

REPORT FOR: CABINET

Date of Meeting:	10 October 2019
Subject:	Regeneration Programme Update - Building a Better Harrow
Key Decision:	No
Responsible Officer:	Paul Walker Corporate Director, Community
Portfolio Holder:	Cllr Keith Ferry, Deputy Leader and Portfolio Holder for Business, Planning & Regeneration Cllr Adam Swersky, Portfolio Holder for Finance and Resources
Exempt:	No
Decision subject to Call-in:	Yes
Wards affected:	All wards
Enclosures:	None

Section 1 – Summary and Recommendations

Reason for the Report:

To provide an update report to Members on the progress of all Regeneration activity being designed and delivered across the borough.

Recommendations:

Cabinet is requested to note the ongoing progress of both the delivery of the Council led Regeneration activities and our public and private sector partners across the borough.

Reason: (For recommendations)

To provide an update report to members on the progress of all Regeneration activity being designed and delivered across the borough.

Section 2 – Report

Introductory paragraph

2.1 The purpose of this report is to highlight progress to date of all Regeneration activity across the borough through a range of public and private partners.

2.2 The Council's Regeneration Strategy 2016-2026 has three core themes these are:

Place - Providing the homes, schools and infrastructure needed to meet the demands of our growing population and business base, with high quality town and district centres that attract business investment and foster community engagement.

Communities - Creating new jobs, breaking down barriers to employment, tackling overcrowding and fuel poverty in our homes and working alongside other services to address health and welfare issues.

Business - Reinforcing our commercial centres, promoting Harrow as an investment location, addressing skills shortages and supporting new business start ups and developing local supply chains through procurement.

2.3 The final page of the Strategy outlined the Actions, Performance Measures and Outcomes that would be delivered over eleven years.

2.4 The information below outlines the performance to date, primarily against the themes delivered and measured by the Economic Development and Research team.

2.4.1 Delivery of the Heart of Harrow Action Plan

Performance Measure: New homes and new jobs created including: apprenticeships, local labour, private sector investment, new commercial space, new businesses located in Harrow and to progress against infrastructure delivery plan.

Outcome: £1.75bn development programme delivered, improved town centre facilities, renewed and expanded housing stock, healthier community, increased economic activity and resilient business base.

Performance to date: Between 2014/15 and 2018/19 there have been 4,027 net housing completions in Harrow; 1,914 (47.5%) of which are within the Opportunity Area. The total number of jobs in Harrow has risen to a record 98,000 in 2017, the highest number since recording began in 2000 (NOMIS). Total jobs include employees, self-employed, government-supported trainees and HM Forces. The delivery of the Regeneration Strategy through Planning Policy and Economic Development has enabled private sector investment, and the creation of new jobs. However, the job creation has been offset in part by the introduction of Permitted Development (10,300 lost jobs subject to all schemes being completed within Harrow; 5,500 in the Opportunity Area). The council's Procurement and Planning Policies and Economic Development employment projects have led to 1,618 residents employed through the council's supply chain, and 1,182 employed on development sites. In this period 1,090 young people have been supported into employment and 520 into apprenticeships. Private sector led regeneration in the opportunity area includes the College Rd, Gayton Rd, Lyon Rd, St John's Rd and Harrow View sites.

2.4.2 Improving Harrow's Strategic Accessibility

Performance Measure: Public transport service improvements to central London, improving Public Transport Accessibility Levels (PTAL) and increasing numbers of people using public transport (bus and rail/tube), increasing the number of stations and bus stops that are fully accessible.

Outcome: Enhanced offer to business, improved levels of inward investment and business retention levels increase.

Performance to date: A Wealdstone Transport study was completed in 2017 which assessed the future impact of the Regeneration Programme on the transport network and recommended transport interventions including a bus priority scheme to facilitate improved reliability and expansion of bus services in the town. Increasing the bus mode share was highlighted as important to facilitate growth. A bus priority scheme for the town centre has subsequently been under development and been subject to detailed modelling and ongoing liaison with Transport for London (TfL). A comprehensive business case is being assessed by TfL to fund construction in 2020/21. A public consultation on the proposals is planned for late 2019.

