

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 and shows that this latest target has been exceeded every year, over the past four years. In 2015/16 Harrow exceeded its annual housing target of 593 by 84% with the completion of 1,091 additional dwellings. In 2016/17 and 2017/18 the target was exceeded by 10% (655 net completions) and 24% respectively (738 net completions). Draft completions figures for 2018/19 indicate that there were in excess of 1,200 net additional dwellings completed in the borough, showing that the 593 housing target was exceeded by 104%.

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 GLA 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 by the GLA that in the future most of our housing target will be provided on small sites right across the borough. The council has significant concerns regarding the borough's target, its deliverability and the difficulties in infrastructure planning that over-reliance on such ad-hoc development presents. Formal representations have been made to the Mayor and we (along with other West London Alliance boroughs) participated in the Examination in Public (EIP) in the first half of this year. The report on the examination is expected in September this year and will provide an indication of whether the GLA's assumptions on small sites is likely to be taken forward into the final version of the New London Plan.

The current school roll projections use the council's draft 2017/18 Housing Trajectory, which will be reported in the next published 'Authority's Monitoring Report' for the borough. 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, currently under construction: 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; and 200 units on the former Cumberland Hotel site. In addition the trajectory includes: a potential 880 new units on the Civic Centre site and 600 units in the Byron Quarter scheme (Harrow Leisure Centre & adjoining land); nearly 350 new units on the

Royal National Orthopaedic site, alongside the new hospital development; and nearly 300 additional units as part of the Grange Farm Estate redevelopment.

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 2019. This will take account of new dwellings completed in the borough in 2018/19 and incorporate permissions for new housing development granted in 2018/19. and other schemes in the pipeline.

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 2017/18 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.

2017/18 Housing Trajectory developments by Planning Area

Harrow Authority’s Monitoring Report for 2017/18 will contain 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.

Ward	Name	Net units	Status	Anticipated First completion	Final Completion
Canons	Brockley Hill, Royal National Orthopaedic Hospital	347	Not started	86 units in 2021/22	2024/25
	Merrion Avenue, Jubilee House	167	Under construction – 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	2022/23

North West Planning Area

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

Ward	Name	Net units	Status	Anticipated First completion	Final Completion
Headstone North	Harrow View, Kodak West (former Zoom Leisure)	314	Work in progress	66 completed by 2017/18	2020/21

South East Planning Area

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

Ward	Name	Net units	Status	Anticipated First completion	Final Completion
Edgware	Middlesex House, 29-45 High Street	83	Work in progress	2020/21	2020/21

Housing Profile: Household size & household population projections

The number of households in Harrow is projected to continue to increase over the period 2016 to 2041. This is largely to be expected, as the main driver of household projection growth is the projected change in the overall population. The Office for National Statistics (ONS) 2016-based household projections (Principal Household Projections) indicate that households will continue to increase in Harrow, from around 86,000 households in 2016 to 91,000 households in 2026, a 5% increase. By 2041 there could be 99,400 households in the borough. These projections replace the 2014-based household projections, previously produced by the Ministry of Housing, Communities and Local Government (MHCLG). These Principal Household Projections show much lower levels of household growth compared to the 2014-based household projections.

The household projections are generally showing decreases in the average household size (AHS). Nationally the average household size (AHS) is projected to fall from 2.37 to 2.34 in the ten-year period from 2016 to 2026 and falls in the AHS have been projected in all but 29 of England's 326 local authorities. The ONS 2016-based Household Projections show that Harrow's AHS is expected to decrease from 2.86 in 2016 to 2.82 by 2026. This level is above the projected national level of 2.34 and the Outer London level of 2.59, for 2026. In terms of rankings the projections show that Harrow's average household size would be the 2nd highest in England by 2026, after Newham. By 2041 Harrow's AHS could fall further to 2.68, ranking Harrow 3rd highest in England after Newham and Leicester. 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 did not 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.

These household projections use the 2016-based Sub-National Population Projections (SNPP) as the base, which in turn take the [revised mid-2016 population estimates](#) (published on 22nd March 2018) as their starting point. The 2017 Mid-Year Estimates for Harrow (published 28th June 2018) show that Harrow's overall population only increased by 183 (0.07%) between mid-2016 and mid-2017, compared to a growth of 0.76% (1,119) between mid-2015 to mid-2016. These MYEs show a slightly lower population estimate for Harrow, compared to the ONS 2016-based Sub-National Population Projections (SNPP) for 2017, which were published on 24th May 2018.

As previously mentioned, the household projections referred to in this paper are the 2016-based principal housing projections, but the ONS has recently released four further variant projections. These do not replace the principal household projections, but provide a range of alternative scenarios which show the consequences of particular sets of assumptions. Three of the variant projections make different assumptions about migration, whilst the fourth variant projects forward household representative rates (HHR). For Harrow the variant household projections show that by 2041 the total number of households could be as low as 89,300 (using the projected HHR from 2001 to 2041) or as high as 104,300 (using 10-year migration trends).

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 2018/19 there were over 1,200 new dwellings completed in the borough, the highest number of completions achieved in any year during the current plan monitoring period (from 2009/10). 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. However, 47% (622) of the new units (gross) completed in 2018/19 were one bedroom dwellings and only 9% (121) of the total completions had three or more bedrooms.

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					
	Grange Farm Estate	267	Not yet started – permission granted March 2019	97 in 2021/22	2023/24
Roxbourne	Alexandra Avenue, 219, former Matrix PH	60	Nearing completion	2019/20	2019/20
	Northolt Road, 152-174, Townsend House & Eaton House	116	Nearing completion	2019/20	2019/20
West Harrow	Imperial Drive, 167 and Imperial House, Rayners Lane	215	Completed	2018/19	2018/19

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	121	Work in progress on later permission (200 units)	121 in 2020/21	2021/22

	College Road, 51	318	Residential completed	318 in 2018/19	2018/19
	Lyon Road, Equitable House and Lyon House	310	Residential completed	159 in 2017/18	2018/19
	Gayton Road, Gayton Road car park, Sonia Court & former library site	346	Work in progress	153 in 2018/19	2019/20
	Kymerley Road, Queens House	92	Work in progress	46 in 2019/20	2020/21
	Congress House, Lyon Road	54	Work not started	54 in 2020/21	2020/21
	Greenhill Way, Car Park South	90	Not started – no planning permission	90 in 2025/26	2025/26
	College Road, 15-29 (Phase 2), adj former Post Office	94	No permission yet. Work not started.	94 in 2023/24	2023/24
Headstone South/ Greenhill	Pinner Road, 12-22, Quality (Harrow) Hotel	64	Work in progress	64 in 2019/20	2019/20
Marlborough	Harrow View, Kodak East	1,800	Work in progress on Phase D7. Phase A has permission too. Outline permission for rest of site.	Approx 230 in 2019/20	2025/26
	George Gange Way, land fronting & Palmerston Road car parks	182	Mayor has given permission re P/1619/16. Work not started.	60 in 2021/22	2022/23
		56	Remainder of Site 6 – no planning permission	56 in 2023/24	2023/24
	Canning Road, Premier House (part 2 nd , 3 rd & 4 th floors)	98	Work not started	49 in 2020/21	2021/22
	Christchurch Avenue, Leisure Centre, associated land & buildings and former Driving Centre site (aka Byron Quarter)	600	No permission yet. Work not started.	200 in 2023/24	2025/26
Station Road, Civic Centre (aka Poets Corner)	880	No permission yet. Work not yet started.	220 in 2021/22	2024/25	

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 2017/18 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.