing with Wealdstone issues, and a more holistic approach was needed. The way forward would be to appoint a transport consultant who would take an overview of all issues and ensure that changes in one part of Wealdstone did not impact negatively on changes taking place in another part of the town.

An Adviser to the Panel expressed concern that appointing an external consultant may incur unnecessary expenditure, and queried why Council staff could not manage the traffic issues internally. The Director of Strategy (Urban Living) explained that it would not be cost effective for the Council to employ specialist staff on a permanent basis.

The Director of Strategy (Urban Living) advised that a number of transport consultants had already been approached with a view to starting within the next few weeks. The transport consultant and the consultant carrying out the vitality study would work together to ensure an integrated approach to the regeneration of the town centre.

**RESOLVED:** That (1) the above be noted;

(2) the Director of Strategy (Urban Living) be requested to investigate and confirm whether the appointment of a transport consultant required approval by the Portfolio Holder or could be accommodated within the existing budget of the traffic management team;

(3) the Director of Strategy (Urban Living) be requested to provide the Panel with an update on the appointment of a transport consultant and progress made with both the transport and vitality studies.

224. **Wealdstone Key Worker Housing Update:**  
The Panel received an officer report, which provided an update on key worker housing in Wealdstone.

**RESOLVED:** To (1) note the report; and

(2) raise any questions relating to the report at the next meeting when the author would be present.

225. **Wealdstone Active Community:**  
A representative of the Wealdstone Active Community (WAC) updated the Panel on recent activities as follows:

- To date, £1205.64 had been raised for Children in Need, and the collection had been closed for this year.
- A Community Safety Day held on 23 April had been combined with St George's Day celebrations. Lloyd's Pharmacy had had diabetes and blood-testing sessions, which had been very popular with visitors. Officers from the Safer Neighbourhoods Team and a CCTV van had also been featured.
- WAC was looking forward to 'Blooming Wealdstone' in July.

**RESOLVED:** That the update be noted.

226. **Wealdstone Centre:**  
The Chair advised that the Healthy Living Café within the Wealdstone Centre had finally opened.

**RESOLVED:** That the above be noted.

227. **Date of Next Meeting:**

**RESOLVED:** That the next meeting of the Panel be held at 6.30pm on Wednesday 8 June 2005.

(Note: The meeting having commenced at 6.30 pm, closed at 7.52 pm)

(Signed) COUNCILLOR MARIE-LOUISE NOLAN  
Chair