Of the 13 stations in Harrow, 2 have full step free access (Harrow & Wealdstone and Pinner) and 3 have partial step free access (Stanmore, Hatch End and Headstone Lane). TfL accessibility improvements in the form of new lifts are being implemented at Harrow on the Hill and are due to complete in 2020. Redevelopment of the car park at Stanmore station will provide an opportunity to make the station fully accessible. Plans have been drawn up to make Sudbury Hill Harrow step free subject to funding and South Harrow station is currently being considered for step free as part of potential development plans for the car park. Enhanced offer to business has included the introduction of revised procurement policies, over 27% of Harrow council's procurement is now spent locally (target 15%).

Following a significant level of TfL funding to increase the number of accessible bus stops, approximately 99% of the 430 bus stops in Harrow are now accessible. This means that there is a marked out 'bus stop clearway' so that buses can pull up in the correct position, the correct layout and kerb height to allow buses to deploy ramps for step free access, provision of seating and shelters, etc.

During this period 4,531 businesses have been supported through council events. Vacancy rates in district and town centres have reduced from 5.61% in June 2014 to 3.05% in June 2018. The Council has enhanced its offer to town centre and district centre businesses through improvements to Station Road, the running of a Meanwhile Pop Up Shops Project at Wealdstone & Rayners Lane and artists workspace at Whitefriars Studios and the Pinner Work hub. The Rayners Lane triangle public realm project will be completed by December 2019. A number of trader groups have been supported & established.

2.4.3 Investing In Improved Infrastructure

Performance Measure: Access to new or improved open spaces and sports/leisure facilities, access to improved libraries and other cultural facilities. Access to school places, production of local energy, local suppliers engaged and spend in the local supply chain. Reduce the percentage of residents living in fuel poverty and invest in Community Infrastructure Levy.

Outcome: High educational standards sustained, locally generated heat and power on major development sites. Healthier, more active community and improved accessibility of green spaces. Following a survey of the 28 parks play areas a programme has been established to upgrade/renew key sites with accessible modern equipment. 6 have been launched this year, with a further 4 to be completed by the end of the financial year.
Business growth and retention. Increased economic activity.

Performance to date: The Wealdstone Transport study highlighted the need to improve transport infrastructure to facilitate an increase in the walking, cycling and public transport mode share in accordance with the "healthy streets" aspiration in the London Mayor's Transport Strategy. Two main transport infrastructure projects are being taken forward from the study, a town centre improvement scheme for bus services in the town on the A409

and High Street corridors and a comprehensive livable neighbourhood bid for Wealdstone.

Volunteer groups in Harrow parks have been successful in gaining £93K from the MHCLG to bring underused sections of four parks back into public use.

The liveable neighbourhood bid proposes to unlock the potential of Wealdstone's strengths (public transport) and address its weaknesses (vehicular traffic dominance) through a combination of physical interventions and behaviour change initiatives to increase the level of walking, cycling and public transport use. A range of strategic interventions on key travel gateways into the town will be introduced at key areas of severance as well as a range of localised area initiatives surrounding the town centre. Increasing active travel in the town will also have public health benefits.

Access to green spaces will be facilitated by improving crossing points, including a new bridge, over the railway line which creates a barrier to active travel (walking / cycling) in order to open up access to Headstone Manor, Byron Park and Kenton Recreation grounds.

The revised liveable neighbourhood bid is currently under development and will be submitted to TfL for consideration by 29th November 2019

The opportunity to provide a local heat network serving the main Council regeneration sites has been progressed to draft business case stage, which will be refined once the Strategic Development Partner is procured.

Work continues with the Clinical Commissioning Group (CCG) to assist them in planning for the health infrastructure required to support new development in the Opportunity Area, including facilitating a new Health Centre on the Harrow View East site.

Harrow schools continue to be rated either Outstanding or Good. The Not In Education Employment or Training (NEET) figure is 1.2%. Economic Activity levels have increased from 76.7% in 2014 to 80.9% (NOMIS- Official Labour Market Statistic).

The number of Active Enterprises in 2014 was 14,000 and in 2018 (most up to date ONS Data) is currently 15,500. Survival rates at 1 year and 2 years were respectively 92% and 75% in 2014 (London 91% and 74%). The latest data (2016) only shows survival rates at 12 months which for Harrow was 91% and London 90% and for two years (2015) Harrow was 72% whilst London was 68%.

