

## **Harrow's Regeneration Programme and Housing Profile**

### **Regeneration and housing development**

Harrow's Regeneration Strategy outlines a set of projects that will change the landscape of parts of the borough over the coming years. Within the Harrow & Wealdstone Opportunity Area a £1.75 billion regeneration programme will deliver over 5,500 new homes, provision for two new schools and the creation of around 3,000 new jobs, together with transport improvements, better leisure and health facilities. This area includes Harrow Town Centre, the Station Road corridor (including the Civic Centre), Wealdstone District Centre and the adjoining Harrow Leisure Centre and Kodak Alaris sites.

The borough's minimum housing targets, as set out in the London Plan 2011 and Further Alterations to the London Plan (adopted 2014) increased Harrow's housing targets from 350 per annum to 593 per annum from 2015/16, covering the period to 2025/26. This uplift is as a result of the significantly higher population and household projections emanating from the 2011 Census findings. Harrow's housing trajectory sets out the borough's progress towards meeting this strategic target. In 2016/17 Harrow exceeded its annual housing target of 593 by 10% with the completion of 655 additional dwellings. The Draft New London Plan was published by the Greater London Authority (GLA) in November 2017, and, as expected, has set far higher ten-year targets for net housing completions within London. Harrow's target over the ten year period 2019/20 to 2028/29 is 13,920 additional dwellings, giving an annualised average of 1,392 net additional dwellings. These targets are based on the findings of the Strategic Housing Land Availability Assessment (SHLAA), coupled with a London-wide Strategic Housing Market Assessment (SHMA). The latter identified a need for 66,000 additional homes per year across London. With the bulk of Harrow's large sites currently being built out or likely to be developed over the next five years there is a presumption that in the future most of these new homes will be provided on small sites right across the borough. The council has some concerns regarding the borough's target and the deliverability. Formal representations have been made to the Mayor and we will be participating in the Examination in Public (EIP) later this year.

The current school roll projections use the 2016/17 Housing Trajectory, as set out in Harrow's 'Authority's Monitoring Report', 1 April 2016 - 31 March 2017. This trajectory includes: sites with planning permission; sites with permission but subject to legal agreement; and potential deliverable sites and other identified sites. The current trajectory includes the following major schemes: permission for over 2,100 units on the Kodak Alaris site; 318 units on the former Harrow Post Office site in College Road; 310 flats at Lyon Square, Lyon Road, around 350 units at Lexicon, Gayton Road; a potential 880 new units on the Civic Centre site and 600 units in the Byron Quarter scheme (Harrow Leisure Centre & adjoining land); and nearly 350 new units on the Royal National Orthopaedic site, alongside the new hospital development.

It is important that school rolls projections are updated to take account of new housing trajectories and Planning will be producing a new housing trajectory in summer 2018. This will take account of new dwellings completed in the borough in 2017/18 and incorporate permissions for new housing development granted in 2017/18. and other schemes in the pipeline, several of which are part of the Regeneration Programme, including Waxwell Lane, Vaughan Road car park, Haslam House, Grange Farm Estate redevelopment, as well as a number of small housing infill sites on council owned land.

However it should be noted that when new housing is factored into population projections, it is not a matter of just adding in additional population into the extra dwellings. In the recent housing-linked projections for Harrow, the additional housing development is judged to be sufficient to facilitate continued strong trend-based growth, but not to drive population growth significantly beyond this rate.

Additionally the specific types of units included in Harrow's 2016/17 housing trajectory have not been factored into the population projections (for example: the size of the unit; whether they are houses or flats; social or private housing) and therefore the impact of child yield has not been factored into the school roll projections.

### **2016/17 Housing Trajectory developments by Planning Area**

Harrow Authority's Monitoring Report for 2016/17 contains Harrow's Housing Trajectory, which shows an overall potential housing supply for the borough. The tables below are presented by planning area, including the housing trajectory developments that are 50 or more units by ward.

#### **North East Planning Area**

Main wards: Belmont, Canons and Stanmore Park.

<b>Ward</b>	<b>Name</b>	<b>Net units</b>	<b>Status</b>	<b>Anticipated First completion</b>	<b>Final Completion</b>
Canons	Brockley Hill, Royal National Orthopaedic Hospital	347	Not started	86 units in 2020/21	2023/24
	Merrion Avenue, Jubilee House	167	Started – a mix of 101 residential assisted/independent living units (for older people) and 70 residential units	NA	2019/20
Stanmore Park	Coverdale Close, Anmer Lodge	120	Not started	NA	2020/21

#### **North West Planning Area**

Main wards: Harrow Weald, Hatch End, Headstone North, Pinner and Pinner South.

<b>Ward</b>	<b>Name</b>	<b>Net units</b>	<b>Status</b>	<b>Anticipated First completion</b>	<b>Final Completion</b>
Headstone North	Harrow View, Kodak West (former Zoom Leisure)	314	Work in progress	65 completed by 2017/18	2020/21

## **South East Planning Area**

Main wards: Edgware, Kenton East, Kenton West and Queensbury.

No developments with 50+ units in the housing trajectory.

### **Housing Profile: Household size & household population projections**

The number of households in Harrow is projected to continue to increase over the period 2014 to 2039. This is to be expected, as the main driver of household projection growth is the projected change in the overall population. The Department for Communities and Local Government (DCLG) 2014-based household projections indicate that households will continue to increase in Harrow, from around 88,400 households in 2014 to 102,600 households in 2024, a 16.1% increase. By 2039 there could be 115,400 households in the borough. The Office for National Statistics (ONS) will be releasing the 2016-based household projections in September 2018, having taken on this role from the Ministry of Housing, Communities and Local Government (MHCLG), previously DCLG.

