

Heart of Harrow Regeneration Strategy and Action Plan

12th November 2014

Heart of Harrow Area Action Plan



What will be different?



- Renewed, accessible commercial gateway to the town centre through Harrow on the Hill Station
- 21st Century Civic Centre – lean and efficient
- New central library and arts provision in the town centre
- Up to 5,500 new homes within the action plan area, adding to town centre vitality
- Up to 3,000 new jobs within the action plan area
- A revitalised evening economy in the town centre, with a strong leisure, cultural and restaurant offer
- Grange Farm estates renewal (Homes for Harrow)
- Two new primary schools
- District energy programme
- Linked pocket parks and new urban spaces, with high quality streetscape running through the centre and along Station Road
- Positive marketing programme for the Heart of Harrow



People, Places, Business

- More family and affordable homes
- Private Rented Sector programme
- Employment & training opportunities
- Supporting local businesses
- Attracting new investment
- Estates renewal and infill
- Tackling fuel poverty
- Enhanced infrastructure and services
- Harrow Town Centre regeneration
- Wealdstone District Centre renewal

Regeneration Strategy to 2026

Action Plan 2014 - 18

Using our property assets differently



- Use Council's land holdings to:
 - uplift the town centres
 - address an undersupply of housing
 - enhance the centre's catchment area
 - provide future income streams to fund services for residents and businesses

- Private Rented Sector (PRS) programme:
 - held and managed by an arms-length, Council Co
 - increase housing supply in the Borough
 - improve the offer to *generation rent*
 - improve standards in Harrow's private rented stock

Our sites: Harrow Town Centre



- Harrow on Hill Station/Old Post Office
 - Accessible tube station and improved bus station
 - Commercial gateway enhanced
 - College Road upgraded with new public square
 - 400+ homes and food and drink quarter
- Lyon Road/Gayton Road
 - 600+ homes, food and drink and community uses
 - New town centre square



Our sites: Wealdstone and other AAP sites



- **Greenhill Way/Civic Centre**
 - Harrow and Wealdstone station access
 - Civic centre reprovided – leaner and more efficient
 - 500+ homes
 - New primary school and public square
- **Palmerston Road/George Gange Way**
 - 200+ new homes
 - 1,200 sqm of new employment space
- **Colart/Barratt**
 - 150 homes and new employment space



Our sites; Wealdstone and other AAP sites

- Kodak
 - 985 homes and 1,230 jobs, new primary school
 - 590 new homes (Initially)
 - Major new landscaping works
 - Marketing campaign
- Leisure Centre
 - Reprovide leisure complex
 - 180 new homes



Implementation framework



Implementation: our approach



- London Plan OA status and our AAP in place
- Regeneration Board and interim team established (Inner Circle)
- Our delivery partners so far: GLA, TfL, LandSec, Hyde, Fairview, Barratt, Origin
- Funding: through CIL/106, Housing Zone, New Homes Bonus and other bids
- Delivery of initial phase is in progress
 - TfL/Harrow on the Hill sites/Hyde
 - Other major town centre sites/Lyon Rd & Gayton Rd
 - Origin sites/Wealdstone and Harrow TC
 - Kodak phase 1B/Land Securities
- Feasibility studies and business cases for subsequent phases
- Cabinet decision on £1.75Bn+ programme Dec 2014

Funding: GLA Housing Zone



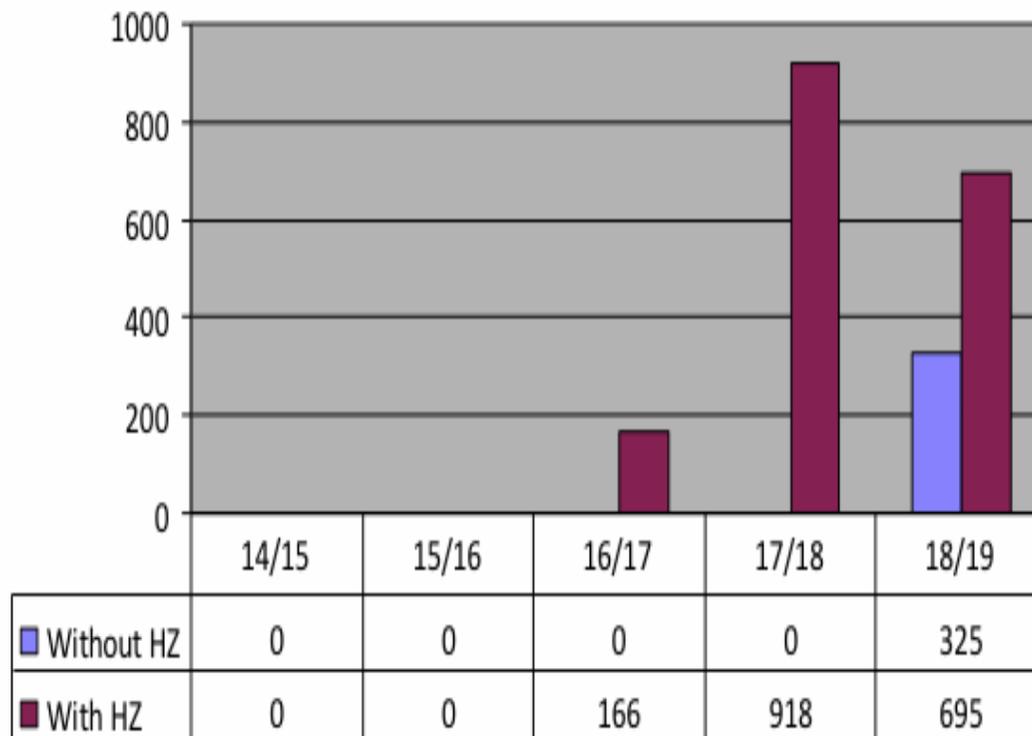
- Government and GLA programme
- £400m available – mix of loan and grant
- 20 zones in London to deliver up to 50K homes
- Delivery over 10 yrs, significant period 2015-18
- Broad mix of housing: affordable, private rented and market
- Our Housing Zone is the AAP area, with town centre and Station Rd sites at the core



Funding: GLA Housing Zone



- Our bid partners: Land Sec, Hyde, Origin
- Our bid went in Sep 30
- Now in negotiation
- Challenge Panel process
- £30-35m investment
- Accelerates delivery of the AAP
- Decision by Jan 15



Phasing



- Early delivery priorities (2015-18):
 - Harrow on the Hill Station/Bus Station/College Rd
 - Lyon Rd/Gayton Rd
 - Colart
 - Kodak Phase 1A and 1B
 - Civic Centre/Greenhill Way Project Phase 1 (to be defined)
 - Initial Private Rented (PRS) projects
- Longer term opportunities (2018-26):
 - Kodak additional phases
 - Leisure Centre
 - Park House CP/Palmerston Road sites
 - Civic Centre/Greenhill Way Project additional phases

Any questions?