Two new public spaces will be delivered. One is in Harrow Town Centre, the private sector led Harrow Square and the Council led (GLA/Section 106 funded) Lyon Square (now known as Greenhill Place) which will be completed by March 2020. The second is the new Wealdstone Square which will be in place by Q2 2019/2020. Over £6m of Community Infrastructure Levy committed for investment.

In 2018/19 £79,024,189 was spent in the local supply chain, this is 27% of a total spend of £292,146,002. In Quarter 1 of 2019/20 £20,818,107 has been spent locally, this is 27% of total £77,528,767 spend to date.

2.4.4 Maximising local economic benefits

Performance Measure: Jobs created including: apprenticeships, local labour and local suppliers engaged and spend in the local supply chain. Private sector investment, new commercial space, new business located in Harrow 15% spend with local suppliers and 500 young people into jobs and apprenticeships.

Outcome: Business start-ups increased, business growth/retention and increased economic activity. Skills profile further enhanced, economic benefits throughout the supply chain, improved business facilities and supporting infrastructure. Business growth, business resilience, jobs created enhanced skills and productivity.

Performance to date: Economic Activity levels have increased from 76.7% in 2014 to 80.2% (Apr 2018 to Mar 2019). Number of Active Enterprises increased by 30.5% between 2014 and 2018, to 14,555 (ONS). Business Survival rates at 1 year are 90.8%, based on businesses born in 2016. This is slightly below England's level of 91.6% (ONS Business Demography, 2017) but higher than the London rate 89.8%. The number of jobs in Harrow has increased by 9,000 between 2014 and 2017. See 3.1 below, which provides vacancy data

As a result of Harrow council initiatives;

1,618 residents have been employed through the supply chain and 105 have moved into Apprenticeships (through council contracts). In addition 1182 jobs have been created on local development sites as well as 87 Apprenticeships (these are non-council local developments).

In addition, the Xcite team and Learn Harrow have collectively supported 1,987 into employment. This includes 1,090 young people entering employment and Apprenticeships. The total number of Apprenticeships is 520.

Improved business facilities include the creation of Stanmore Place (Innovation Centre), Whitefriars Studios, and Pinner Hub

Section 3 – Achievements to date

3.1 The Council has built on its early successes by accelerating the pace of housing delivery; exploiting the Council's property assets; working with partners to improve Harrow's infrastructure; continuing to maximize the local economic activity for communities and businesses and focussing on the Heart of Harrow as an area of opportunity.

3.2 The Council's achievements to date are set out below:

- The Council has supported 4,661 businesses and has secured funding for pop up shop projects, business to business mentoring and a new workspace.
- The percentage of spend with local suppliers has increased to 27% of total spend in 2018-19; it is also 27% for the first quarter of 2019-2020.
- The procurement policies and procedures have been reviewed to ensure a greater emphasis on securing jobs and apprenticeships for Harrow residents and support to Harrow's Community and Voluntary sector.
- £2.2m of external funding was been secured from the GLA and TfL and to deliver High Street improvements on Station Road and create new affordable workspace at the former Colart site.
- £150k has been secured from HMCLG for Wealdstone.
- £1.3m of GLA funding has been secured to deliver a new public square in Wealdstone, and a new public place and additional work space at Lyon Rd (Greenhill Place). Construction work underway on Wealdstone Square and design being developed for the latter.
- £1,860m secured for Harrow Arts Centre (HAC) (£760k GLA funding and £1.1m Borough Community Infrastructure Levy;) project to ensure the site is planned better, to support improvements to the public realm, to bring empty buildings back into use, provide new modular units to replace the old units; to expand and improve provision for lessons & workshops and to provide workspace for artists & creative businesses.
- In the period June 2018 to June 2019 Harrows major, district and local centre vacancy rates have risen from 3.05% to 4.2% of empty shops across Harrow's district centres and Metropolitan Town Centre. This increase largely relates to changes in Burnt Oak and Edgware. It should be noted that the vacancy rates in the Heart of Harrow Opportunity Area have dropped over a 5 year period by 1.09% in Harrow Town Centre and by 4.91% in Wealdstone. The resilience of these centres is notable, given a national background of increased vacancy rates due to an increase in internet shopping.
- Private sector investment in the Heart of Harrow is at unprecedented levels with schemes on College Rd, Gayton Rd, Lyon Rd, St John's Rd and Harrow View sites.
- Harrow Housing completions target has been met. Between 2014/15 and 2018/19 there have been 4,027 housing completions. There was a record 1,209 completions in 2018/19.