Household projections are now showing decreases in the average household size (AHS). Nationally the average household size (AHS) is projected to fall from 2.35 to 2.29 in the ten-year period from 2014 to 2024 and falls in the AHS have been projected in all but three of England's 326 local authorities. The DCLG 2014-based Household Projections show that Harrow's AHS is expected to decrease from 2.76 in 2014 to 2.63 by 2024. This level is above the projected national level of 2.29 and the Outer London level of 2.47, for 2024. In terms of rankings the projections show that Harrow's average household size would be the 4<sup>th</sup> highest in England by 2024, after Newham, Redbridge and Barking & Dagenham. By 2039 Harrow's AHS could have fallen further to 2.46, ranking Harrow 5<sup>th</sup> highest in England after Redbridge, Newham, Luton and Barking & Dagenham. However, it should be noted that previous rounds of household projections (pre-2011 Census) all indicated that Harrow's AHS was likely to fall post-2001 Census, but this didn't actually happen.

The household population projections in the run-up to the 2011 Census were far too low in Harrow and they were not projecting enough population growth for Harrow. This is also linked to the fact that an increase in the average household size was not foreseen post-2001 Census, so Harrow's existing population has grown considerably within the existing dwelling stock in particular and continues to grow, coupled with higher population density levels. The average household size in Harrow increased from 2.6 in 2001 to 2.8 by 2011, levels higher than the London and Outer London averages. In Harrow the number of households increased by 6.6% between the last two censuses.

Harrow has a large stock of houses (as opposed to flats), which can be fairly easily be extended, via side and rear extensions and loft conversions. In recent years the Government has changed Permitted Development rights so that householders can build larger extensions by obtaining Prior Approval from councils. Such extensions could be accommodating Harrow's growing population to a large extent and leading to lower levels of out-migration. Nevertheless the 2011 Census showed that there are high levels of overcrowding in the borough, although in some cultures this could be more acceptable than in others. In 2015/16 there were over 1,000 new dwellings completed in the borough, the highest number of completions achieved in any year during the current plan monitoring period (from 2009/10). 2016/17 saw a further 655 new dwellings completed in the

**School Roll Projections 2019-2031**  
**Annexe 4**

borough. With the current high levels of house building in the borough this could help alleviate overcrowding and lead to the projected gradual fall in the AHS.

**South West Planning Area**

Main wards: Harrow on the Hill, Rayners Lane, Roxbourne, Roxeth and West Harrow.

Ward	Name	Net units	Status	First completion	Completion
Harrow on the Hill	Sudbury Hill, 1-5	63	Completed	2017/18	2017/18
	Grange Farm Estate	267	Not yet started, as permission not yet granted	89 in 2019/20	2021/22
Roxbourne	Alexandra Avenue, 219, former Matrix PH	60	Work in progress	2018/19	2018/19
	Northolt Road, 152-174, Townsend House & Eaton House	116	Work in progress	2018/19	2018/19
West Harrow	Imperial Drive, 167 and Imperial House, Rayners Lane	203	Work in progress	2019/20	2019/20

**Central Planning Area**

Main wards: Greenhill, Headstone South, Marlborough and Wealdstone.

Ward	Name	Net units	Status	First completion	Completion
Greenhill	St. Johns Road, 1-3, Cumberland Hotel	204	Not yet started, as latest application not yet approved	102 in 2019/20	2020/21
	College Road, 51	318	Work in progress	145 in 2018/19	2019/20
	Lyon Road, Equitable House and Lyon House	310	Work in progress	129 in 2018/19	2019/20
	Gayton Road, Gayton Road car park, Sonia Court & former library site	346	Work in progress	204 in 2018/19	2019/20
	Kymerley Road, Queens House	92	Not started	46 in 2019/20	2020/21
	Elmgrove Road, Research Services House	73	Completed	73 in 2017/18	2017/18
	Greenhill Way, Car	150	Not started – no	75 in 2021/22	2022/23

**School Roll Projections 2019-2031**  
**Annexe 4**

	Park South		planning permission		
	College Road, 76-132	86	Work has started.  Various permissions needed.	29 in 2017/18	2020/21
	College Road, 15-29 (Phase 2), adj former Post Office	94	No permission yet. Work not started.	47 in 2021/22	2022/23
Headstone South/ Greenhill	Pinner Road, 12-22, Quality (Harrow) Hotel	64	Under construction	64 in 2018/19	2018/19
Marlborough	Harrow View, Kodak East	1,800	Work not started – Outline permission and approval of reserved matters on Phase A (650 units)	Approx 120 in 2019/20	2025/26
	George Gange Way, land fronting & Palmerston Road car parks	242	Mayor has given permission. Work not started.	80 in 2021/22	2022/23
	Christchurch Avenue, Leisure Centre, associated land & buildings and former Driving Centre site (aka Byron Quarter)	600	No permission yet. Work not started.	200 in 2020/21	2022/23
	Station Road, Civic Centre (aka Poets Corner)	880	No permission yet. Work not yet started.	220 in 2019/20	2023/24

NB. The Harrow View, Kodak East and Station Road, Civic Centre developments have new schools included in the plans.

The impact of the developments included in Harrow's 2016/17 trajectory is unlikely to be immediate and surveys are likely to be needed to ascertain the potential impact on school places in the mid to long term future.