The Council has been recognised in:

- 2019 London Business Awards 2019: Highly Commended for "Best Apprentice"

- 2018 Place West London Winner Category: Town Centre
- 2017 Place West London Winner Category: Employment
- 2015 Best All Round Small Business Friendly Borough (Federation Small Businesses and London Council's)
- 2015 Runner Up - Best Work with Supply Chains and Small Businesses (FSB and London Council's)

In addition:

- The council has been appointed as a 'satellite' partner in the London-wide GLA Hub & Spoke Business Support Programme. Harrow will assist the GLA with the recruitment of beneficiaries and the delivery and other local business support.
- The council has been selected to participate in the GLA Affordable Workspace Accreditation Scheme - Pilot Project; our joint application (with Brent) was highly commended and as a result other applicants are being encouraged to also join together.

Since the last report to Cabinet, the council has implemented the following:

- Launch of Harrow Business Skills Accelerator to support enterprises to grow and sustain their business through improving and developing their skills, knowledge and operations
- Launched Skills Escalator which aims is to increase the skills of low-paid employed and self-employed workers and in turn increase their productivity and income.
- Apprenticeship Accelerator: securing support from the LGA to assist in accelerating the recruitment of apprentices.

3.3 Working in Partnership:

Working with developers and partners the council has an extensive programme of regeneration opportunities across the borough which includes:

Canons, Rayner's Lane and Stanmore station car parks

TfL have selected Catalyst Housing Ltd as the preferred development partner, to provide provisionally 400 affordable housing on the site. The pre-application process will commence in Spring 2019 and it is expected that a planning application will be submitted towards the end of the year.

Harrow-on-the-Hill station

TfL proposed development for 600 units on the Harrow-on-the-Hill station site, is moving at pace with a planning application due to be submitted in the autumn 2019.

Cumberland Hotel site

Origin Housing is currently on site with Hill Development as their main contractor. The scheme will deliver a mixed use scheme development including over 200 residential units.

New Commercial Unit

The Commercial Unit on Cumberland Hotel site is planned to serve the new Lyon's Road. It is ideally located directly facing Lyon Road, with the Redrow Development scheme, due to complete 2019.

Origin Housing

The Northolt Road 120 residential unit scheme is on site. Origin are also planning to announce their development timetable for the 186 units, mixed use 1-17 storey 40% affordable consented Wealdstone sites (subject to S106 with GLA) at Palmerston Road.

Hyde/Barratt

Harrow Square scheme at 51 College Road is under construction, 318 units plus commercial and new library scheduled for Spring 2020.

Harrow View East

Hyde Housing and Barratt Homes are progressing with their enabling works on the redevelopment of the former Kodak site alongside L&Q. Total capacity 1800 plus. Currently on site, building phase one of their scheme.

Harrow View West

Persimmons are constructing 315 units on the Harrow View West site.

Harrow School

The Council have adopted a Supplementary Planning Document, in collaboration with Harrow School, to plan the future of the estate. The school is Harrow's most well-known institution and the continued success of the school will continue to attract investment into the Borough. The school has developed plans for a new science and sports block. Planning Committee resolved to grant planning permission, but the Mayor of London 'called-in' the application and directed that it should be refused in January 2018. Harrow School has now appealed the decision and the appeal was considered at ten day Public Inquiry which started on 30th April 2019.

Palmerston Road

Mixed use scheme with 222 co-living units has committee resolution to grant, in September 2018, subject to Section.106. Pre-demolition conditions have been discharged. Existing buildings to be demolished imminently, with the developer simultaneously seeking to discharge pre-commencement conditions.

3.4 The Council's Regeneration Programme

The Regeneration Programme Strategic Objectives is to make the best use of Council assets by building new homes, making the best commercial value of

the assets, stimulating the local economy and giving the local community a sense of place.

Wealdstone Regeneration Plan

The Council has commenced the development of a Wealdstone Regeneration Plan. The plan outlines the Council's ambition to regenerate Wealdstone and surrounding opportunity areas.

The Plan currently looks at the following areas:

- Complete or underway projects
- Future areas of opportunity within Wealdstone

The plan will transform into a Regeneration strategy and will form part of the Regeneration Masterplan for Wealdstone which will be brought back to Cabinet for approval.

Wealdstone Square

A scheme to transform the under-used public space in Wealdstone that sits between Holy Trinity Church and Subway into a new town square. Harrow Council was successful in securing a grant of £850k from the Greater London Authority under the London Regeneration Fund. The scheme is being led by the Economic Development team and delivered by Highways. Designs were agreed following consultation with businesses and the public. Works are underway and the scheme is scheduled to be completed before the end of November 2019.

Depot redevelopment

The Planning committee resolved to grant planning permission for the revised scheme in January 2019. This is currently being considered by the GLA under Stage 2 of the referral process. The ongoing scheme is progressing to timescale to ensure that the warehouse spaces; MOT workshop, vehicle repair and body shop complete by the end of 2019 and full completion of offices and car park complete by July 2020 with turnkey operational date of September 2020. At this stage the temporary building will be dismantled to create additional bus parking spaces.

Gayton Road

The Gayton Road scheme was developed in partnership with Fairview New Homes (FNH). The development totals 355 homes of which 230 are owned by FNH, to be sold on the open market. In accordance with the terms of the land transaction agreed with FNH, the remaining 125 units are owned by Harrow Council on a long leasehold basis. The land transaction provided the option to purchase two blocks, Sharpe House and Fielding House, comprising 72 homes. The Council took up this option and purchased the 72 homes through its capital programme. These homes are currently held in the Council's General Fund, let as temporary accommodation, and currently managed by Housing Services.. Cabinet recently approved the 72 affordable units gaining approval to be transferred into the HRA and let as permanent secure Council homes. In addition to the affordable units the land transaction provided for FNH to build out a further block of 53 private units and associated 36 car parking spaces for the Council in lieu of the Council taking a receipt for its land. The private block owned by the Council also includes approximately

5,000 sq. ft of community / commercial space located on the ground floor. In November, Cabinet approved proposals to transfer the units to its wholly owned investment vehicle Concillium LLP for the purpose of letting the units in the Private Rental Sector (PRS). This transfer has occurred and Concillium LLP are now operating these 53 private units.

Haslam House

Following approval to Direct Award this scheme to a contractor a procurement process was undertaken and a contractor is on the verge of being appointed. The timeframe for completion of this exercise and contract award has been tentatively set for late September 2019. Completion of the scheme is now expected to be in October 2020.

Waxwell Lane Car Park

The scheme plans the construction of 20 houses (2 of which are affordable and 2 shared ownership) at Waxwell Lane, a contractor has been appointed and it is proposed that contract award of this scheme will take place in September 2019 with an estimated completion on site of April 2021.

Plot S

Plot S, Poets Corner is a standalone plot outside of the Strategic Development Partnership exercise: it's currently occupied by Civic 9 and a staff car park. The next stage is to transfer the land at NIL cost (based on advice and a valuation from Avison Young, commercial advisors on the Strategic Development Partnership procurement) between General fund and HRA following correct governance procedure and to commence procurement of a design team to develop proposals for at least 34 new homes and a small ground floor commercial unit on Station Road. The 100% affordable housing scheme will be funded through the Homes for Harrow: Council House Building programme. The commercial unit will remain within the General fund.

Vaughan Rd

Vaughan Rd is an operational car park which is currently underutilised. The site is located on a one way road and there are considerable site constraints which hinder development proposals these include a dual carriageway, adjacency to train line and level changes across site. The Council approved disposal of this site to generate a capital receipt on 12 September 2019.

Harrow Strategic Development Partner (HSDP)

A separate report will be delivered detailing progress on the HSDP (Poets Corner, Harrow New Civic and Byron Quarter).

Greenhill Way

Greenhill Way is an operational town centre car park that currently underutilised by the local community. The site backs onto the Debenhams store. The Regeneration Programme review found that the proposals for Greenhill Way are in the earliest stage of design development looking at potential uses for the site such as: retail, student, residential or hotel. The Regeneration Review has suggested that the Council reviews the potential project options and explores the proposals outlining pros and cons for future development making best use of the site. The Council considered that

Greenhill Way is a good centrally located site would gain the interest of a Joint Venture Partner. It was also recommended for the Council to engage with all town centre retailers to understand their long term plans for their sites.

Harrow Arts Centre

The business plan for Harrow Arts Centre will make HAC financially sustainable and increase participation in the arts. The implementation of the first phase of the Plan has increased the seating capacity of the theatre and delivered a programme of events that has attracted larger audiences. The current phase of the business plan is to increase HAC's income generating assets. The Business Plan identified that, 1) there is a shortage of creative workspace and 2) HAC has more demand for classrooms to hire than it has available space.

A masterplan for the site identified how redundant buildings could be brought back into use as workspace and classrooms and the site for a new build which will provide 8 artists studios and classrooms for hire. The classrooms will be used for dance, music, drama, fitness, art, yoga and fitness.

Therefore a capital investment programme has been initiated, that will see the creation of additional classrooms for hire and new creative workspace on the locations identified in the Masterplan. The build programme will be funded through the GLA, Community Infrastructure Levy and the council.

Libraries

A new Town Centre Library to replace the existing Gayton Library will open in spring 2020 at the heart of the town centre as part of the residential and commercial development at 51 College Road. The shell and core of the library has been provided by the developer (Hyde Housing and Barratt Homes) instead of a cash CIL payment due to the Council under the terms of the Section 106 (S106) Agreement. The library will incorporate improved ICT facilities and study areas, an exhibition space, meeting rooms, and a separate pavilion space for flexible community use. There will also be a library garden area for relaxation. This is part of a programme of re-provision and refurbishment of Harrow's libraries. Stanmore and Kenton Libraries were refurbished in 2016 and 2018 respectively.

3.5 The Council's Housing Programme

Cabinet approved the new Homes for Harrow council house building programme in February 2019 for 659 homes in total, of which 639 are within the Mayors Council House Building for Londoners programme with £32m of grant. 21 family homes have been completed - 14 for rent, 5 for shared ownership and 2 for outright sale. A further 29 homes are on site with contracts to be let for another scheme of 9 homes imminently. Other schemes are being progressed through design development and consultation in preparation for submission of planning applications.

The Grange Farm regeneration project is progressing well. The Housing Infrastructure Funding (HIF) of £10m is confirmed and legal agreements are signed. Higgins has been appointed as the contractor to deliver Phase 1

which is 89 new homes in total (68 for rent and 21 for shared ownership) and building works are scheduled to start early in 2020.

3.6 The Council's Education Programme

Schools Programme

The third phase for the school expansion programme is completed. The next stage is to monitor the impact of the Council's regeneration Programme and other large private developments on demand for school places. Two sites have been identified for new schools. Harrow View Primary School on the Kodak East site and space has been identified within the Civic Centre site for a new primary school. The focus moving forward will be on secondary school and Special Educational Needs and Disability (SEND) places.

Section 4 – Strategic Direction

4.6 The Regeneration Programme is overseen by the Council's Building a Better Harrow Board, established in January 2018 to provide, at Corporate Strategic Board level, an overarching strategic view of regeneration in its broadest sense across the Council, to have a clear understanding of the links between investment, performance and outcomes and to review and agree all regeneration projects before formal approval by Cabinet.

The terms of reference for the Board include: to take stock of wider interactions of regeneration programmes within the Council's Ambition Plan, patterns of need in the community and service delivery across the range of Council functions for example: impact on homelessness, care provision, education, health. As well as broader economic impacts such as business rates, employment and health of the town centre.

The Board monitors the performance and budget of all regeneration projects across the Council and provides CSB members with the opportunity to understand the wider remit of the current regeneration programme and interrelationships between different elements of the programme, including housing, extra care, the Harrow New Civic Centre, the Depot development and the Poets Corner and Byron Quarter developments.

The Council is commencing a refresh of its Regeneration Strategy 2016-2026. This updated Regeneration Programme Strategy will be brought back to Cabinet in a later update for approval.

Risk Management Implications

Risk included in Corporate Risk Register:

The risk of failure to deliver a regeneration programme that is financially viable and meets its aims leading to a worsening of the Council's financial position and damage to our reputation resulting in an inability to pay the Council's debts and loss of support from residents and business is included in the Corporate Risk Register.

As part of the Governance arrangements for the Regeneration Programme, risks are to be assessed at a project level and at individual project boards these will then be reported up to Building A Better Harrow Board on a monthly basis and through onto Cabinet on a quarterly basis in line with the corporate governance arrangements.

Procurement Implications

Any procurement arising from the updated Regeneration Strategy will be supported by the Councils Procurement Team and will comply with the Council's Contract Procedure Rules and Public Contract Regulations 2015.

Legal Implications

The Council has a range of powers to enter into the contractual arrangements arising from the regeneration programme, including the general power of competence under Section 1 of the Localism Act 2011 to do anything that individuals can do subject to any specific restrictions contained in legislation.

The Council also has the power to acquire and dispose of land by agreement in accordance with Sections 120 and 123 of the Local Government Act 1972 subject to obtaining all appropriate consents and approvals and ensuring that any grants of leases for more than seven years are for a consideration that is the best that can reasonably be obtained (unless secretary of state consent is obtained).

All procurement activity of works and services must be carried out in compliance with the Public Contracts Regulations 2015 and Council Contract Procedure Rules.

Financial Implications

In 2019/20 there are eight council projects proceeding which require capital investment:

- Harrow New Civic Centre
- Poets Corner
- Haslam House
- Waxwell Lane
- Wealdstone Square
- Depot
- HAC
- Libraries

The Capital Programme, approved by Council in February 2019, includes capital budget of £39.716m to support these schemes:

- 2019/20 £29.101m
- 2020/21 £ 10.615m

When the Capital Programme is rolled forward, the budgets for Haslam House and Waxwell Lane will be realigned to reflect the latest information following the conclusion on the tender exercises.

The funding included for Harrow New Civic Centre and Poets Corner was included as a place holder and this funding will not be drawn down until the approval of a Business case. The first call against the placeholder funds is the commercial unit on Plot S.

The Council has previously created financial capacity to fund the revenue elements of the Regeneration Programme. The total capacity for the revenue elements of the Regeneration Programme was £5.1m of which £3.4m has been used and the balance remaining from 2019/20 is estimated at £1.7m.

As the HSDP procurement exercise progresses , this will inform the future costs and cash flow implications for the council including the capital borrowing requirement, capital financing costs, financial returns and the ongoing support required

Cabinet on 12th September, 2019 approved the Vaughan Road car park for disposal. This disposal will generate a capital receipt for the Council which can be used to support the budget. Best consideration will be sought for this property.

The Council's housing programme approved as part of the budget report on 28th February 2019, totalling £171.163m has secured GLA grant £32.144m and HIF grant of £10m. The new build programme will require full utilisation of these external grants together with external borrowing of £83.6m within the required timescales to ensure the external funding is not lost.

Council Priorities

The updating of the planning policy framework for the Borough will not only enable the Council to better control development but will assist in the delivery of the Harrow Ambition Plan:

- Building a Better Harrow by seeking to manage growth in a way that provides the housing, employment and infrastructure required by our residents, business and visitors in a sustainable manner, promoting good quality design and protecting our historic and natural heritage.
- Being more Business-like and Business Friendly by supporting our town centres, our local shopping centres and businesses by promoting new development opportunities within our town centres and securing new business and employment through enabling development.
- Protecting the Most Vulnerable and Supporting Families through supporting and protecting people who are most in need through securing affording housing, including supported accommodation and by securing new and enhances social and physical infrastructure. Making a difference for families by preventing the loss of further open space; implementing the Harrow Green Grid; and ensuring new development incorporates designing out crime principles.

Please find below the link to Building a Better Harrow website and Regeneration Strategy document 2015-2016:

<http://www.buildingabetterharrow.co.uk/#/about/>

Section 3 - Statutory Officer Clearance

Name: Sharon Davies	<input checked="" type="checkbox"/>	On behalf of Chief Financial Officer
Date: 02/10/2019		

Name: Matthew Dineen	<input checked="" type="checkbox"/>	On behalf of Monitoring Officer
Date: 02/10/2019		

Name: Nimesh Mehta	<input checked="" type="checkbox"/>	Head of Procurement
Date: 02/10/2019		

Name: Paul Walker	<input checked="" type="checkbox"/>	Corporate Director
Date: 02/10/2019		

Ward Councillors notified:	NO, as it impacts on all Wards
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EqIA carried out:	YES
EqIA cleared by:	Johanna Morgan

Section 4 - Contact Details and Background Papers

Contact: Paul Walker, Corporate Director, Community

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T: 020 8416 8658

Background Papers: None

**Call-In Waived by the
Chair of Overview and
Scrutiny Committee**

NO